



FOR LEASE
54,000 SF INDUSTRIAL BUILDING

FRITH BUILDING #4

116 TEXTILE ROAD | RIDGEWAY, VA



CUSHMAN &
WAKEFIELD

THALHIMER

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EXECUTIVE SUMMARY

116 TEXTILE ROAD | RIDGEWAY, VIRGINIA | ±54,000 SF INDUSTRIAL BUILDING

Cushman & Wakefield | Thalhimer is pleased to present the opportunity to lease a **±54,000 SF** industrial building located at **116 Textile Road in Ridgeway, Virginia**. Positioned near Martinsville Speedway and less than **one-half mile from US 220**, the property offers excellent accessibility for manufacturing, warehouse, and distribution users seeking a strategic location in Southern Virginia.

The building features approximately **54,000 square feet**, **18-foot clear height**, **four dock doors**, **I-1 Industrial zoning**, and **parking for 50+ vehicles**. Utilities including water, sewer, electric, and natural gas are already in place, providing the infrastructure needed to support a variety of industrial operations.

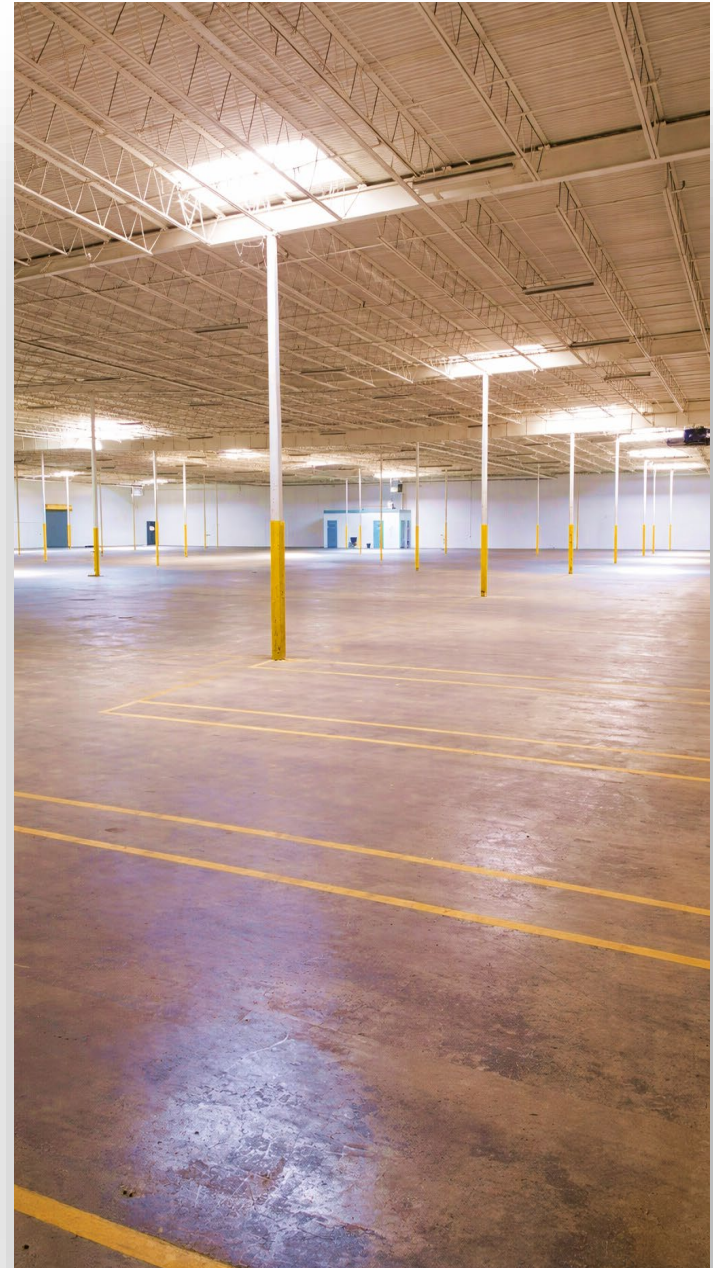
In addition to the property's physical attributes, **116 Textile Road** benefits from its location within the broader **Blue Ridge Innovation Corridor**, a region increasingly recognized for its strategic connectivity, industrial heritage, and workforce accessibility.

The corridor links employers to key markets throughout Virginia and the Southeast while offering access to a dependable labor pool, business-friendly communities, and a growing base of advanced manufacturing and industrial investment.

For tenants seeking a functional industrial facility in a well-connected and evolving economic corridor, **116 Textile Road** represents a compelling leasing opportunity.

Available Now!

