



AVAILABLE FOR SUBLEASE

50 Iron Gate Rd., Clarksville, VA

Strategically positioned in Southern Virginia's growing industrial and technology corridor, 50 Iron Gate Road offers companies a cost-effective solution for manufacturing, warehousing, and distribution operations. Located minutes from US Highway 58 and within easy reach of Interstate 85, the property provides efficient access to Richmond, Raleigh-Durham, Norfolk, Charlotte, and the Port of Virginia. As Mecklenburg County continues to benefit from significant corporate investment, expanding infrastructure, and a skilled regional workforce, 50 Iron Gate Road presents an opportunity to establish operations in one of the Mid-Atlantic's most competitive and affordable business environments.

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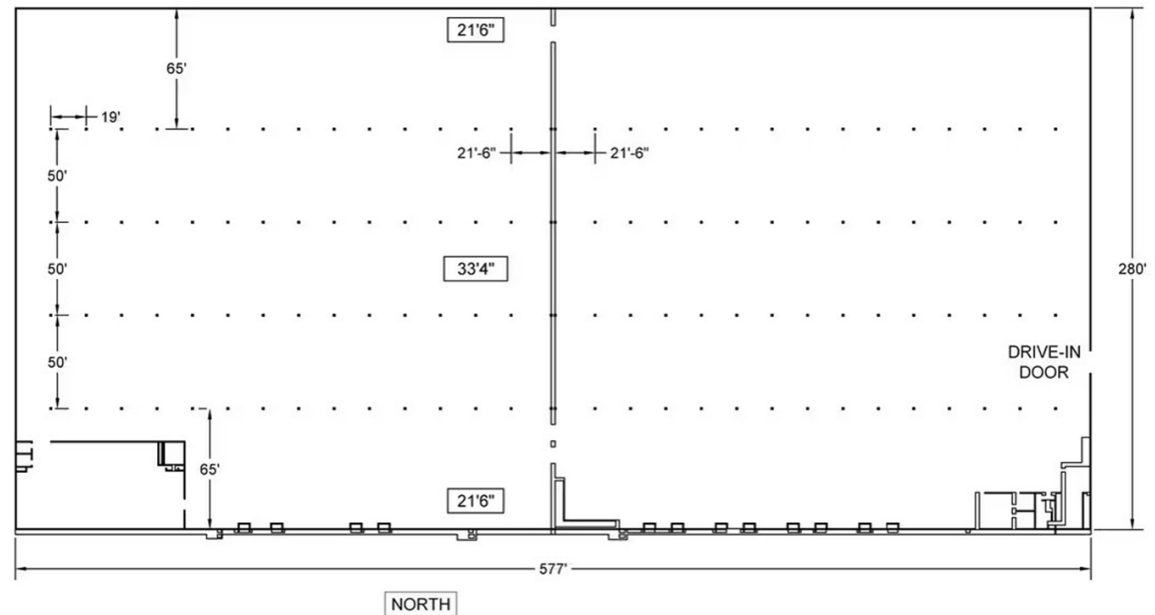
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Property Features

- ±162,497 SF industrial facility
- M-1 industrial zoning
- 21'6" to 33'4" clear heights
- 12 dock-high doors + 1 drive-in door
- Heavy power: 800 amp / 480V / 3-phase
- ±11.08 Acre site
- Municipal water & sewer
- Fully sprinklered
- Strategic access to US-58 & I-85

Office & Employee Amenities

- Approximately 1,920 SF production office area
- Additional inspection/office area totaling approximately 4,000 SF
- Multiple restrooms throughout the facility
- Air-conditioned office areas



Asking Rate

\$3.15 PSF



Functional Distribution Layout

- Approximate building dimensions: 280' x 577'
- Wide bay configuration
- Column spacing approximately 19' x 50' and 19' x 65'
- Suitable for warehousing, manufacturing, fulfillment, and bulk storage operations



Heavy Industrial Construction

- Reinforced concrete floors
- Insulated metal walls
- Insulated metal roof
- Round steel column construction

Built to accommodate demanding industrial and distribution operations.

