



252,300 SF
Available Now
For Sale



2000 CANE CREEK PKWY,
RINGGOLD VA, 24586

Building Specs

Fully outfitted industrial property ready for warehouse or manufacturing

Site

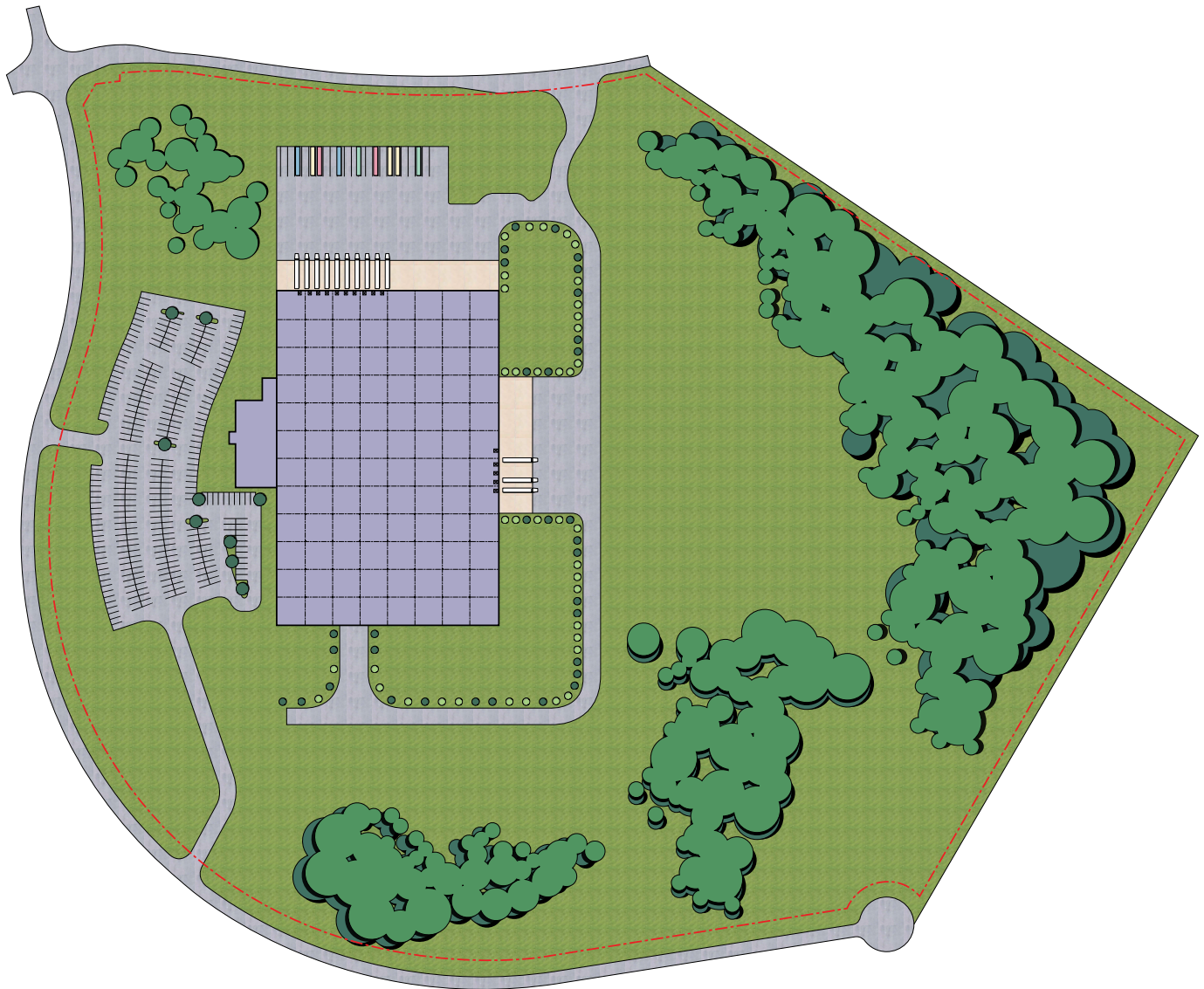
SIZE:	55.54 Acres Partially fenced
ZONING:	M-1
PARCEL ID:	2347-48-2743
ENTERPRISE ZONE:	Yes

