FOR LEASE
39,930 SF INDUSTRIAL BUILDING

FRITH BUILDING #2

220 FONTAINE DRIVE | RIDGEWAY, VA 24148

CUSHMAN & WAKEFIELD | THALHIMER

DAVIS STONEBURNER
Vice President
540 767 3006
davis.stoneburner@thalhimer.com

BARRY WARD, SIOR
First Vice President
540 767 3015
barry.ward@thalhimer.com

Frith Building #2
220 Fontaine Drive

Executive Summary

Cushman & Wakefield | Thalhimer is pleased to present the opportunity to lease a **±39,930** SF industrial building located at **220 Fontaine Drive in Ridgeway, Virginia**. Positioned 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 39**,930** square feet, 21**-foot clear height, five dock doors, I-1 Industrial zoning, and parking for 50+ vehicles**. Utilities are already in place, providing the infrastructure needed to support a variety of industrial operations.

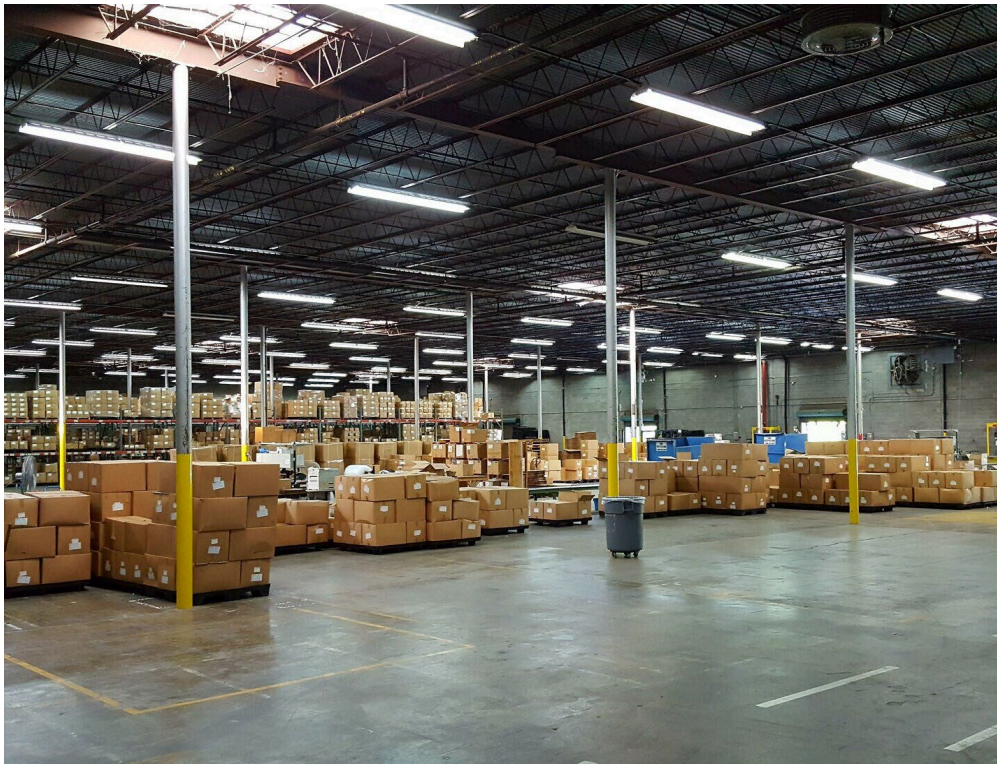
In addition to the property's physical attributes, **220 Fontaine Drive** benefits from its location within the broader **Blue Ridge Innovation Corridor**, a region increasingly recognized for its strategic connectivity, industrial heritage, and workforce accessibility.

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, **220 Fontaine Drive** represents a compelling leasing opportunity.

Available Now!

Lease Rate $3.75 NNN



Frith Building #2
220 Fontaine Drive

Property Overview

Building Overview	
Address	220 Fontaine Drive Ridgeway, VA
Total SF	39,930 SF
Site Size	+2.0 Acres
Year Built	1968
Zoning	I-1 Industrial
Parking	50+
Warehouse	39,930 SF
Office	350 SF
No. Floors	Single story warehouse
Utilities	
Water	Henry County PSA; 8” line size
Waste Water	Henry County PSA; 6” line size
Electrical	Appalachian Power; 240 voltage; 3 phase; 400 amps
Natural Gas	SW Virginia Gas
Telecom	Century Link
Construction	
Loading	5 dock-high doors
Roof	Rubber with Skylights
Floor	5’ Reinforced Concrete
Insulation	Yes
Exterior	Brick/Block
Sprinklered	Yes (Wet)