Lease Rate \$3.75 NNN



PROPERTY SPECIFICATIONS

BUILDING

Address	116 Textile Road Ridgeway, VA
Size	±54,000 SF
Site Acreage	±2.0 Acres
Year Built	1965
Zoning	I-1
Enterprise Zone	Yes
Loading	4 Dock High Doors
Height at Center	18'
Height at Eaves	18'
Exterior	Brick/Block
Roof	Rubber w/Skylights
Floor	5'-Reinforced Concrete
Insulation	Yes
Sprinklered	Yes (Wet)
Parking	50+

UTILITIES

Water	Henry County PSA
Line Size	10'
Waste Water	Henry County PSA
Line Size	6'
Electric	Appalachian Power
Phase	Three
Amps	400
Natural Gas	SW Virginia Gas
Line Size	2"
Telecom	Century Link

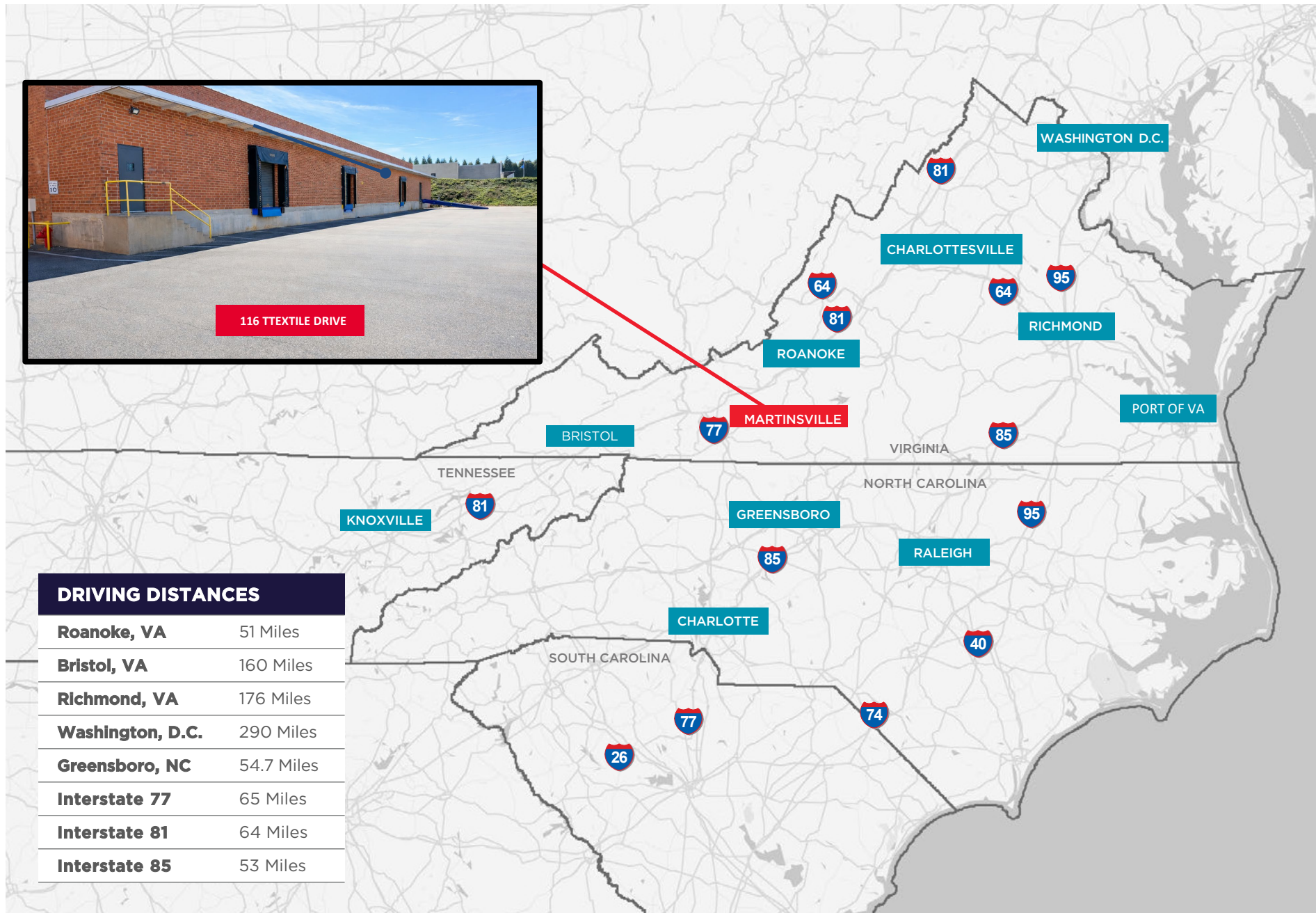
PROPERTY PHOTOS



SITE AERIAL



LOCATION OVERVIEW



DRIVING DISTANCES

Roanoke, VA	51 Miles
Bristol, VA	160 Miles
Richmond, VA	176 Miles
Washington, D.C.	290 Miles
Greensboro, NC	54.7 Miles
Interstate 77	65 Miles
Interstate 81	64 Miles
Interstate 85	53 Miles