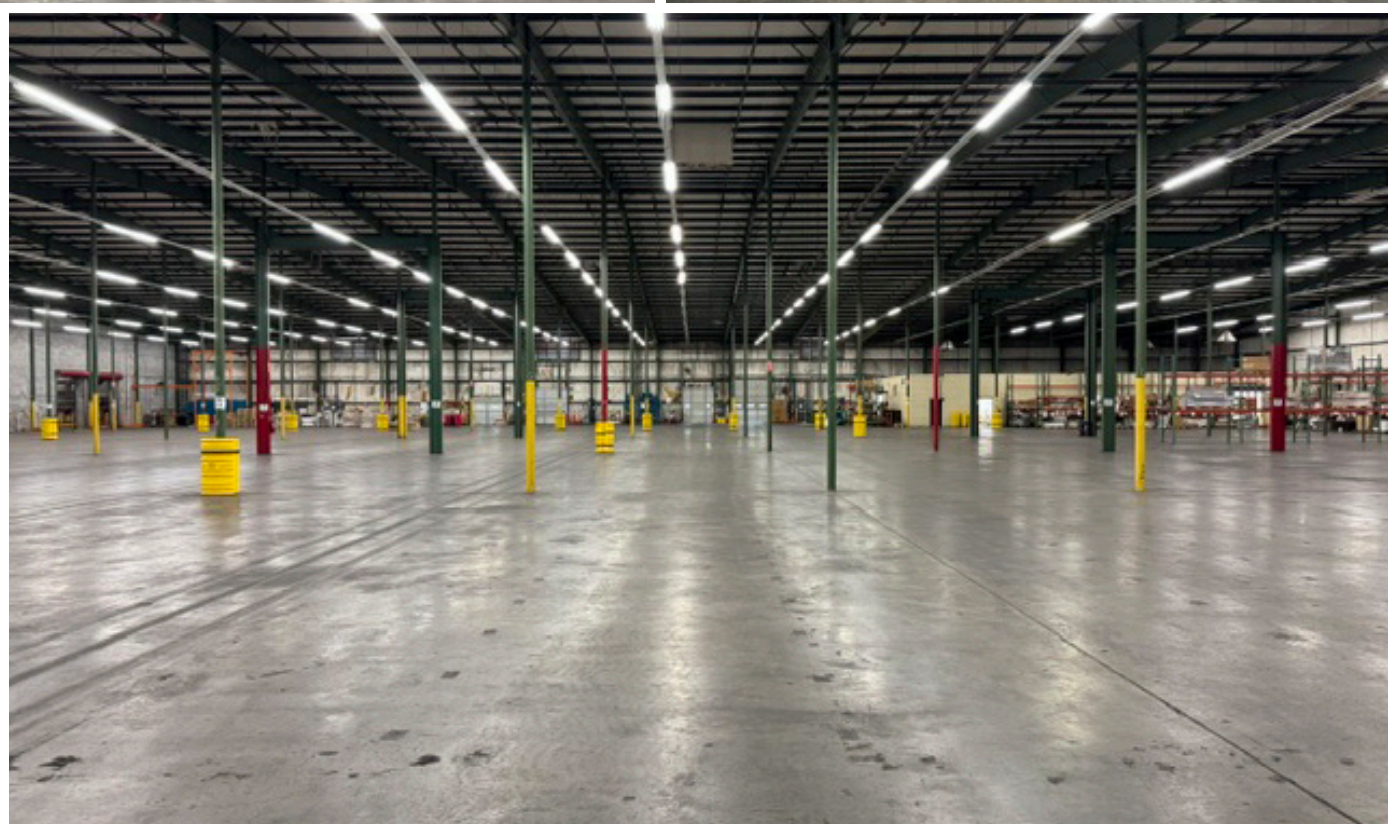
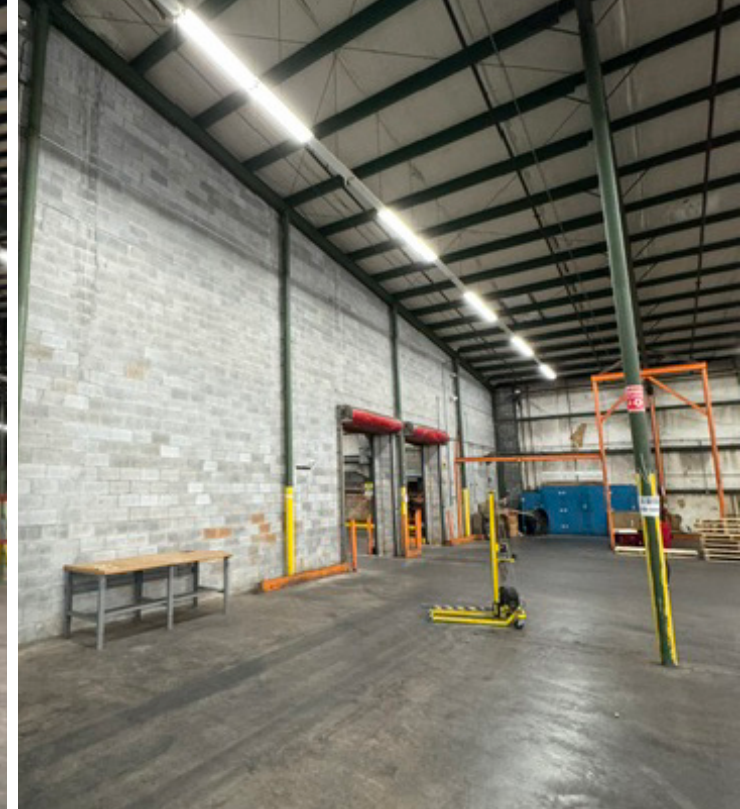


