

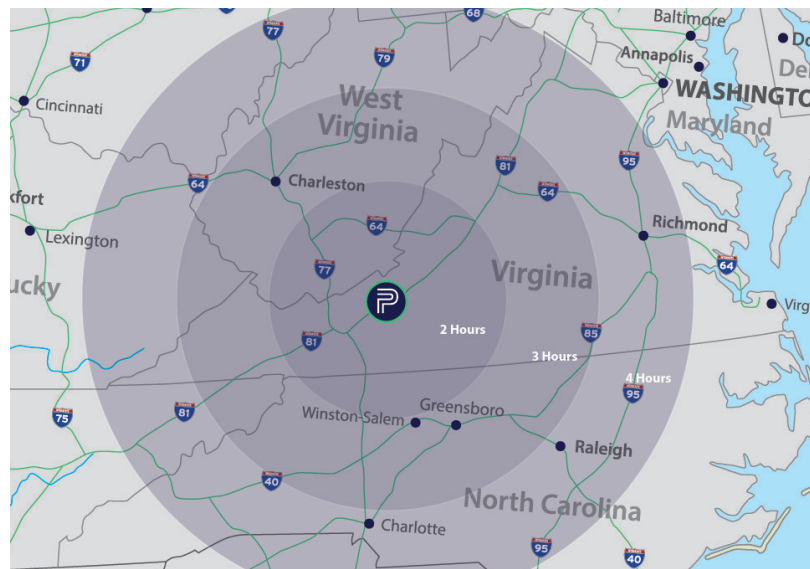
FOR LEASE



SPACE AVAILABLE

BUILDING SPECIFICATIONS:

Year Built/Renovated	2021
Land Area	23 acres
Total Building Size (SF)	251,840 (Expandable by an additional 100,000 SF)
Office Space (SF)	2,500
Column Spacing	39' x 53'
Truck Court	150'
Clear Height	31'
Trailer Parking	±45 stalls away from dock walls
Loading Format	Cross Dock
Loading	39 Docks with seals and 40,000 lb. levelers 1 Drive-in door
Sprinkler System	ESFR
Lighting	LED
Power	3 phase electric (800 amps)



LOCATION HIGHLIGHTS:

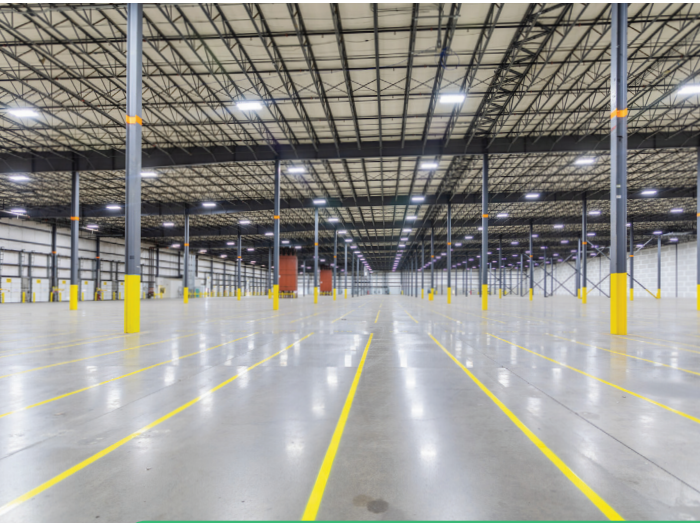
- 3.5 miles from Exit 98 of Interstate 81.
- Excellent proximity to primary distribution corridors that service the Southeast US including (I-81, I-77)
- Adjacent to New River Valley Airport (6,201' of Runway)
- 45 mins from Roanoke Blacksburg Regional Airport



FOR MORE INFORMATION CONTACT:

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INTEGRATED SUPPLY CHAIN SOLUTIONS



ESFR SPRINKLER SYSTEMS



39 DOCK DOORS



ON-DEMAND TRANSPORTATION CAPACITY THROUGH WATSONTOWN TRUCKING COMPANY



LOCATIONS

Pennsylvania, New Jersey, Ohio, Virginia



REAL ESTATE

2,750,000 Square Feet of Managed Warehouse Space



SAFETY

AIB Audited Food Grade Certified



SERVICES

Distribution, Fulfillment, Co-Packing, Freight Management and Asset Based Transportation



TECHNOLOGY

WMS, RFI Scanning, Inventory Control



INC. 5000

The Fastest Growing Warehouse Company in the United States. *- Inc. 5000 2019 Magazine*



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