Building

SIZE:	252,300 SF
OFFICE:	12,330 SF-Main Office, includes cafeteria
WAREHOUSE:	240,000
WAREHOUSE OFFICE:	625 SF-shipping office and drivers lounge 6,500 SF two story (13,000SF Total) Maintenance shop, warehouse cafeteria, warehouse office and restrooms
PRODUCTION AREA	60,000SF
SPILL CONTAINMENT AREA:	2,500 SF
YR BUILT:	2005
DOCK PACKAGES:	16 Rite Hite Dock Packages
ROOF:	Rubber membrane
FLOOR THICKNESS:	6"
UTILITIES:	<ul style="list-style-type: none">• Water: 16" line with 70 psi• Sewer: 8" line• Electricity: 6,000 Amps, 480 3Phase• Column spacing: 50'x50'• Natural Gas: 8"line serving site with 60psi• Compressed air: 7.5HP Airtek compressor• Sprinkler System: Wet• Broadband-fiber in place with Terabyte, Verizon is provider
ALARM SYSTEM:	Building fully alarmed
BIG ASS FANS:	4

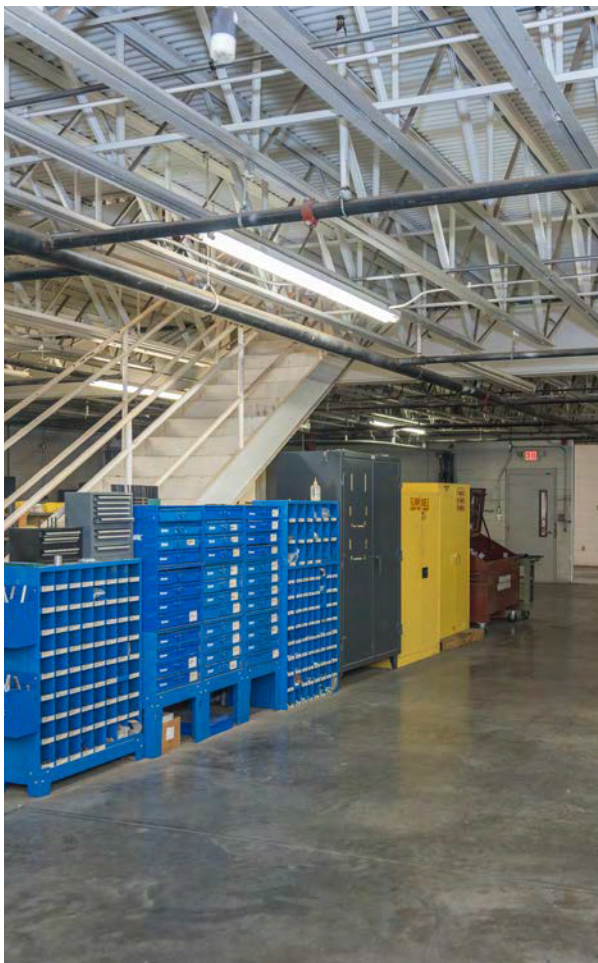
Bird's Eye View

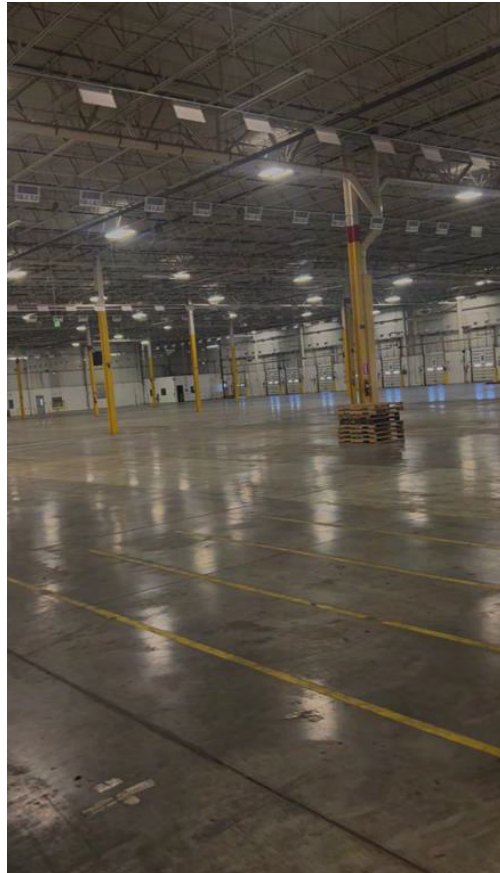
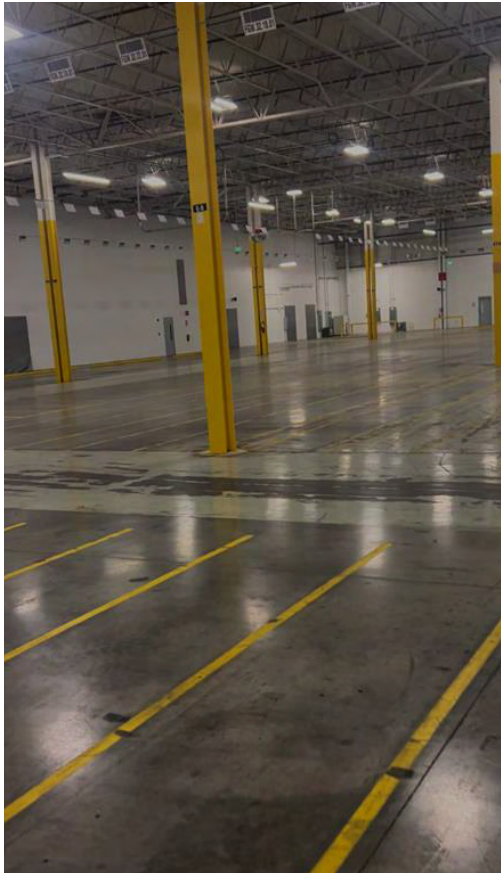
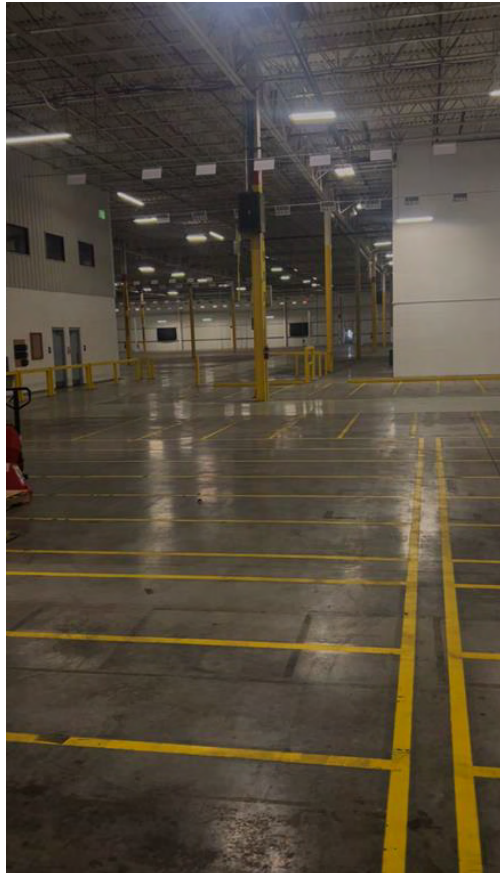
Property site plan



EMPLOYEE PARKING:	340 Spaces
TRAILER DROPS:	Ample
CLEAR HEIGHT:	24'
DOCKS:	17 (8x10)
DRIVE-IN:	1 (16'x11')

