

INDUSTRIAL FOR SALE

141 COMMERCE PARK ROAD

FRANKLIN, VA 23851



FOR SALE

PORTER REALTY COMPANY, INC.  
4801 Radford Avenue | P.O. Box 6482  
Richmond, VA 23230



PRESENTED BY:

CLIFF PORTER, CCIM, SIOR  
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JOHN M. LEE, SIOR  
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JOHN LEE  
ASSOCIATES



INDUSTRIAL & OFFICE REAL ESTATE

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# PROPERTY SUMMARY

141 COMMERCE PARK ROAD | FRANKLIN, VA 23851



## Property Summary

Price:	\$890,000
Building SF:	12,543
Lot Size:	1.640 Acres
Dock Doors:	1 Dock Platform
Grade Doors:	3
Clear Height:	14'
Yard:	Fenced Yard Area
Year Built:	1988
Electrical:	200Amps, 240V
Sprinkler System:	Wet

## Property Overview

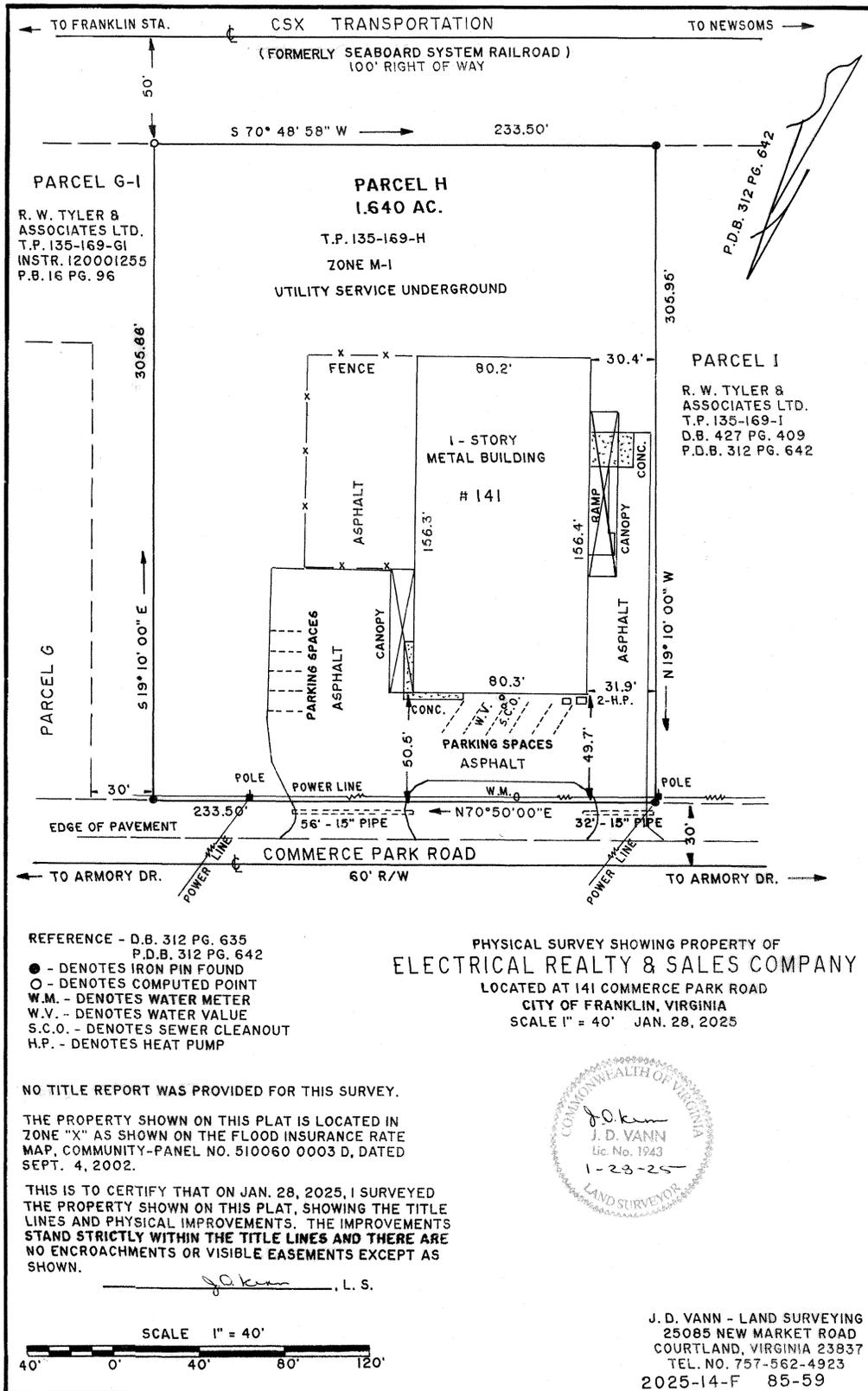
12,543 SF Office/Warehouse  
 Includes ~2,100 SF Office/Showroom  
 1.640 Acres  
 Zoned M1  
 14' - 16'7" clear  
 Yr Built: 1988, Addition: 2000  
 Fully Leased!  
 Available for Sale

