



FOR SALE OR LEASE
100,000 SF / 19+ ACRE INDUSTRIAL FACILITY

233 CANE CREEK PARKWAY

DANVILLE, VA 24586



**CUSHMAN &
WAKEFIELD**

THALHIMER

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PROPERTY OVERVIEW

Danville, VA has reliable regional, national, and international transport with seven airports within 2.5 hours of the city, access to Norfolk Southern Rail service, and direct port access to the deepest harbor on the east coast.

Danville, VA has the Institute for Advance Learning & Research (IALR), a state of the art 153,500 square foot campus, with another 51,250 square feet currently under construction. The IALR campus focuses on Advanced Learning, Work Force Training, Applied Research and Economic Development by partnering with new companies in the region.

DANVILLE HIGHLIGHTS

- 2 million + population within a 60-minute drive
- Agribusiness-friendly, cost effective environment, skilled labor, continuous innovation, and superb quality of life
- Danville is among the top 25 World Class Communities, recognized by Industry Week Magazine
- 8th ranked micro-city in the world for economic potential
- Caesars Premier Resort Casino opened its doors in December 2024, a \$750 million investment
- November 2024 Microporous, a lithium-ion battery manufacturer announced it will be coming to Pittsylvania County, a Tennessee based company expecting to invest \$1.3 billion in the region

Danville has become one of the finest and most cost-effective business locations in the United States.



PROPERTY HIGHLIGHTS



LOCATED IN CANE CREEK CENTRE INDUSTRIAL PARK

The property is in a designated Opportunity Zone Enterprise Zone and eligible for New Market Tax Credits, as well as availability for City, County and State Incentives



BUILDING SPECS

- Existing 100,000 SF Butler building with galvanized steel beams
- 19.07 acres, Lot 6A
- Building has five, 8' x 10' (leveler space available) and one 8' x 12' ground level delivery doors
- State and RFA Performance Agreement Incentive available for operator



EXPANSION SPACE

Expansion available for another 100,000± SF – 700,000± SF facility on this property

FRONT VIEW (100,000 SF BUILDING)



REAR VIEW (100,000 SF BUILDING)



PROPERTY SPECIFICATIONS

Address	233 Cane Creek Parkway Danville, VA
Building	100,000 SF
Lot Size	19,063 AC
Year built	2020
Office	To Suit
Quality	Excellent
Dimensions	250' x 400'
Ceiling Height	26' Clear
Column Spacing	50' 50'
Roof	Butler MR 24 Roof System
Floor	To Suit
Walls	26 Gauge Panel Rib
Insulation	Walls R19 Bag N Sag White
Loading	Five 8'x10' Overhead Tailgate Rollup Loading Doors One 8'x12' Overhead Rollup Drive-in Door
Gas	12" Main City of Danville
Water	16" Main, Pittsylvania County
Sewer	6" Gravity Main, City of Danville
Power	Up to 30 MW City of Danville
Fiber	Mid Atlantic-Broadband Cooperative
Heat	To Suit
AC	To Suit
Sprinklers	To Suit
Parking	To Suit
Storm Water	Central Stormwater Management System



Your Business location is key

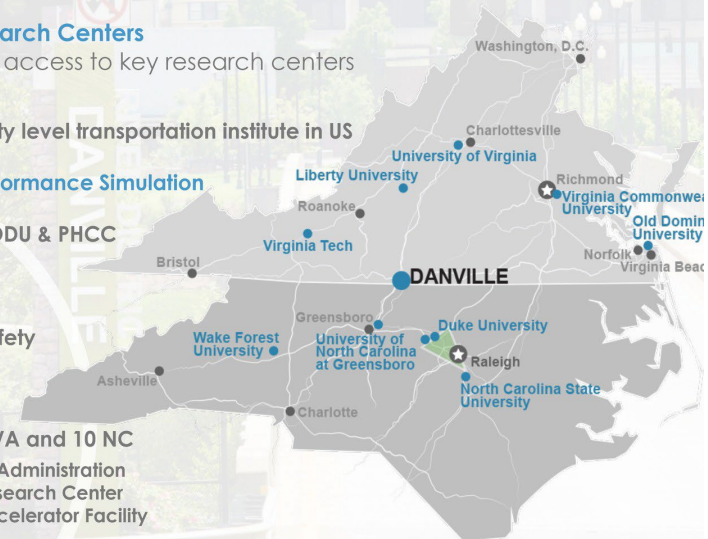
Educational institutions and Research Centers

