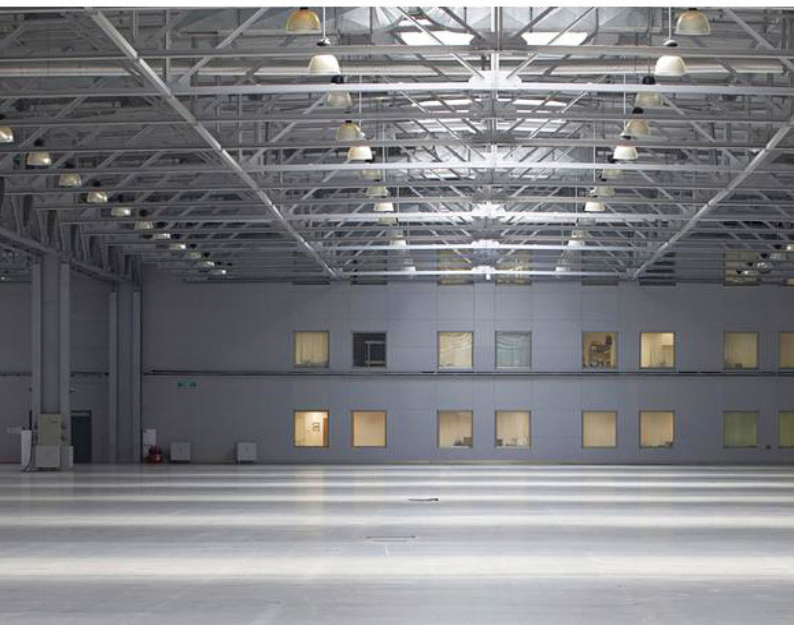




**TRI STATE
COMMERCIAL**
REAL ESTATE EXPERTS



FOR SALE | INDUSTRIAL SPACE

1,736,289 SF | 1641 Fairystone Park Hwy | Logistics Warehouse For Sale

1641 Fairystone Park Highway, Stanleytown, VA 24168

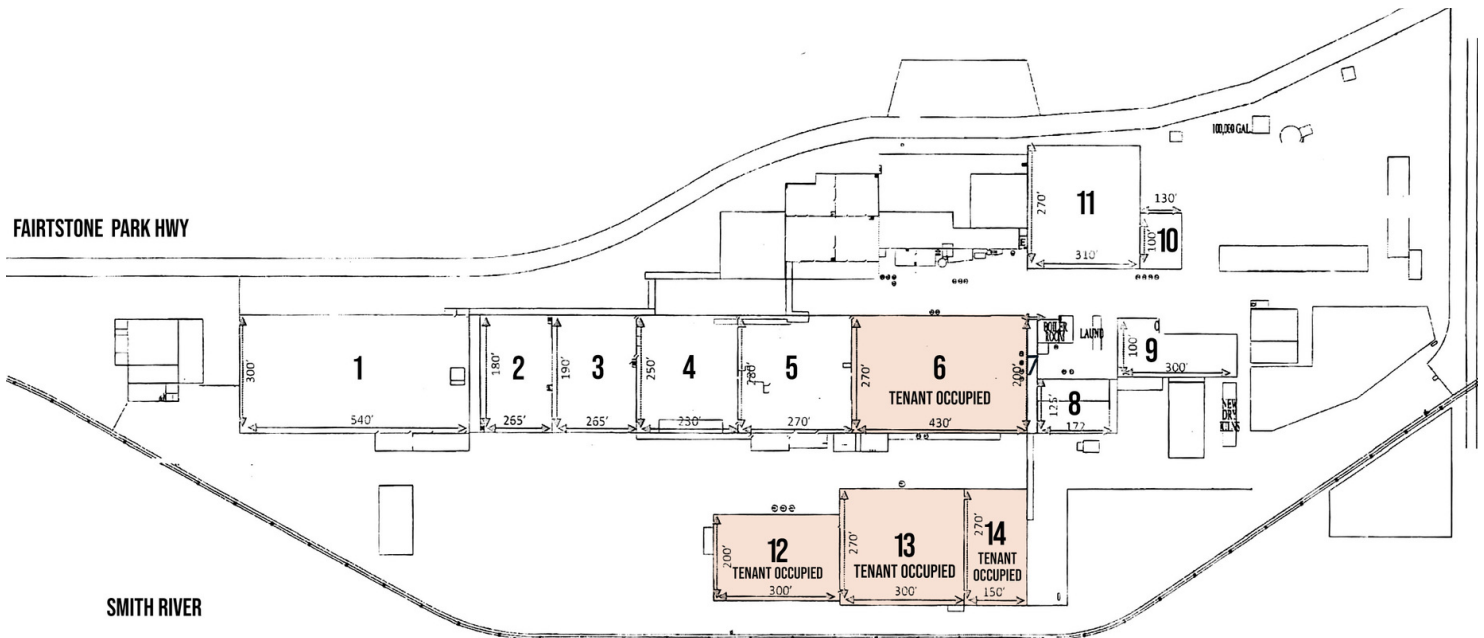
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Executive Summary