CITY OF MARTINSVILLE | SUBMARKET FACT SHEET



Martinsville, Virginia, is a historic independent city in Southern Virginia known for its manufacturing heritage, textile and furniture history, NASCAR racing, and outdoor recreation. Nestled in the foothills of the Blue Ridge Mountains, It features the Martinsville Speedway, the Smith River, and Philpott Lake, offering a mix of industrial history, charming small-town vibes, and recreational opportunities



MARTINSVILLE, VA



13,834
POPULATION



6,400
WORK FORCE



7,035
TOTAL HOUSING UNITS



13,584
DAYTIME POPULATION



40.2
MEDIAN AGE



39.09%
ASSOCIATE DEGREE OR HIGHER



\$46,727
MEDIAN HH INCOME



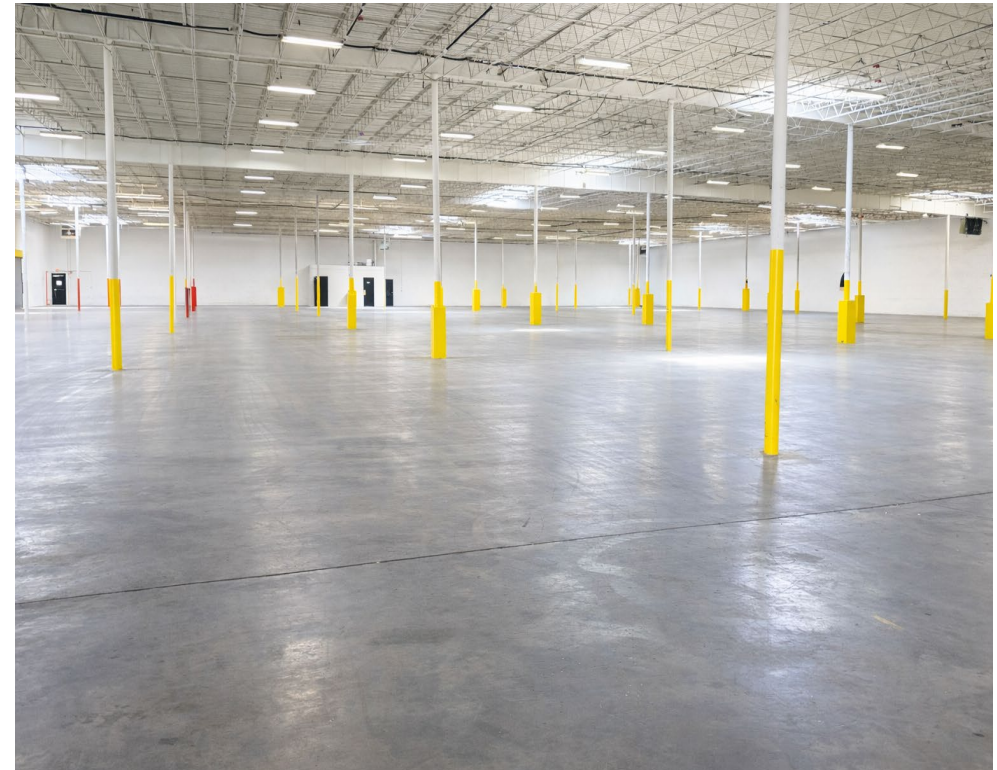
11 MILES
TOTAL AREA

DEMOGRAPHICS



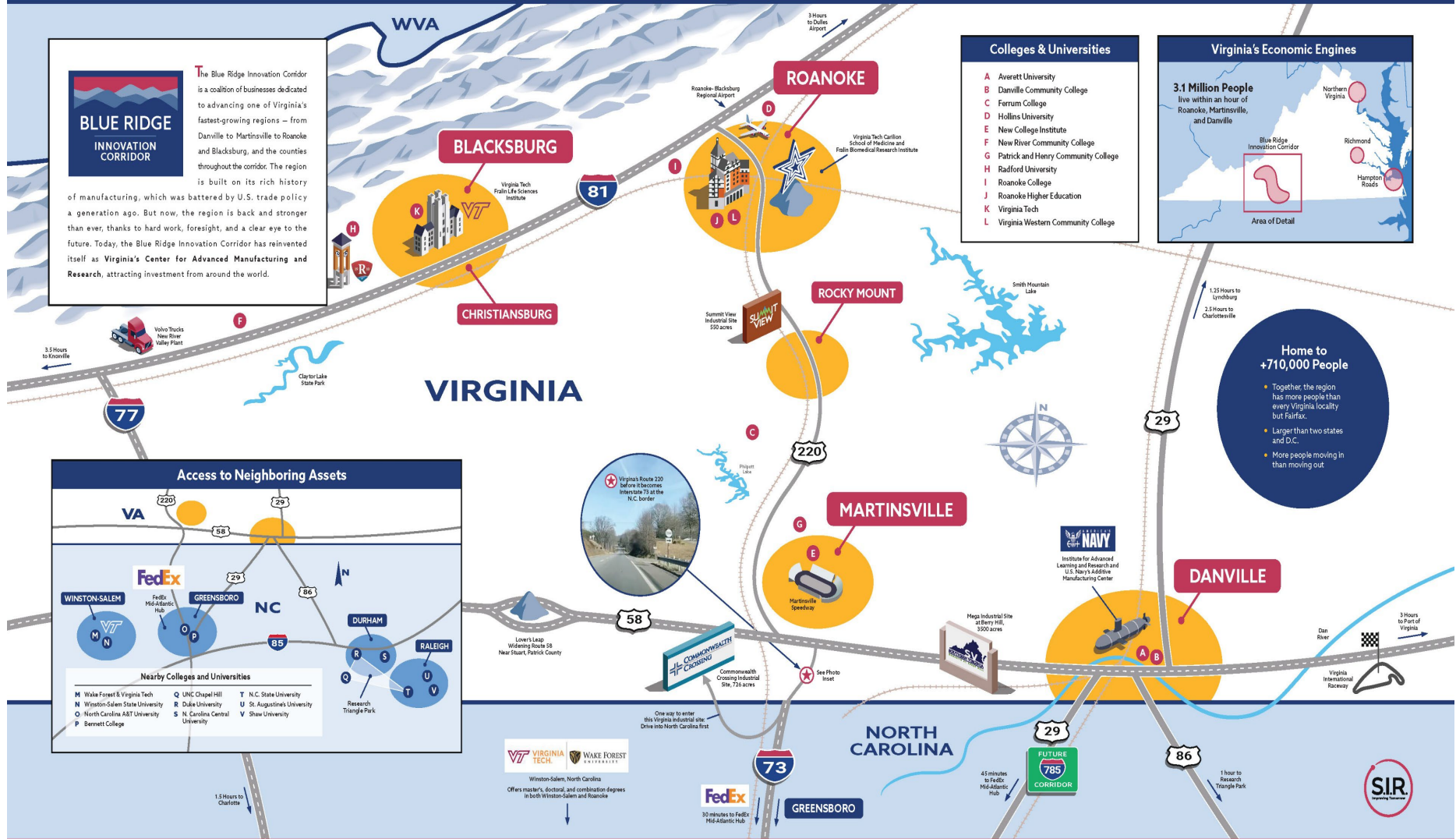
MARKET INSIGHT

- Inventory - 21.7 MSF
- Industrial Vacancy Rate- 8.9%
- Average Asking Lease Rate - \$3.75 PSF
- Year Over Year Rent Increase - 5.3%
- Sales Volume Past 12 Months- \$15.2 M
- Average Sale Price PSF - \$59.00 PSF



Blue Ridge Innovation Corridor

Virginia's Center for Advanced Manufacturing & Research



SIGNIFICANT REGIONAL DEVELOPMENTS

AVIO

\$500 Million Investment

February 23, 2026, Avio S.p.A. will invest approximately \$500 million to establish an 860,000 SF manufacturing facility in the Southern Virginia Multimodal Park in Hurt, Virginia. The new facility will produce solid rocket motors for defense, tactile propulsion, missile systems, and the commercial space sectors. The Pittsylvania County facility will bring more than 1,500 new jobs to Southside Virginia.

Avio S.p.A., is a leading Italian aerospace company, specializing in space propulsion, design, and manufacturing of space launchers like the Vega rocket family. With over 100 years of history, it provides solid and liquid propellant systems for space and defense, with major operations in Italy, France, and French Guiana



STACK INFRASTRUCTURE

30 Year Capital Investment

March 2026 Danville/Pittsylvania County announced STACK Infrastructure is purchasing up to 3,000 acres at the Southern Virginia Megasite at Berry Hill for a massive data center project, with a 30-year capital investment potentially reaching \$73 billion.

STACK Infrastructure, is a proven, trusted partner for the world's most innovative companies, designing, developing, and operating sustainable global digital infrastructure.



MICROPOROUS

\$1.3 billion investment

November 2024 Pittsylvania County announced mega industrial site to be developed by lithium-ion battery manufacturer.

Microporous, The Tennessee-based company is expected to invest \$1.3 billion in the region and create more than 2,000 jobs.



NATHAN TROTTER

\$65 Million Investment

Nathan Trotter is investing \$65 million to build a 115,000 SF, first-of-its-kind tin production and recycling facility, named Tin Ridge in Henry County, creating 118 new jobs by the end of 2026.





FOR MORE INFORMATION, CONTACT:

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