over 40 within 60 mile radius and access to key research centers

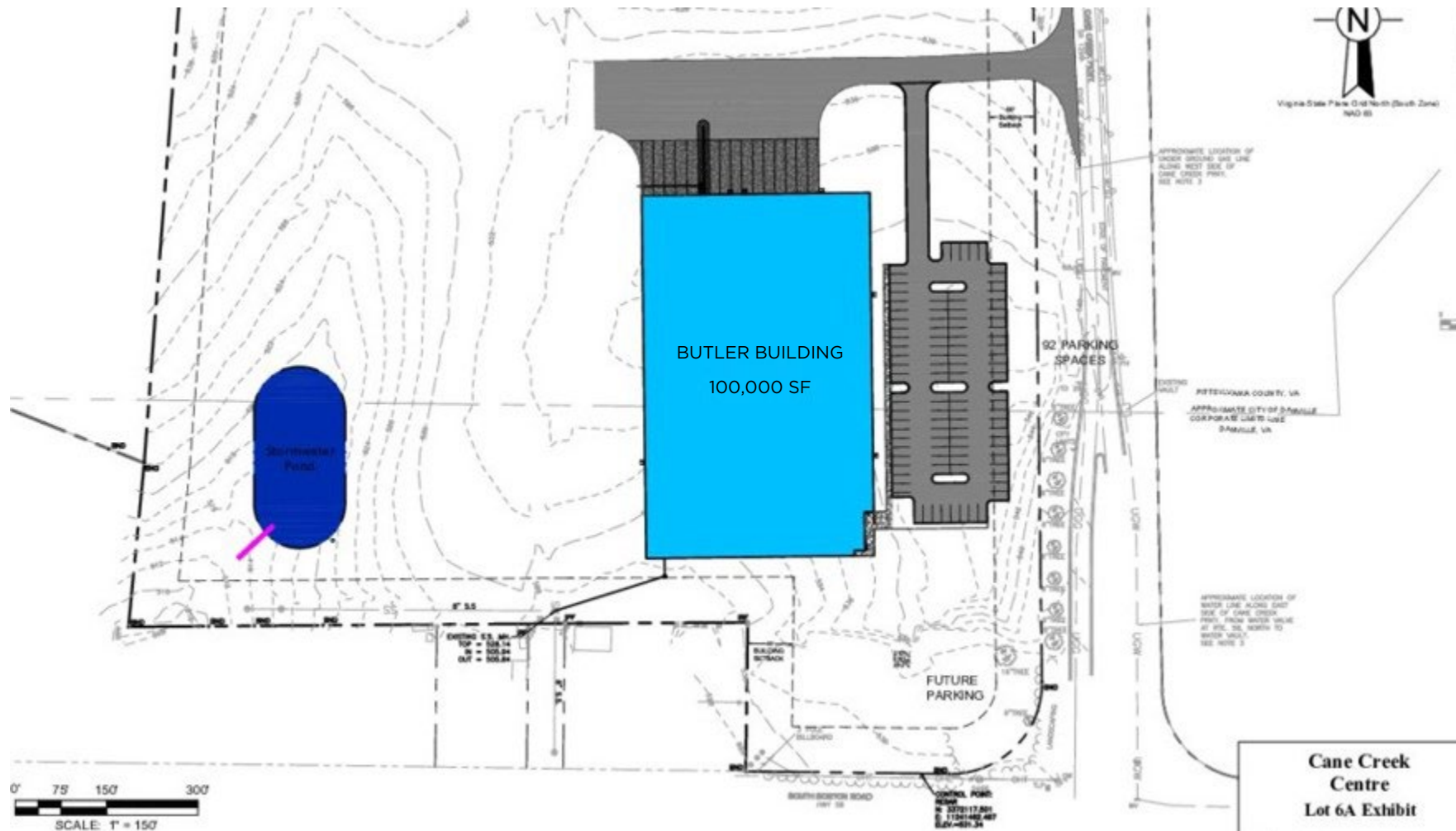
- **Virginia Tech** – 2nd largest university level transportation institute in US
- Global Center for **Automotive Performance Simulation**
- The **Racing College of Virginia** – ODU & PHCC
- **ChemQuest** Technical Institute
- **Insurance Institute** for Highway Safety
- **Research Triangle Park**

