

## D&D FURNITURE PLANT 1 | SALE/LEASE



**SELLING PRICE \$985,000**

## Opportunity

Former upholstery plant with excellent labor force. Fully fenced, air conditioned, 100% sprinkler protection in good condition. Sale or Lease.



Sister plant of 22,500 SF located at 900 Fisher St. in Martinsville also available Sale or Lease.

**1020 Stultz Rd**  
Martinsville, VA  
(Henry County)



The Stump Corporation | office 704-332-3535

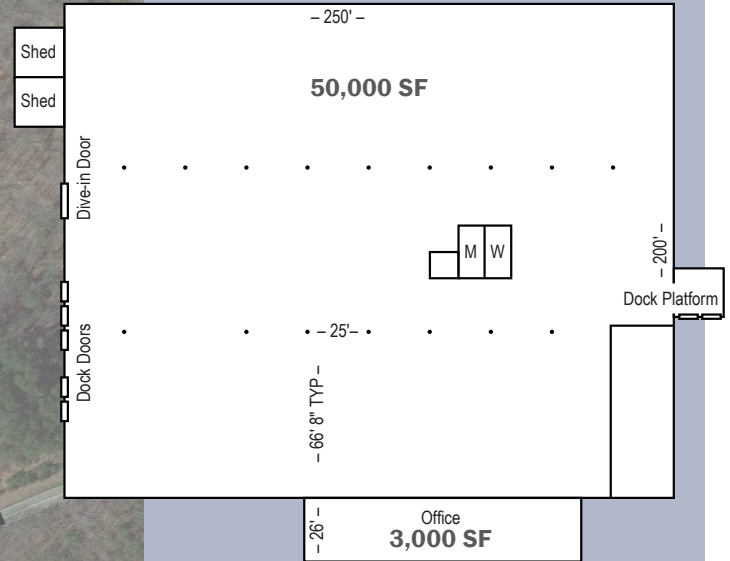
**Robert Dunn** | 828-443-5954

**Randy Stump** | 704-589-5529

**John Stump** | 704-231-3110

831 East Morehead Street, Suite 440 | Charlotte, NC 28202

1020 Stultz Rd  
Martinsville, VA



## Highlights:

|                       |                           |                  |                               |
|-----------------------|---------------------------|------------------|-------------------------------|
| <b>BUILDING SIZE</b>  | 53,000                    | <b>AGE</b>       | 1983                          |
| <b>ACREAGE</b>        | 12.487                    | <b>CONDITION</b> | Good to Excellent             |
| <b>OFFICE SPACE</b>   | 3,000                     | <b>WALLS</b>     | Metal, masonry                |
| <b>CEILING HEIGHT</b> | 20' eaves, 22' centers    | <b>FLOORS</b>    | Concrete                      |
| <b>TRUCK DOORS</b>    | 7 Dock High, 1 Drive-in   | <b>ROOF</b>      | Metal                         |
| <b>DIMENSIONS</b>     | 200' x 250'               | <b>WATER</b>     | Henry County PSA              |
| <b>BAY SPACING</b>    | 67' x 25'                 | <b>SEWER</b>     | Henry County PSA              |
| <b>PARKING</b>        | 100 Unpaved               | <b>ELECTRIC</b>  | AEP - 1600 Amps 480/240V 3P4W |
| <b>ZONING</b>         | I-1 Industrial            | <b>GAS</b>       | SWVA Gas                      |
| <b>DATE AVAILABLE</b> | September 1               | <b>HEAT</b>      | Gas packs in HVAC units       |
| <b>LAST USE</b>       | Upholstered Furniture Mfg | <b>SPRINKLER</b> | 100% Wet                      |
| <b>SELLING PRICE</b>  | \$985,000                 | <b>LIGHTING</b>  | Fluorescent                   |
| <b>LEASE RATE</b>     | 2.50/SF/Year Net3         | <b>A/C</b>       | 100%                          |



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All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, leasing or other conditions, prior sale, prior lease or withdrawal without notice. All square footage (SF) and acreage amounts are estimates subject to verification. No liability of any kind is to be imposed on the Broker herein.