## Location Overview

Franklin City  
 23 Miles to Suffolk

**SURVEY**

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# PROPERTY PHOTOS

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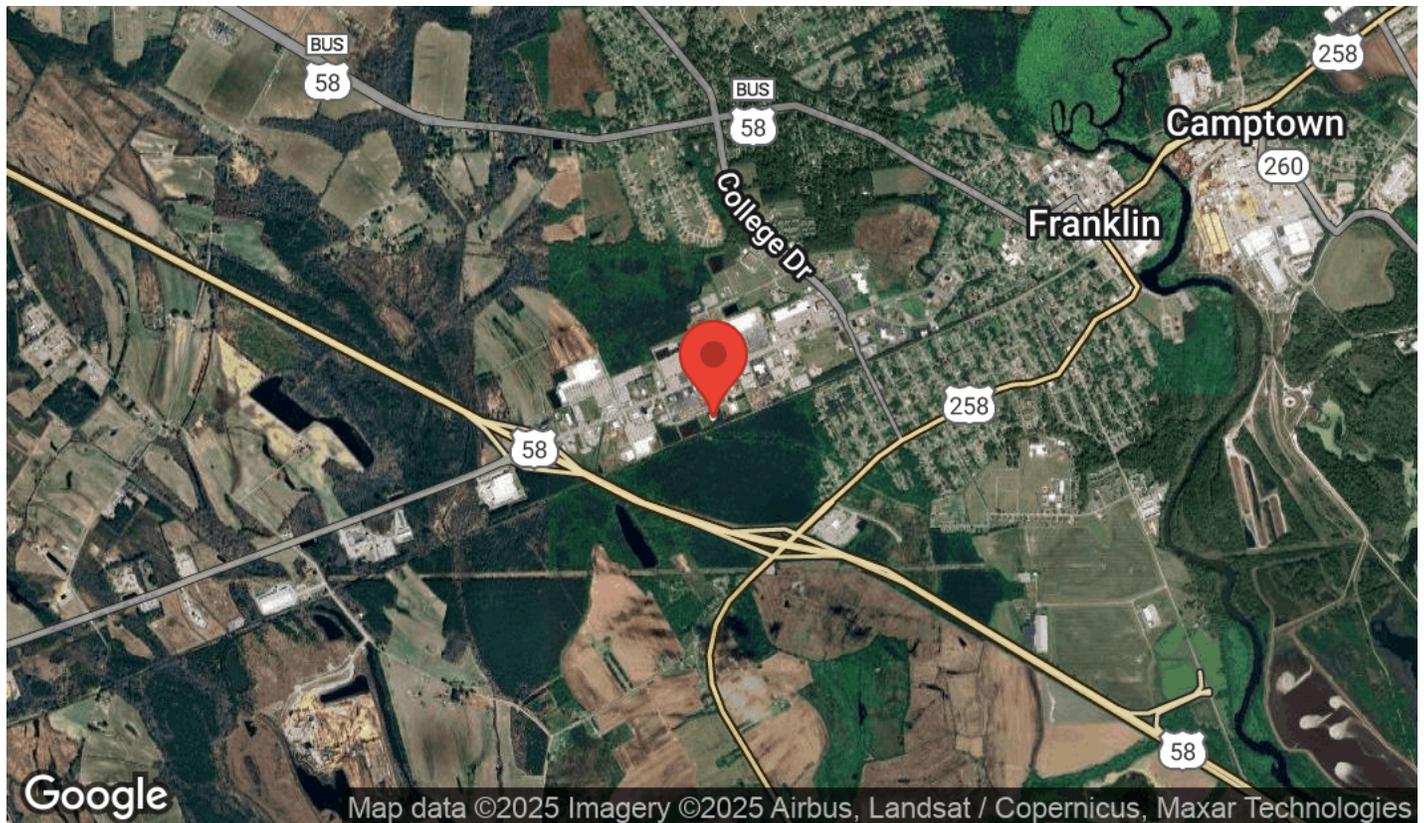
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# LOCATION MAPS

