

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 LEE  
ASSOCIATES



INDUSTRIAL & OFFICE REAL ESTATE

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# PROPERTY SUMMARY

141 COMMERCE PARK ROAD | FRANKLIN, VA 23851



## Property Summary

Price:	Call for Information
Building SF:	14,352
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

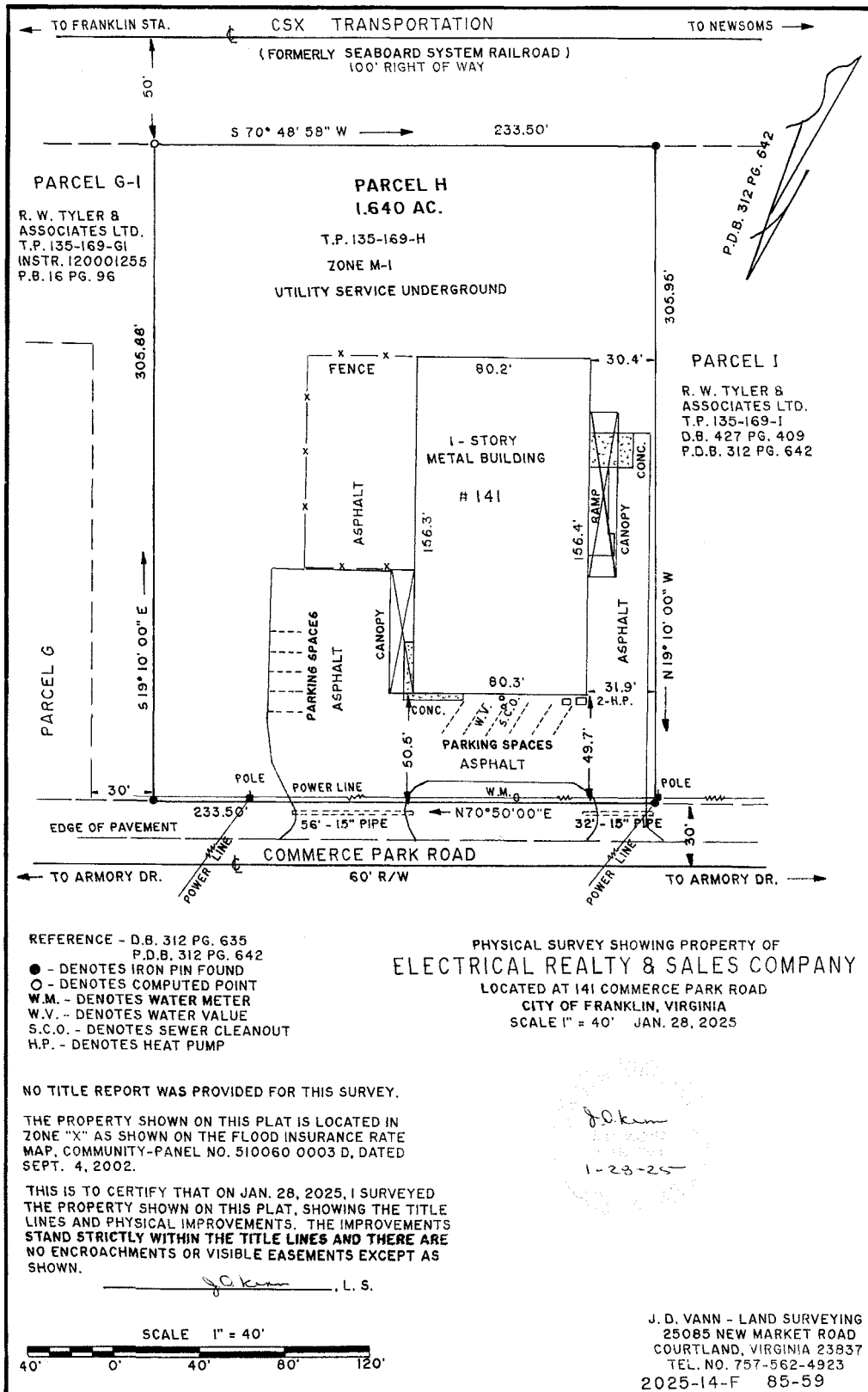
14,352 SF Office/Warehouse  
 Includes ~2,100 SF Office/Showroom  
 1.640 Acres  
 Zoned M1  
 14' - 16'7" clr  
 Yr Built: 1988, Addition: 2000  
 Available for Sale