Access to **Federal Lab Access** – 22 VA and 10 NC

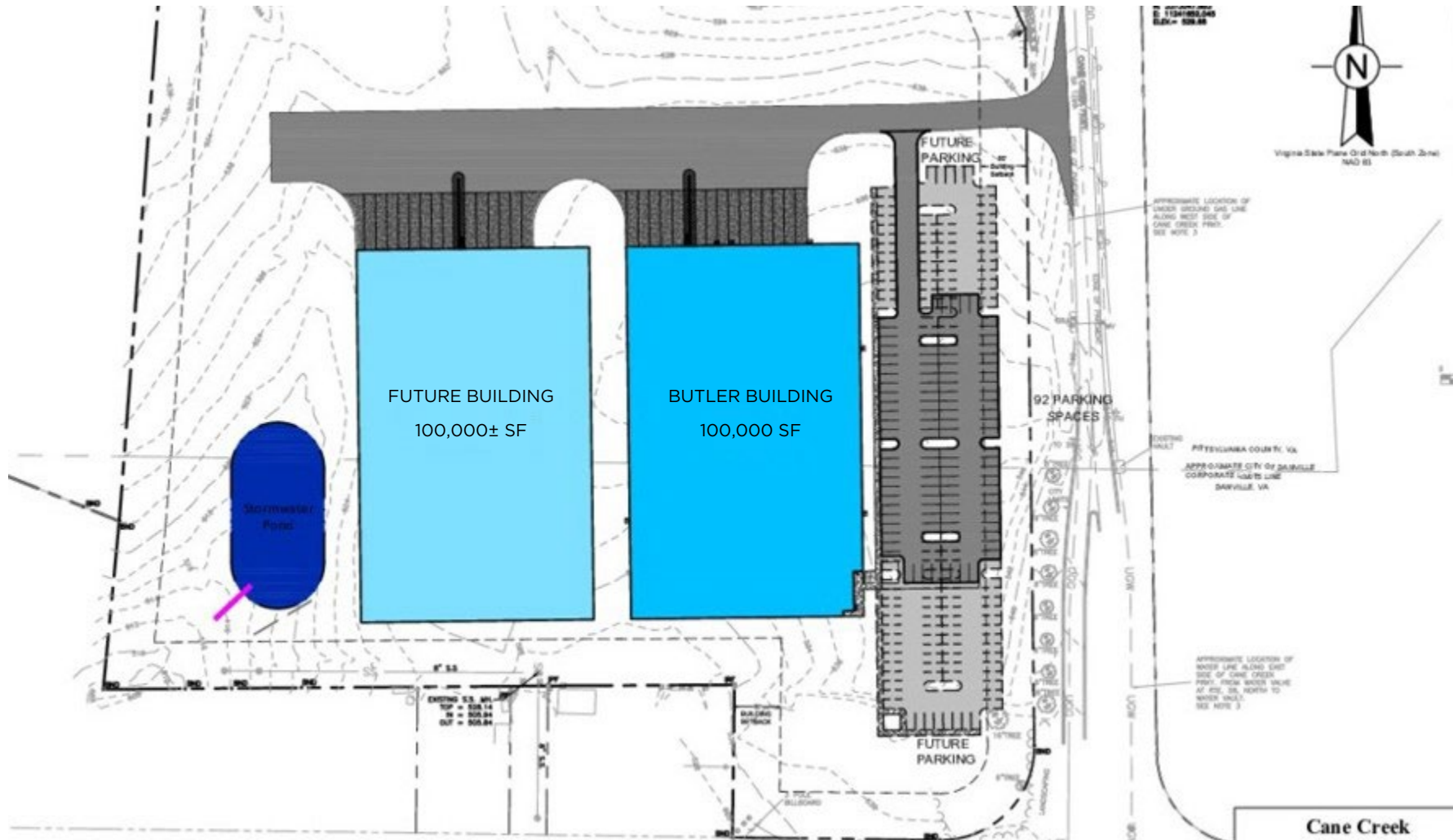
- Federal Highway Administration
- NASA Langley Research Center
- Jefferson Labs Accelerator Facility