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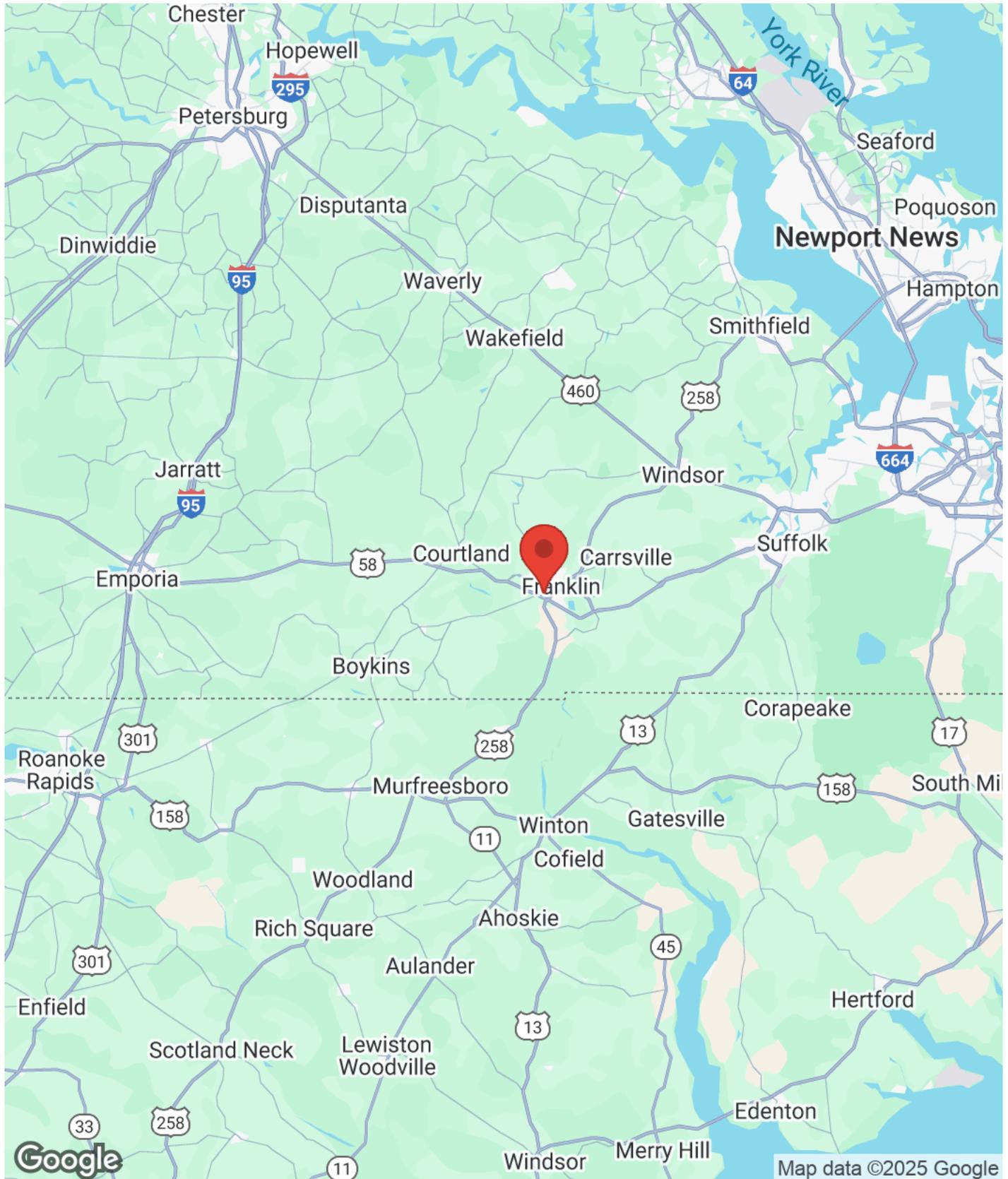
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# REGIONAL MAP