Site Area

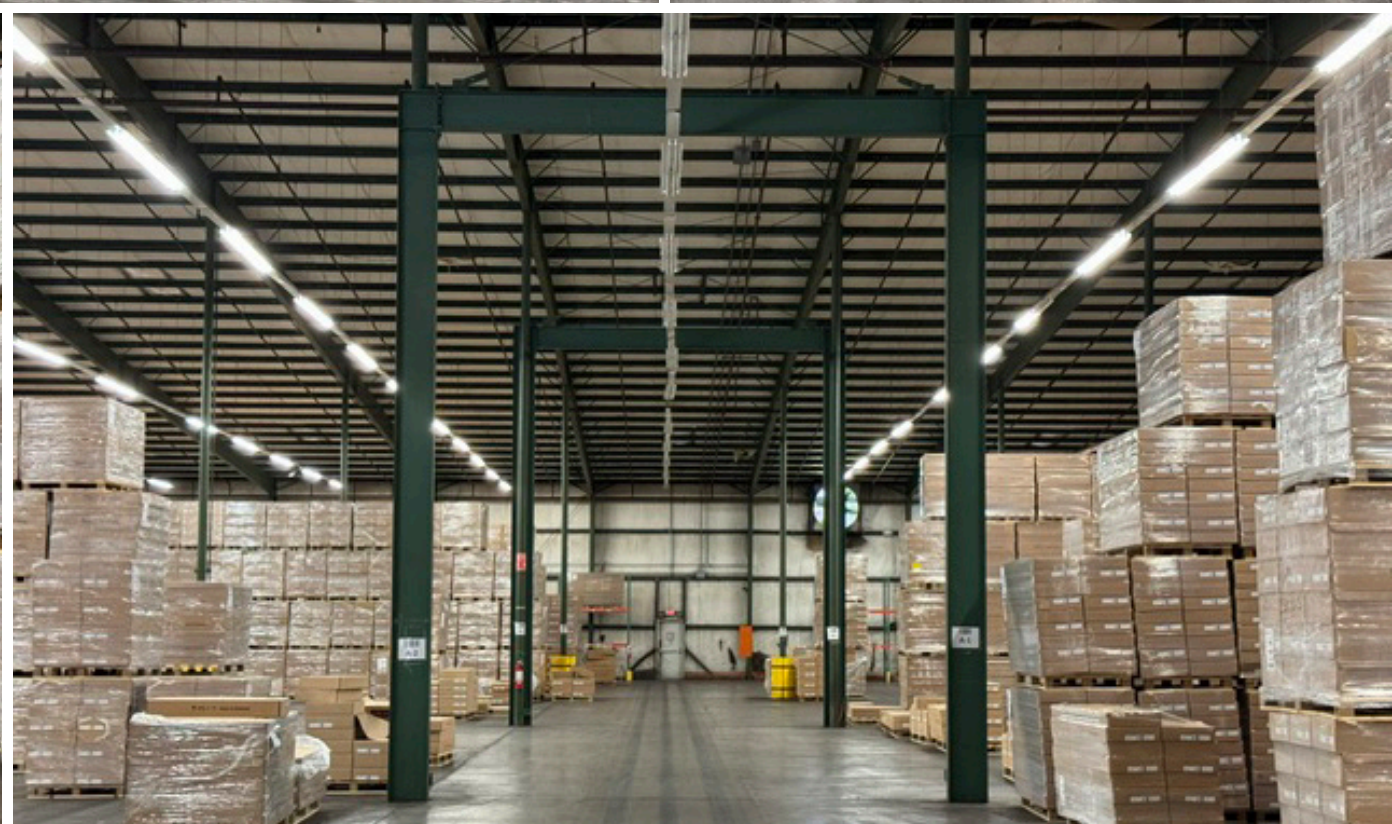
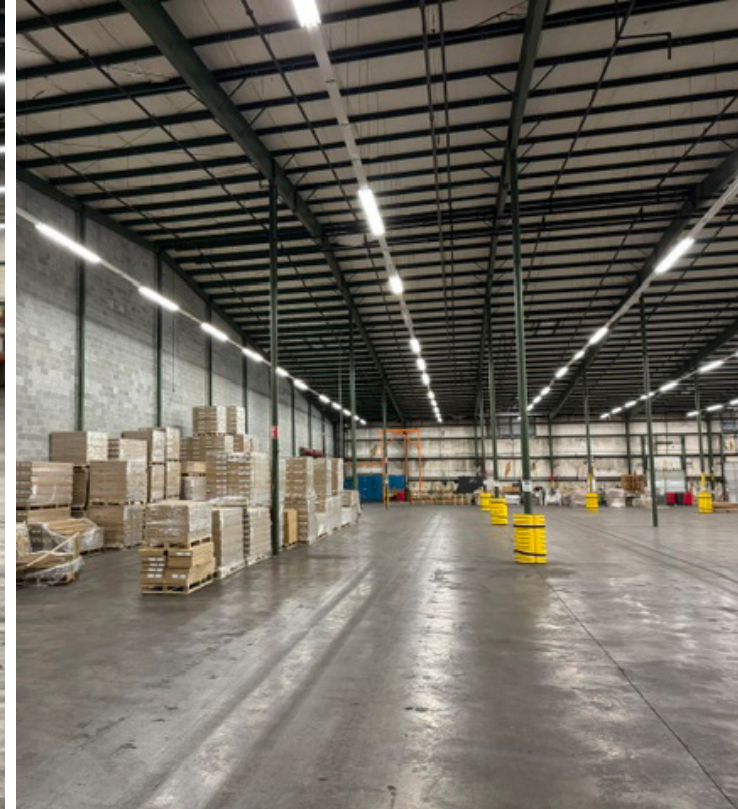
Situated on approximately 11.08 acres providing:

- Truck maneuverability
- Employee parking
- Potential outdoor storage opportunities (subject to zoning and approvals)

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Location Advantages of 50 Iron Gate Road

Exceptional Highway Access

The property is located approximately one mile from four-lane US Highway 58 and roughly 30 miles from Interstate 85, allowing efficient truck access throughout Virginia, North Carolina, and the Southeast.