Sale Price **\$15,000,000**

OFFERING SUMMARY

Building Size: 1,736,289 SF

Parcel Size 143 Acres

Price / SF: \$8.64

PROJECTED CAP 18%

Zoning: I1

PROPERTY OVERVIEW

Centrally located approximately over 1.7M square feet (1.2M sf on the Ground + 500k sf on the 2nd floor), of industrial complex spread over 14 buildings sitting on 143 acres lot with over 40 loading docks and ceilings up to 25' ft high. Building has 3 phase / 34,500 amp of Power and has recently undergone façade renovation. The property offers over 600 parking spaces and can be delivered vacant. Seller financing is available upon request.

LOCATION OVERVIEW

Located in Stanleytown, VA just minutes from US Route 220 & State Route 57. Located approximately 1.5 miles west of four-lane US Hwy 220 providing access approx. 50 miles north of I-81 and Roanoke commercial airport
 13 Miles from **Blue Ridge** Regional Airport | 52 Miles from Greensboro Airport
 14.3 Miles from **Martinsville** Speedway
 13.5+/- Miles from **Virginia/North Carolina state line**

Nearby tenants include Food Lion, Hardee's, Dollar General, Family Dollar, CVS, Marathon Gas, and Western Union.

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Property Highlights



Construction

Floors: Reinforced concrete; Walls: Brick on block and insulated metal; Roof: Rubber membrane over insulated metal deck and insulated standing seam metals; Columns: Steel

Dimensions

Section twelve: 200'x 300'; Section thirteen: 300'x 270"; Section fourteen: 270'x 150'

Column Spacing

Section twelve: 30'x 50'; Sections thirteen/fourteen: 30'x 30'

Ceiling Height

Section twelve: 19' clear below the steel at the eaves and 20' below the steel at the center Sections thirteen/fourteen: 18'

Truck Loading

Section twelve: One 10' x 10' manual rollup dock high door with edge of dock levelers and three 8'x 9' manual rollup doors with edge of dock levelers and seals. One 14'x 14' electric drive-in door; Section thirteen: Four 8'x 9' manual rollup doors with levelers.; Section fourteen: Four 8'x 9' manual rollup doors, three with levelers; Two more doors access an exterior concrete platform

Parking

Ample parking on north and southsides of the building. Parking for over 600 cars (180,000 sq ft for parking alone, over 40 loading docks.

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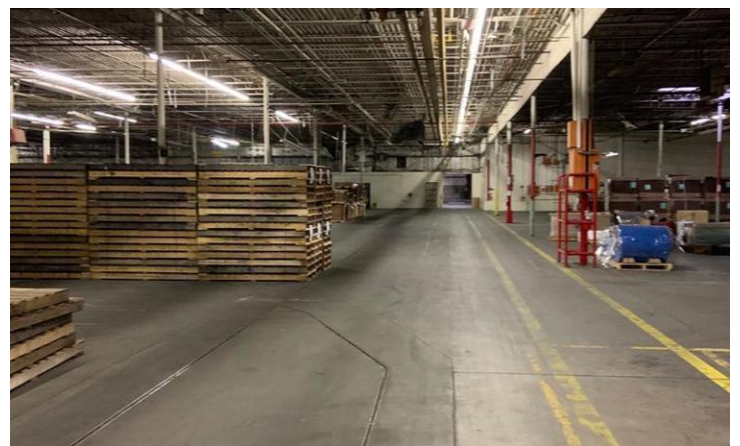
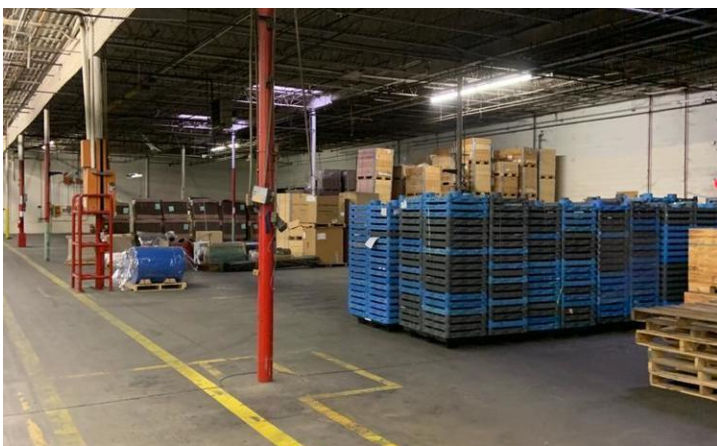
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Additional Photos