A DRIVING WORKFORCE

POPULATION (2026)
Greater Martinsville-Henry County)
64,000

AVERAGE HOUSEHOLD INCOME
$89,113

LABOR FORCE POPULATION
Over 300,000 in the Blue Ridge Innovation Corridor

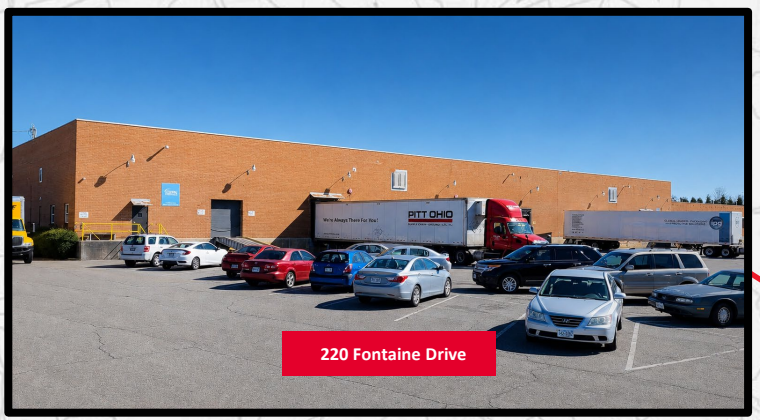
UNEMPLOYMENT RATE
4.0%

EDUCATION ATTAINMENT
BACH. DEGREE
OR HIGHER
39.9%

SITE AERIAL

220
Smith River
Smith River
Smith River
Smith River
Greensboro Rd
Greensboro Rd
Old Dominion Freight Line
HOOKER FURNITURE
FRITH BUILDING #2
Georgia-Pacific Packaging & Cellulose
Laminate Medical Technologies
Blue Ridge Aquaculture
StarSpring
ATLAS
DRAKE Extrusion Inc.
BLUE RIDGE COMPANIES
FRITH CONSTRUCTION
canteen
NILIT
QUALITY & SERVICE West Window SINCE 1949
Georgia-Pacific Packaging & Cellulose
Martinsville Speedway
Machine Branch

LOCATION OVERVIEW

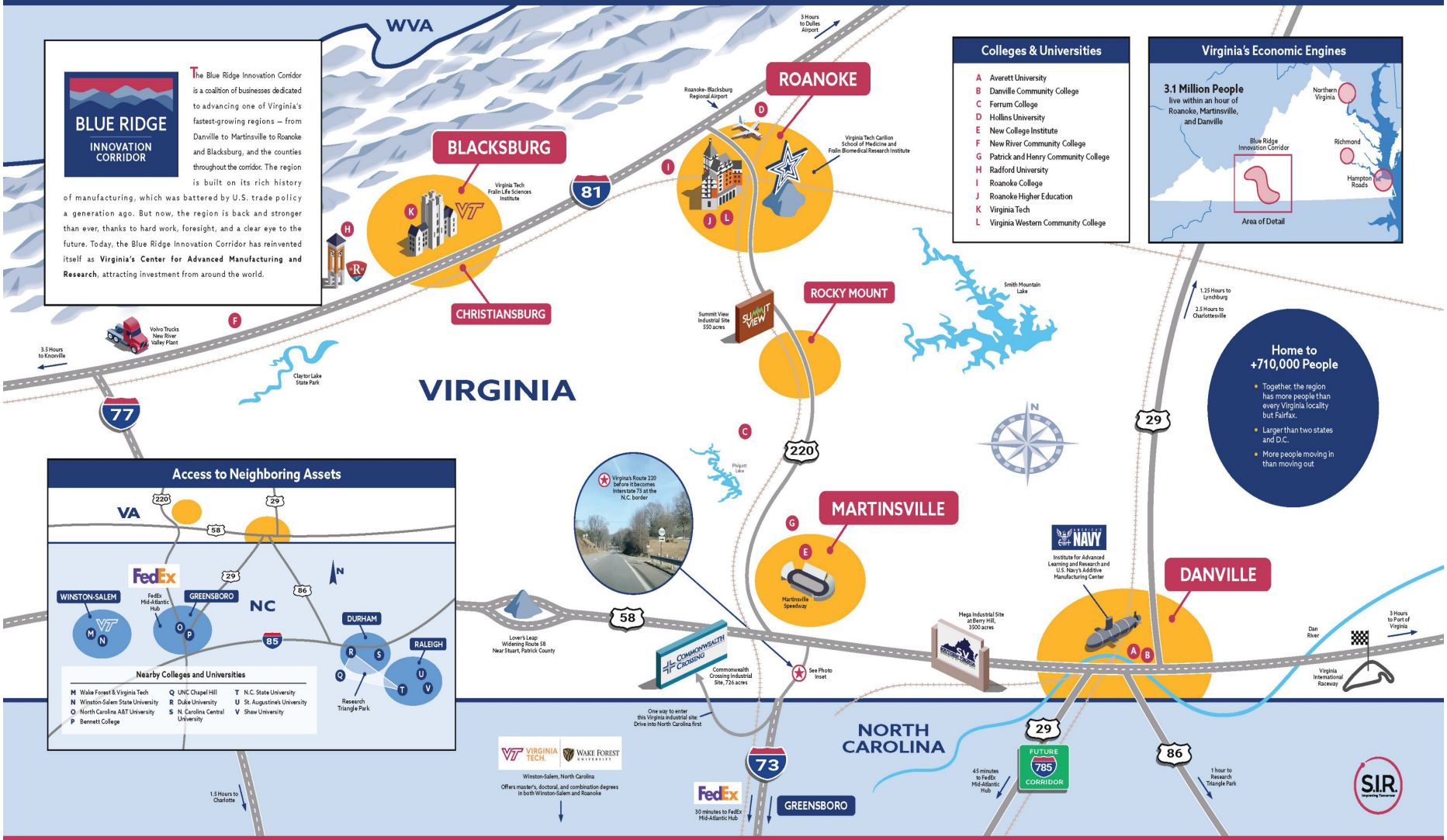


WASHINGTON D.C.
CHARLOTTESVILLE
RICHMOND
ROANOKE
MARTINSVILLE
PORT OF VA
BRISTOL
VIRGINIA
TENNESSEE
NORTH CAROLINA
KNOXVILLE
GREENSBORO
RALEIGH
CHARLOTTE
SOUTH CAROLINA
81
64
95
77
85
40
74
26

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

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:

DAVIS STONEBURNER
Vice President
540 767 3006
davis.stoneburner@thalhimer.com

BARRY WARD, SIOR
First Vice President
540 767 3015
barry.ward@thalhimer.com

Thalhimer Center
310 First Street, Suite 300
Roanoke, VA 24011
thalhimer.com

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