SITE PLAN - EXISTING SHELL



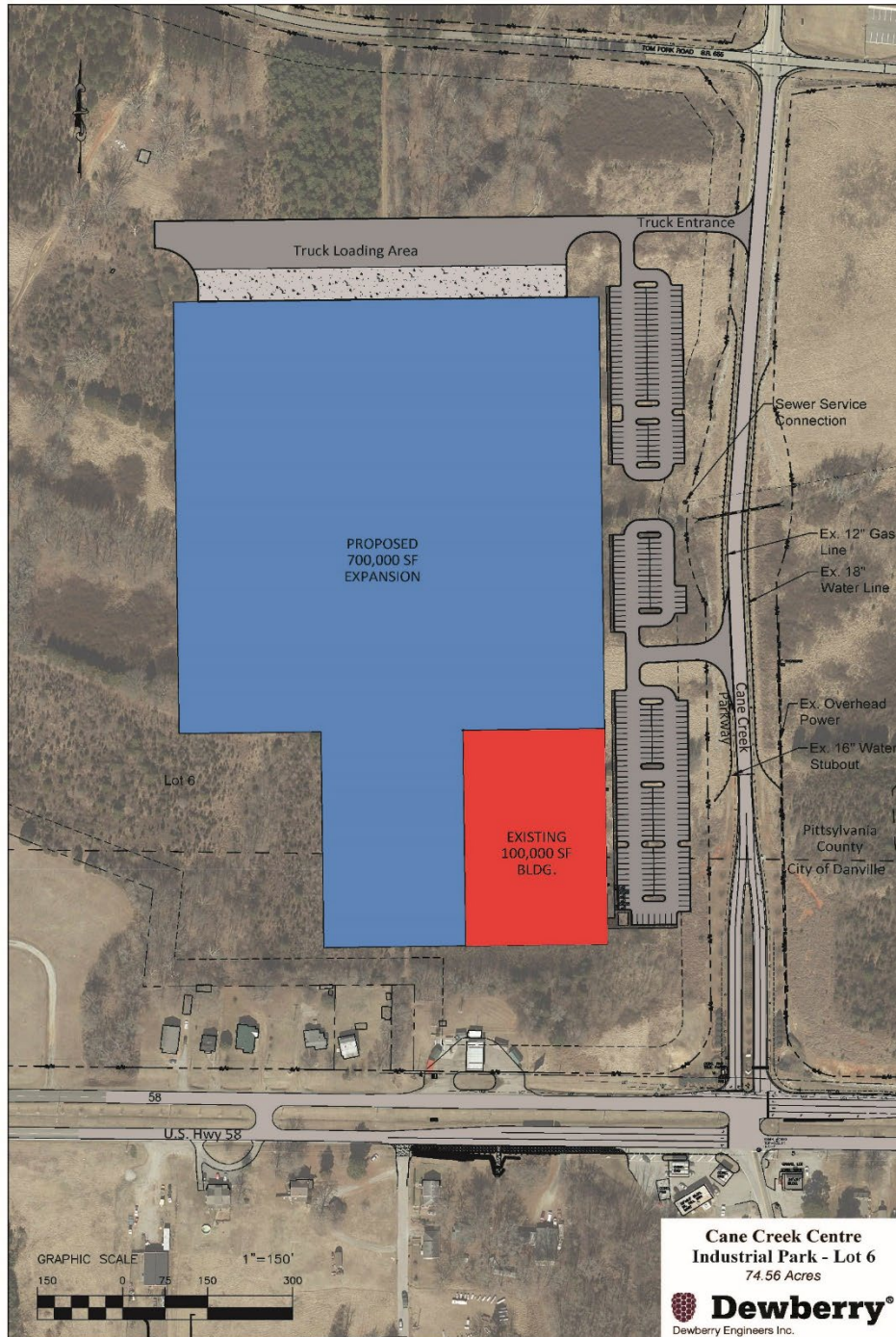
SITE PLAN - CONCEPTUAL ADDITION



SITE PLAN - CONCEPTUAL ADDITION



SITE PLAN - CONCEPTUAL ADDITION 2



INDUSTRIAL PARK OVERVIEW

CANE CREEK CENTRE INDUSTRIAL PARK

Located in Pittsylvania County just outside of the City of Danville is a 900-acre park. Cane Creek Centre is a regional collaborative between the City of Danville and Pittsylvania County.

This park offers readily developable rail served sites and direct access to U.S. 58 in a state designated Enterprise Zone, a program that offers unique incentives to business and private investors, based on their investment and job creation within the designated Enterprise area.

All utilities are available and includes cost-effective water, wastewater, natural gas, electric and broadband services. The park is zoned for M-1 Light Industry.