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Income Statement Summary

Building Number	Building Name	Tenant Name	Warehouse SF	Office SF	Total SF	Current Rent			Projected Rent				
						Monthly	Annually	P/SF	Monthly	Annually	P/SF		
25	Plant 04	Vacant	161,104		161,104				\$ 33,563	\$ 402,760	\$2.50		
10 - 12	3-5 Story Whse	Vacant	426,600		426,600				\$ 53,325	\$ 639,900	\$1.50		
17 - 16 - 16	Plant 02 & 03	Vacant	143,307	5,544	148,851				\$ 24,809	\$ 297,702	\$2.00		
	Plant 02 & 03	European Home Designs	116,100		116,100	\$ 4,265.00	\$51,180.00	\$0.44	\$ 14,513	\$ 174,150	\$1.50		
19	Low-Tow Tunnel	Vacant	6,334		6,334				\$ 792	\$ 9,501	\$1.50		
	Plant 07 (Profile Ctr & Maintenance)	Vacant	23,090		23,090				\$ 2,886	\$ 34,635	\$1.50		
14-14	Cooling Shed	Vacant	40,380		40,380				\$ 5,048	\$ 60,570	\$1.50		
24 - 24	Plant 06 (Dimension Mill)	Vacant	89,950		89,950				\$ 11,244	\$ 134,925	\$1.50		
20	Shoda Building	European Home Designs	61,489		61,488	\$ 2,462.00	\$29,544.00	\$0.48	\$ 12,810	\$ 153,720	\$2.50		
20	Plant 05 (Panel Plant)	European Home Designs	81,000		81,000	\$ 3,324.00	\$39,888.00	\$0.49	\$ 16,875	\$ 202,500	\$2.50		
20	Panel Saw Area	European Home Designs	40,500		40,500	\$ 1,666.17	\$19,994.00	\$0.49	\$ 8,438	\$ 101,250	\$2.50		
15	Stacker Building	Vacant	14,104		14,104				\$ 1,763	\$ 21,156	\$1.50		
16	Dust Building	Vacant	18,000		18,000				\$ 2,250	\$ 27,000	\$1.50		
17	Pre-Dryer	Vacant	13,750		13,750				\$ 1,719	\$ 20,625	\$1.50		
18	Package Kilns	Vacant	14,875		14,875				\$ 1,859	\$ 22,313	\$1.50		
19	Main Office (White House)	Vacant	61,220		61,220				\$ 7,653	\$ 91,830	\$1.50		
24-13-13-13	Plant 01	Vacant	389,979	13,250	403,229				\$ 50,404	\$ 604,844	\$1.50		
	Boiler Room	Vacant	5,767		5,767				\$ 721	\$ 8,651	\$1.50		
	Laundry	Vacant	1,640		1,640				\$ 205	\$ 2,460	\$1.50		
	Building & Grounds	Vacant	4,706		4,706				\$ 588	\$ 7,059	\$1.50		
	Motor Pool	Vacant	3,600		3,600				\$ 450	\$ 5,400	\$1.50		
	Misc Revenue Generations					\$ 2,250.00	\$27,000.00						
	Rented Ground Area					\$ 400.00	\$ 4,800.00						
Property Totals:			1,717,495	18,794	1,736,289				\$ 172,406	\$0.10	\$ 251,912	\$ 3,022,950	\$1.71

Revenues:	
Current Base Rent	\$ 172,406
Projecte Base Rent	\$ 3,022,950
Operating Expenses	
Maintenance & Repairs	\$25,000
Water	\$1,728
RE Taxes	\$26,000
Total expenses	\$52,728
NOI	\$ 119,678
Projected NOI	\$ 2,903,272

