

FORMER GEORGIA-PACIFIC SITE

MANUFACTURING FACILITY & INDUSTRIAL LAND



PLANT SITE & WAREHOUSE FOR LEASE ADDITIONAL PARCELS FOR LEASE OR SALE **ALLAN SHARRETT**

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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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SITE OVERVIEW

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Primary Offering:For Lease - Tract 1

Manufacturing Plant on 60.6 Acres

Additional Parcels Available for Ground Lease or Sale

Total Combined Acreage: +/150 AC across 16 parcels - can
be leased/sold separately or
combined.

Tract 2 - 80 AC

Track 3 - 1.64 AC

Track 4 - 1.13 AC

Track 5 - 1.3 AC

Track 6 - 1.3 AC

Track 7 - 1.5 AC

Track 8 - .35 AC

Track 9 - 1.34 AC

Track 10 - 1.29 AC

Track 11 - 1.38 AC

Track 12 ~ 16 - 1.37 AC



FACILITY LAYOUT

634 DAVIS ST, EMPORIA, VA 23847



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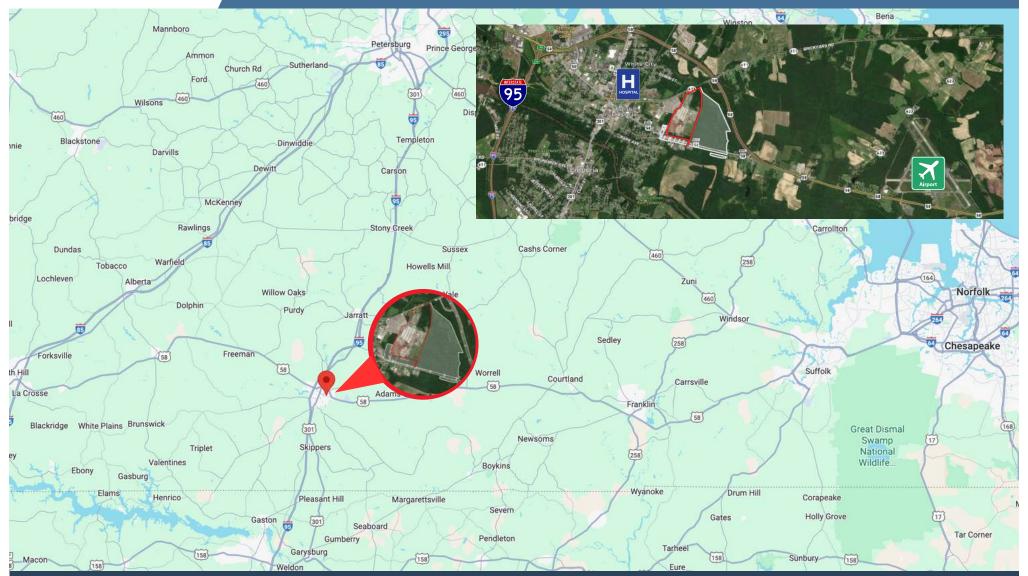
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LOCATION OVERVIEW

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