

AVAILABLE

VIEW PROPERTY WEBSITE

1556 Montgomery Street, South Hill, VA Mecklenburg County: Opportunity Zone Location



Exclusive Agents:

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PORTER
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154,356 SF Manufacturing Facility

- Majority Air Conditioned
- Established Park: South Hill Industrial Park
- Low Tax Locality (Mecklenburg Co/South Hill)
- Minutes to I-85 @ Exit 12
- Strategic Location Between Richmond, VA & Raleigh, NC
- **Federal Opportunity Zone Location**
- Lease to Own: Seller Financing Potential
- "Introductory" Lease Rate Available

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1556 Montgomery Street, South Hill, VA 23970

Industrial Property For Sale/Lease



OFFERING SUMMARY

Sale Price:	Seller Financing Possible
Available SF:	154,356 SF
Lease Rate:	Negotiable
Lot Size:	11.51 Acres
Building Size:	154,356 SF
Zoning:	IP - Industrial Park

PROPERTY HIGHLIGHTS

- Site: 11.51 Acres Total
- Dock Loading: 4 Doors + Ability to Add
- Cranes: 2 Each 3-Ton OH Cranes
- Electrical: 1200 to 4000 Amp 480 Volt 3 Phase Service
- Sprinkler: ESFR System
- Parking: 200+ Car Spaces
- Ceilings: Up to 32' Clear
- Majority Air Conditioned
- Built 1983 + Additions in 1991 & 2000
- Natural Gas: Columbia Gas (4" Medium Pressure Line)
- Electric: Dominion Energy

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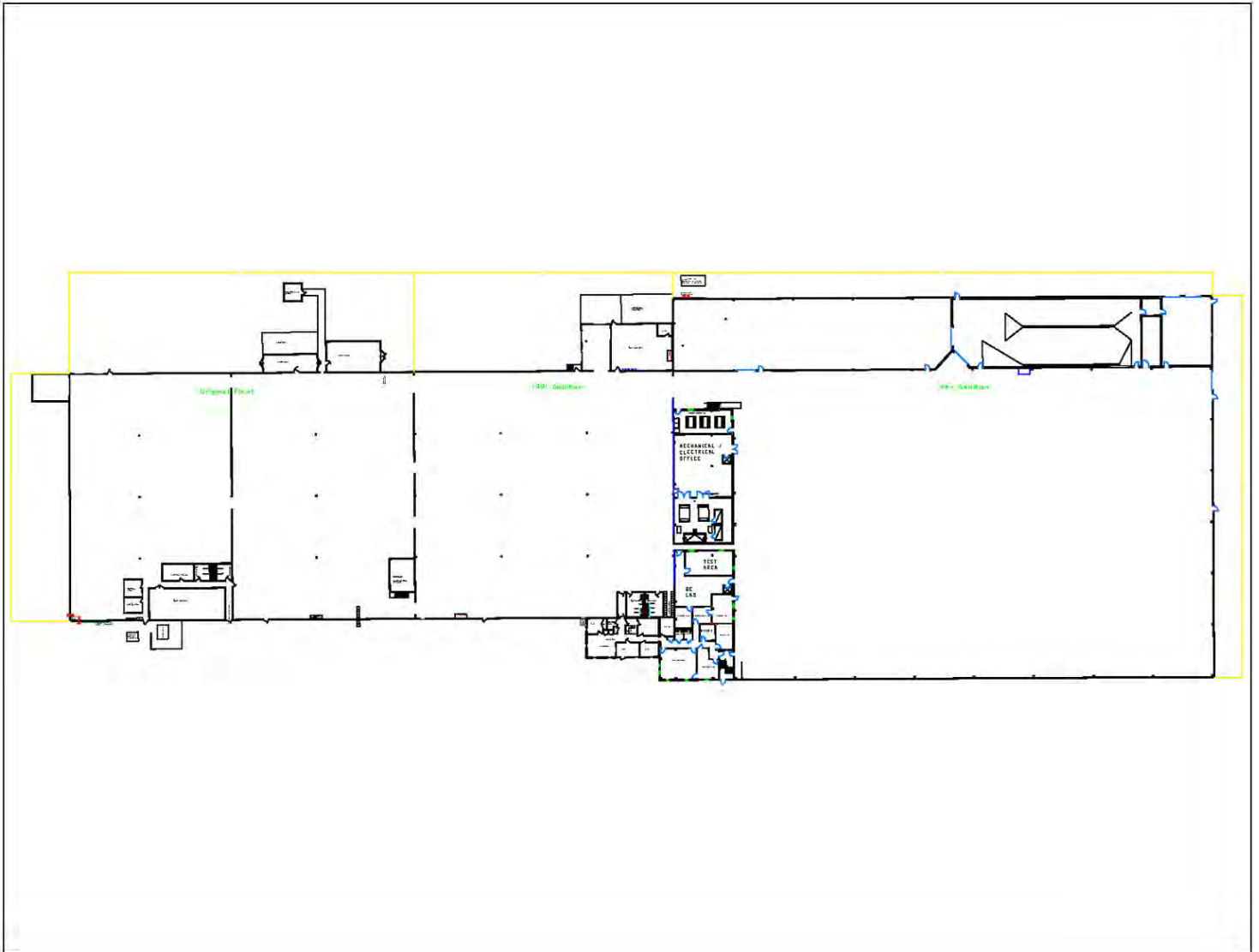


