



FORMER GEORGIA-PACIFIC SITE

MANUFACTURING FACILITY & INDUSTRIAL LAND

634 DAVIS ST, EMPORIA, VA



PLANT SITE & WAREHOUSE FOR LEASE
ADDITIONAL PARCELS FOR LEASE OR SALE

ALLAN SHARRETT	ANDY WALSH
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SITE OVERVIEW

634 DAVIS ST, EMPORIA, VA 23847

SITE HIGHLIGHTS

- Primary Offering: **Manufacturing plant on 60.6 acres– For Lease**
- Additional Parcels Available for Ground Lease or Sale
- **300,000 SF existing industrial facility**
- Former wood products manufacturing plant operational thru mid-2025
- Strong utility infrastructure in-place
- 8.5 MW of power currently serving the facility
- **Zoned: Industrial (I-2)**
- Strategically located in Emporia, VA with quick **access to I-95 & US-58**
- Regional distribution hub between Richmond, VA and Raleigh, NC
- **Opportunity Zone & Enterprise Zone**
- Suitable for manufacturing
- 2 truck scales on-site
- 90 miles to Port of Virginia (Norfolk International Terminals); 62 miles to Richmond Marine Terminal (RMT)



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