## Location Overview

Franklin City  
 23 Miles to Suffolk

**SURVEY**

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# PROPERTY PHOTOS

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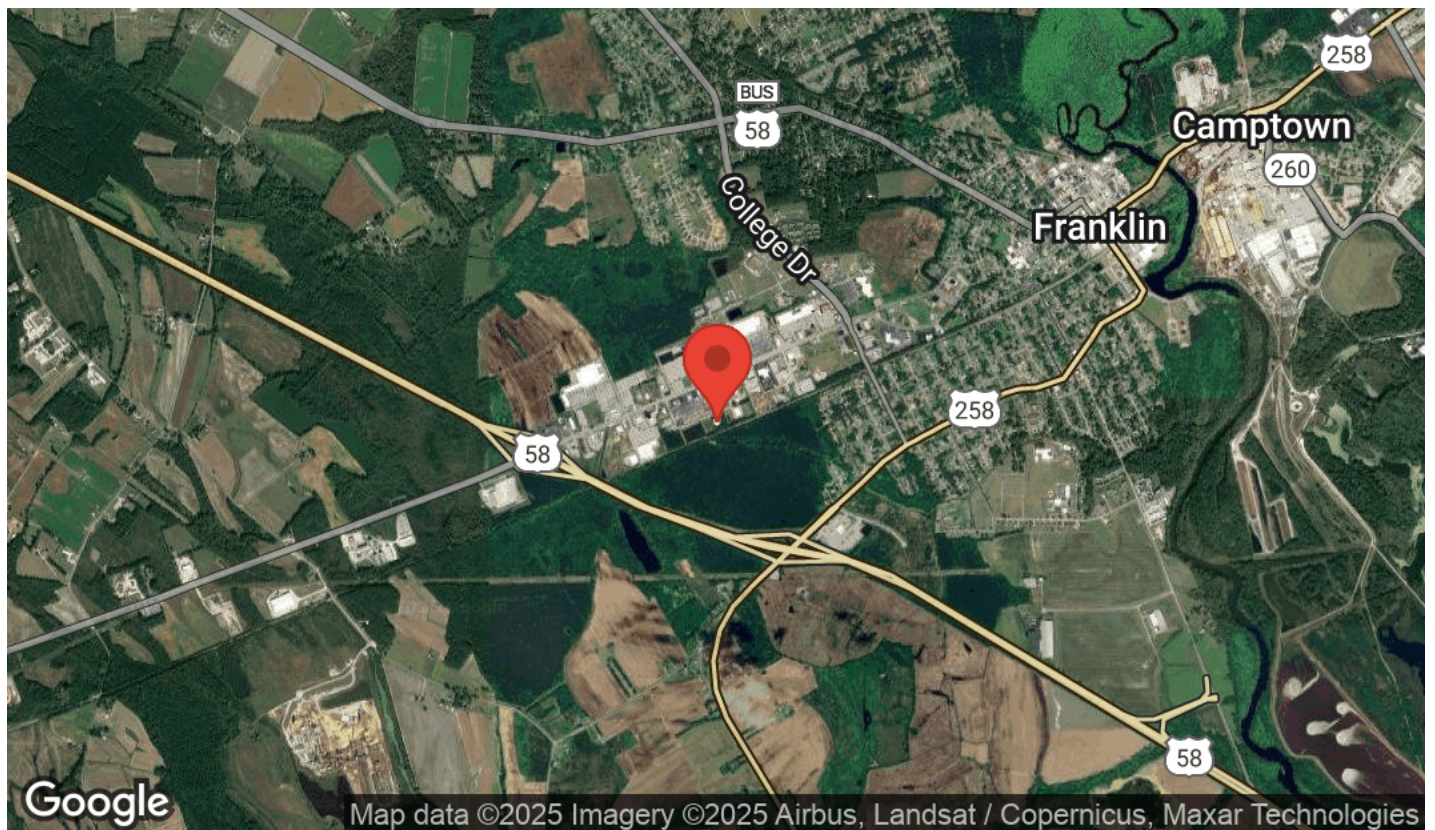
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# LOCATION MAPS