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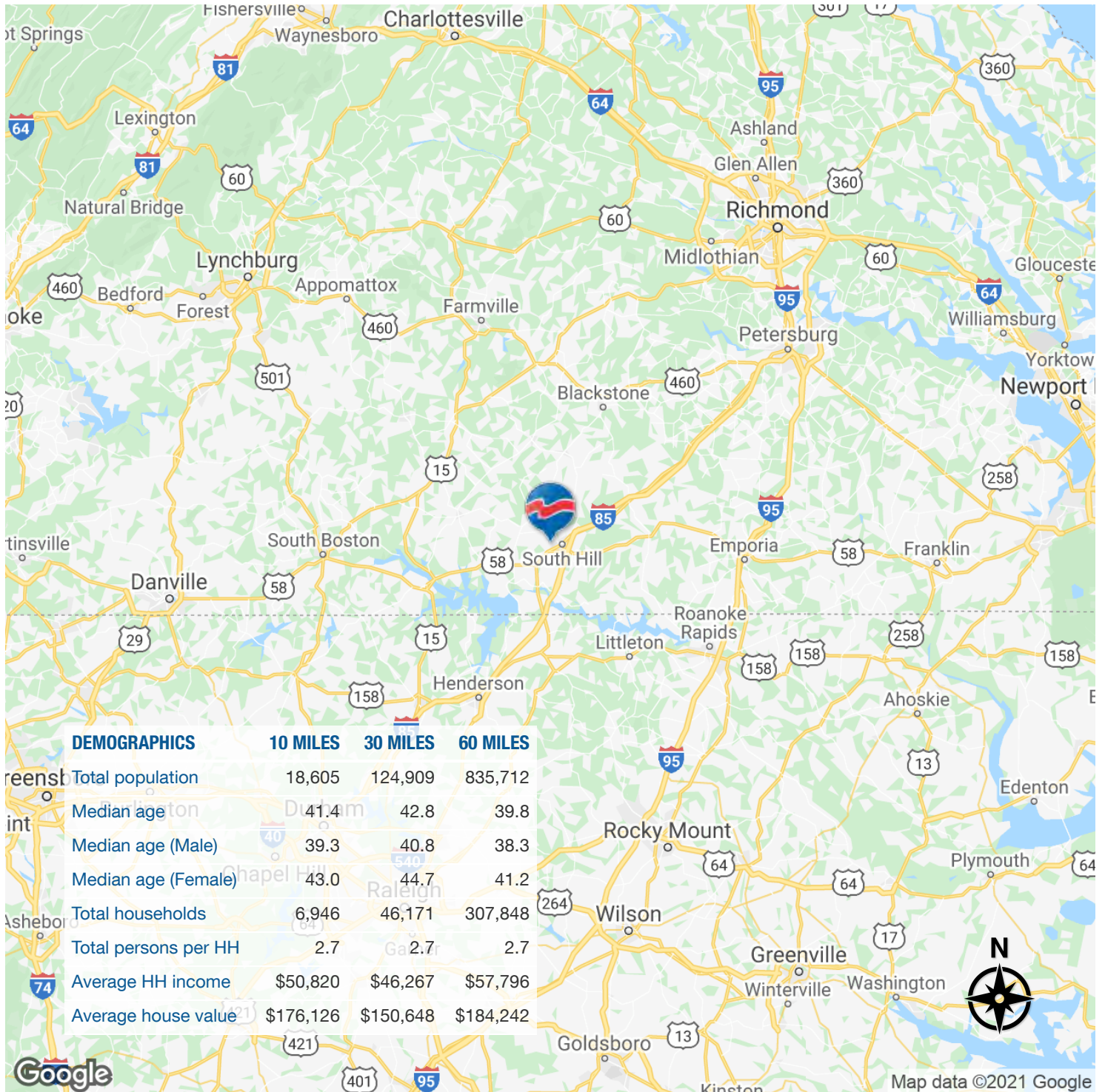


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