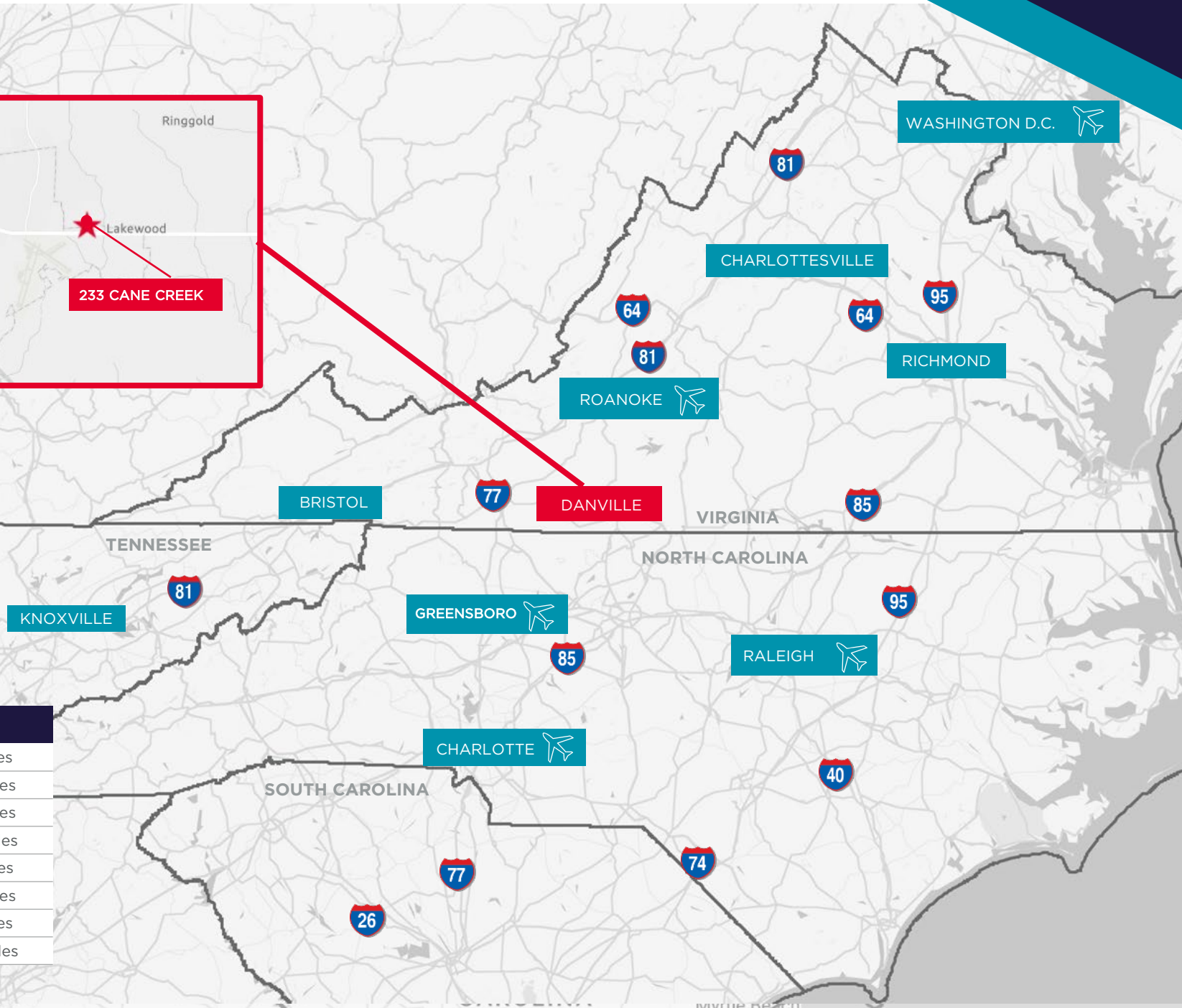


LOCATION OVERVIEW



DRIVING DISTANCES

Roanoke, VA	72 Miles
Bristol, VA	193 Miles
Richmond, VA	159 Miles
Washington, D.C.	248 Miles
Greensboro, NC	46 Miles
Charlotte, NC	139 Miles
Raleigh, NC	82 Miles
Knoxville, TN	303 Miles



DEMOGRAPHICS



MARKET INSIGHT

- Inventory - 22.2 MSF
Vacancy Rate - 3.4%
- Avg. Asking Rate - \$4.17 PSF
- New Leasing Activity (2024) - 406.2 KSF
Net Absorption (2024) - 300.8 KSF
- Total Sales Volume (2024) - \$26.3 M
Average Sale Price (2024) - \$61.86 PSF

	5 Miles	10 Miles	20 Miles
Population	36,052	68,078	112,584
Households	16,078	29,942	47,979
Avg. HH Income	\$40,319	\$46,095	\$50,515

SIGNIFICANT DEVELOPMENT IN DANVILLE

CAESARS PREMIER RESORT CASINO IN DANVILLE

**\$750 million
investment**

December 12, 2024, Caesars Casino Grand Opening in Danville, VA. The casino includes 500+ four-star hotel rooms, multiple restaurants and bars, 40,000 square feet of conference spaces, a 2,500-seat entertainment venue, a spa, and a casino with 2,000 slot machines, 75 table games, 16-table poker room, and sportsbook lounge.

Caesars is creating over 1,300 permanent jobs and will generate over \$38 million in increased annual revenue for the municipality that can be invested in local priorities, including education, public safety, and community and other infrastructure development.



MICROPOROUS

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.





The region features a diverse industrial base with a strong focus on manufacturing, materials, environmental and life sciences, and IT/professional services. It benefits from a robust labor force, supported by the state's Right-to-Work status, offering flexibility for businesses. The region is well-connected to a wealth of education resources, with over 14 institutions within a 2.5-hour drive and more than 120 colleges and universities throughout Virginia. Additionally, the area is home to 23 federal laboratories, 12 university-affiliated research parks, and numerous research centers, making it a hub for innovation and development.