Strategic Mid-Atlantic Position

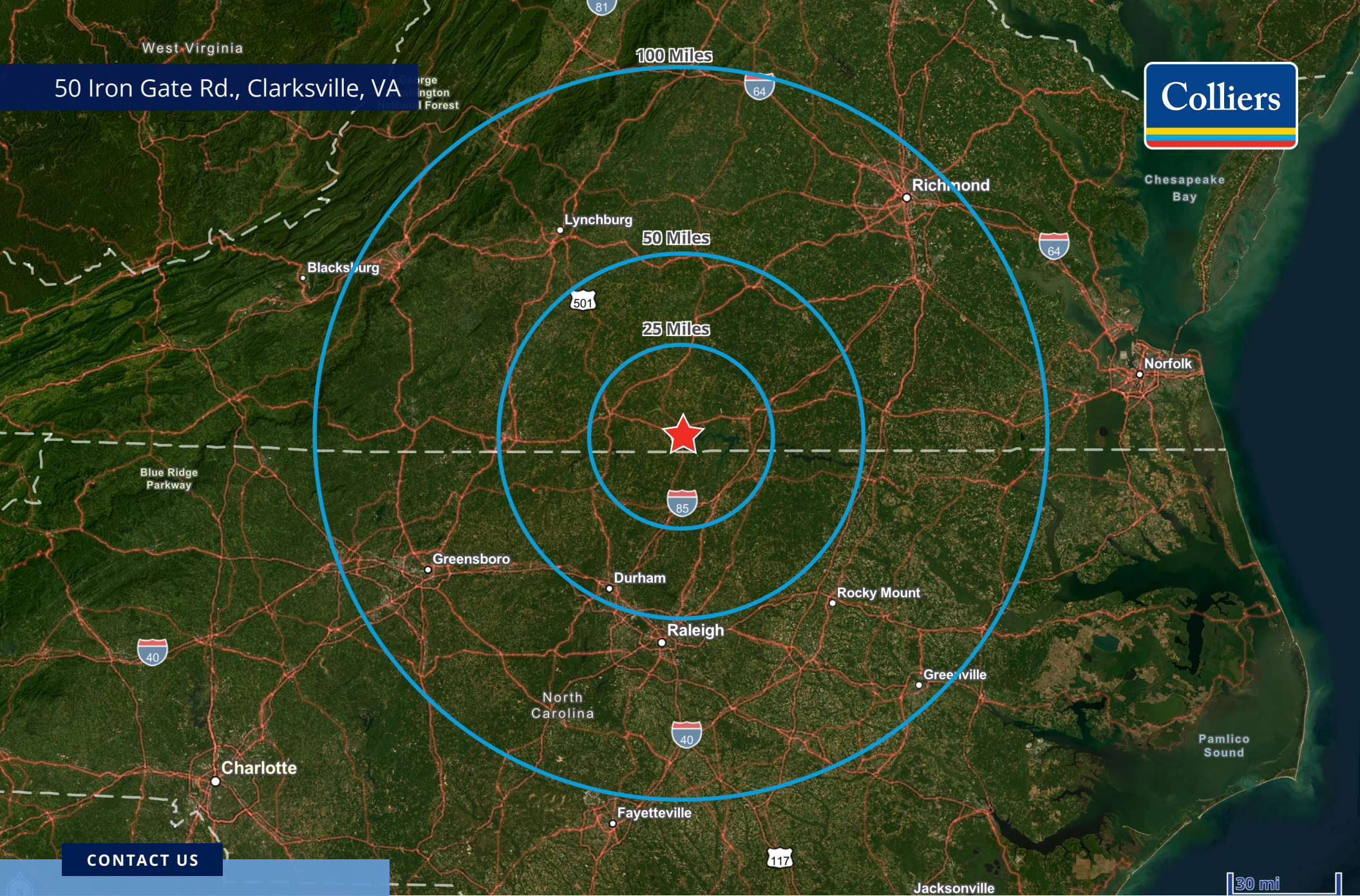
Users can reach:

- Richmond in approximately 1.5 hours
- Raleigh-Durham in approximately 1.5 hours
- Norfolk/Port of Virginia in approximately 2 hours
- Charlotte in approximately 3 hours
- Washington, DC in approximately 3.5 hours

This location allows occupiers to serve both Virginia and North Carolina markets from a single facility.

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