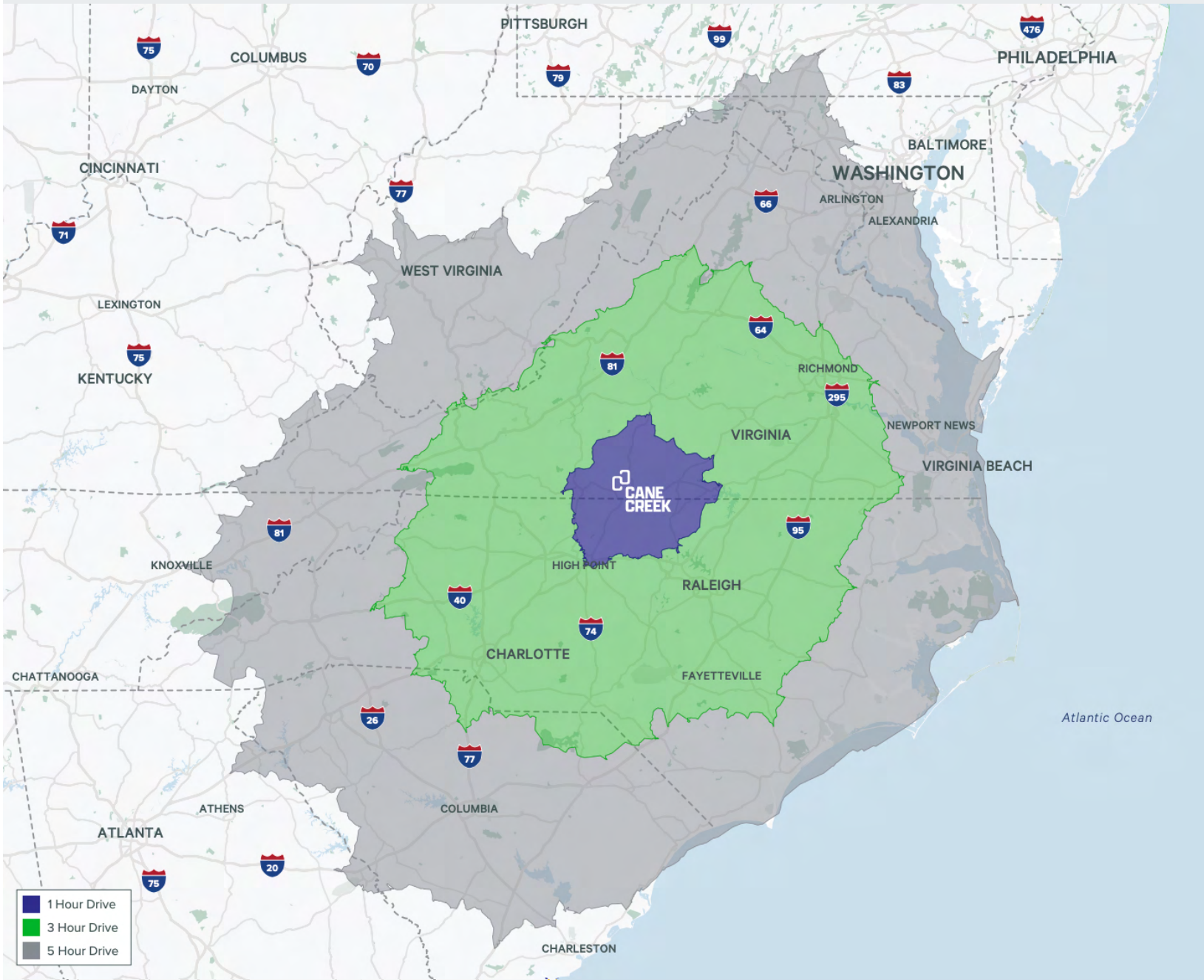
**LEADING
MANUFACTURING
FACILITY AND
DISTRIBUTION
CENTER**





Within Reach

900,000 Labor force within 60 min drive time



2.4 million
population



193 miles
to Port of Virginia

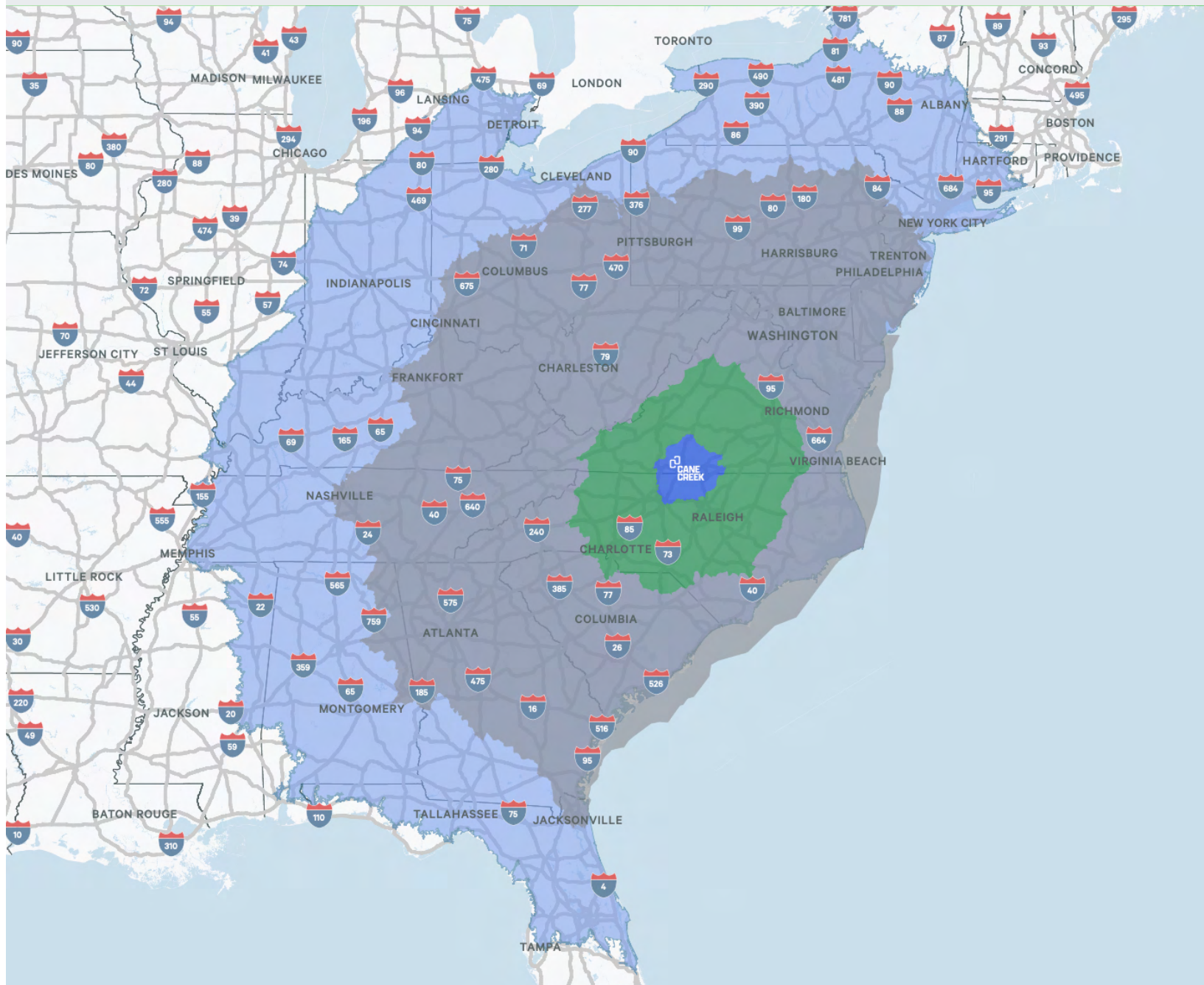






46 mi
to Greensboro
Intermodal Facility



68 mi
to Raleigh Durham
International Airport

Access 50% Us Population In 2 Day Drive time



-  1 HOUR DRIVE - TOTAL POPULATION 757,402
-  3 HOUR DRIVE - TOTAL POPULATION 11,374,955
-  8 HOUR DRIVE - TOTAL POPULATION 65,078,414
-  11 HOUR DRIVE - TOTAL POPULATION 140,617,440