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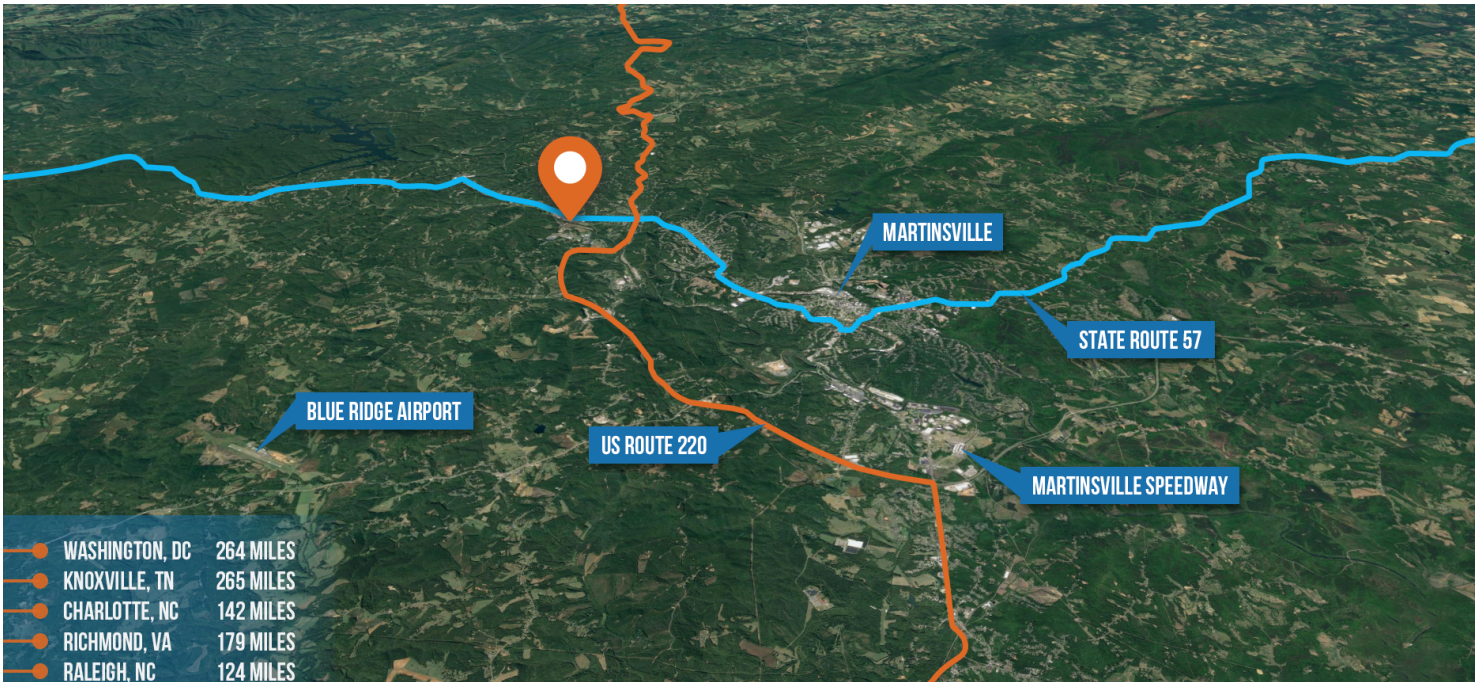


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Regional maps



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LABOR FORCE	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
	Count	%	Count	%	Count	%	Count	%
Labor Population Age 16 Years or Over (2021)	733		7142		15997		44829	
Labor Force Total Males (2021)	352	48.00%	3407	47.70%	7499	46.90%	21149	47.20%
- Male Civilian Employed	168	47.80%	1689	49.60%	3569	47.60%	10392	49.10%
- Male Civilian Unemployed	29	8.30%	158	4.60%	355	4.70%	1016	4.80%
- Males in Armed Forces	-	-	-	-	-	-	-	-
- Males Not in Labor Force	154	43.90%	1560	45.80%	3575	47.70%	9741	46.10%
Labor Force Total Females (2021)	381	52.00%	3735	52.30%	8498	53.10%	23680	52.80%
- Female Civilian Employed	207	54.30%	1784	47.80%	3936	46.30%	11048	46.70%
- Female Civilian Unemployed	4	0.90%	63	1.70%	245	2.90%	784	3.30%
- Females in Armed Forces	-	-	-	-	-	-	-	-
- Females Not in Labor Force	171	44.70%	1888	50.50%	4317	50.80%	11847	50.00%
Unemployment Rate	33	4.50%	221	3.10%	600	3.80%	1800	4.00%