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# AERIAL MAP

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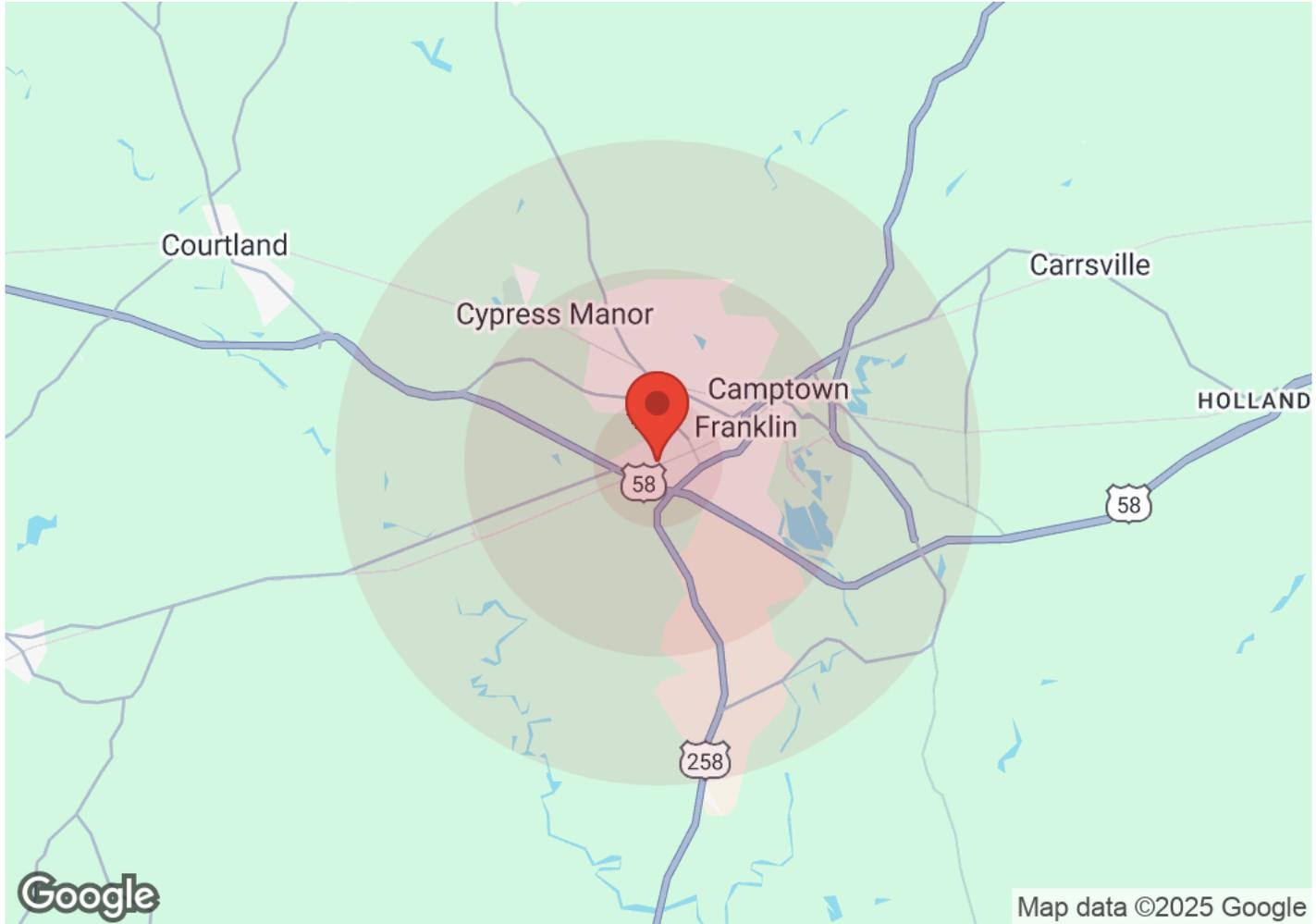
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	1,254	4,380	5,846	Median	\$55,255	\$69,061	\$73,340
Female	1,511	5,012	6,558	< \$15,000	143	401	470
Total Population	2,765	9,391	12,404	\$15,000-\$24,999	98	254	322
				\$25,000-\$34,999	65	256	398
Age	1 Mile	3 Miles	5 Miles	\$35,000-\$49,999	159	356	434
Ages 0-14	695	2,122	2,608	\$50,000-\$74,999	158	718	892
Ages 15-24	348	1,153	1,464	\$75,000-\$99,999	213	634	840
Ages 25-54	928	3,048	4,095	\$100,000-\$149,999	139	611	890
Ages 55-64	369	1,228	1,678	\$150,000-\$199,999	70	235	399
Ages 65+	425	1,840	2,562	> \$200,000	13	179	270
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	678	3,833	5,775	Total Units	1,300	4,419	5,836
Black	1,917	4,914	5,835	Occupied	1,057	3,645	4,915
Am In/AK Nat	6	23	27	Owner Occupied	408	1,846	2,786
Hawaiian	1	3	4	Renter Occupied	649	1,799	2,129
Hispanic	69	255	303	Vacant	243	774	921
Asian	13	84	110				
Multi-Racial	77	258	324				
Other	4	20	27				

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