101,251
POPULATION



42,563
LABOR
FORCE



\$47,037
MEDIAN HH
INCOME



43,926
TOTAL HOUSING
UNITS



27.3%
ASSOCIATE
DEGREE OR
HIGHER

MAJOR ATTRACTIONS

- Veterans Memorial at Dan Daniel Memorial Park
- Danville Farmers Market, a Danville tradition
- Blue Ridge Rock Festival
- Danville Harvest Jubilee
- Danville-Pittsylvania County Fairgrounds
- Avoca Museum
- Ballou Park
- Danville Museum of Fine Arts & History
- Caesars Resort Casino

MAJOR EMPLOYERS

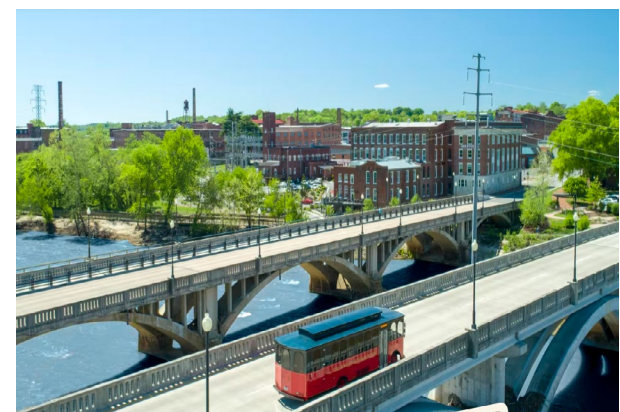
- 1,000 – 3,000 EMPLOYEES**
- Good Year Tire & Rubber Co.
 - Danville Regional Medical Center
 - Danville Public Schools
 - City of Danville
 - Dollar General
 - Memorial Hospital
 - Averett University
 - Springs Global US Inc
 - Buitioni

COLLEGES & UNIVERSITIES

- **Averett University**
– 1,450 undergrad
- **Danville Community College**
– 1,531 undergrad

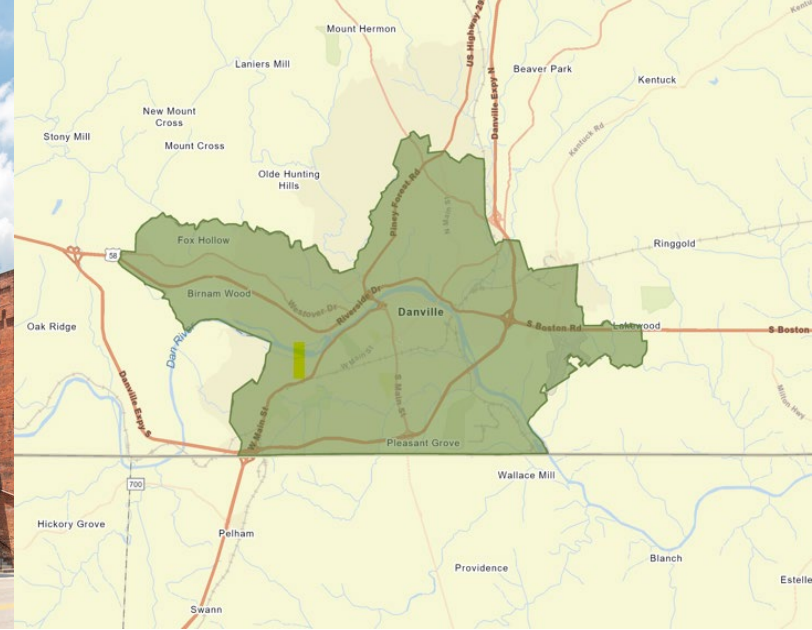
HOSPITALS

- **Sovah Health**
- **Centra Danville Medical Center**



City of Danville

Submarket Fact Sheet



Danville, located in south-central Virginia along the North Carolina border, is within a days' drive of two-thirds of the nation's population, making it easily accessible. Danville's beautiful countryside provides numerous recreational opportunities for residents and visitors. The city's strategic location, low operating costs, and business friendly environment make it an attractive destination for new industries. Additionally, the revitalized downtown area offers a vibrant mix of businesses, restaurants, and residential spaces.



Danville, Virginia



52,443
Daytime Population



29.2%
Associates Degree or Higher



42,121
Population



22,315
Total Housing Units



\$40,177
Median Household Income



27,318
Work Force



45.8
Median Age



43.2 Miles
Total Area



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