OCCUPATION (2021)	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
	Count	%	Count	%	Count	%	Count	%
Occupation Population Age 16 Years or Over	376		3473		7505		21440	
Occupation Total Males	168	44.80%	1689	48.60%	3569	47.60%	10392	48.50%
Occupation Total Females	207	55.20%	1784	51.40%	3936	52.40%	11048	51.50%
Management, Business, Financial Operations	60	-%	404	11.60%	823	11.00%	2191	10.20%
Professiona, Related	80	21.40%	606	17.40%	1291	17.20%	3614	16.90%
Services	37	9.70%	562	16.20%	1235	16.50%	3802	17.70%
Sales, Office	82	21.70%	784	22.60%	1724	23.00%	4908	22.90%
Farming Fishing, Forestry	-	-	3	-	7	-	53	0.20%
Construction, Extraction, Maintenance	49	13.00%	487	14.00%	922	12.30%	1911	8.90%
Production, Transport, Material Moving	69	18.30%	628	18.10%	1501	20.00%	4960	23.10%
White Collar Workers	222	59.00%	1793	51.60%	3838	51.10%	10714	50.00%
Blue Collar Workers	154	41.00%	1680	48.40%	3666	48.90%	10726	50.00%

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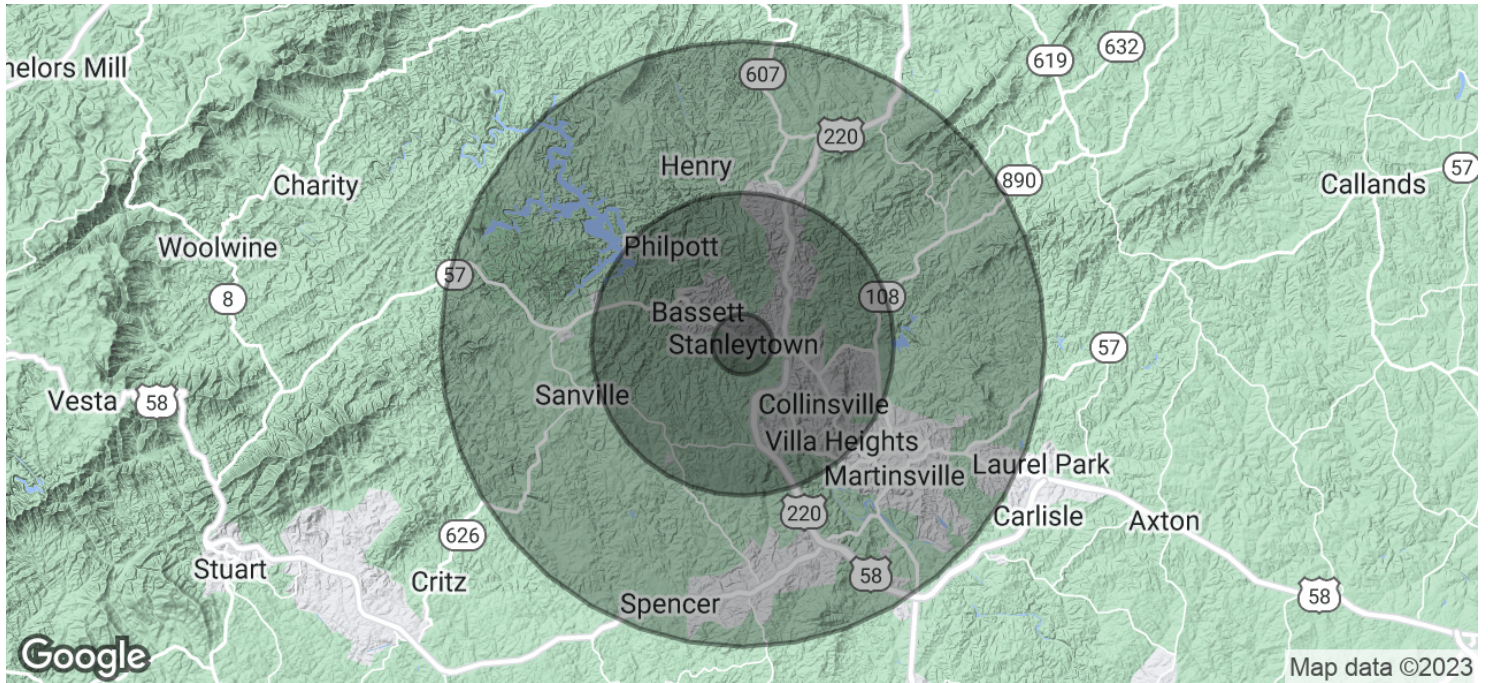
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Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	807	20,619	64,437
Average Age	43.0	41.8	42.3
Average Age (Male)	43.4	40.8	40.9
Average Age (Female)	41.6	43.3	43.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	368	8,619	26,814
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$45,658	\$43,618	\$44,062
Average House Value	\$117,764	\$124,431	\$132,202

* Demographic data derived from 2020 ACS - US Census

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