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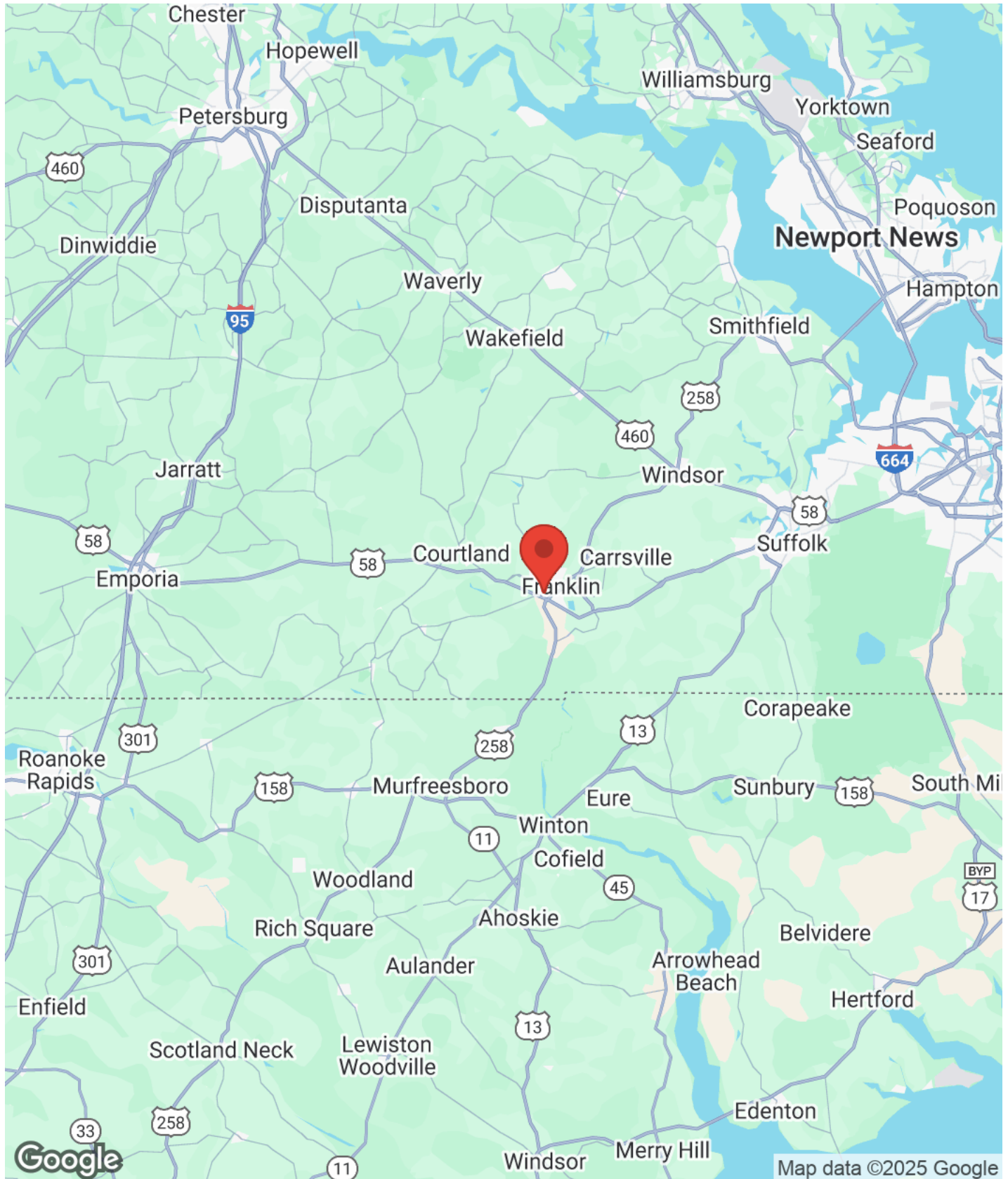
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# REGIONAL MAP

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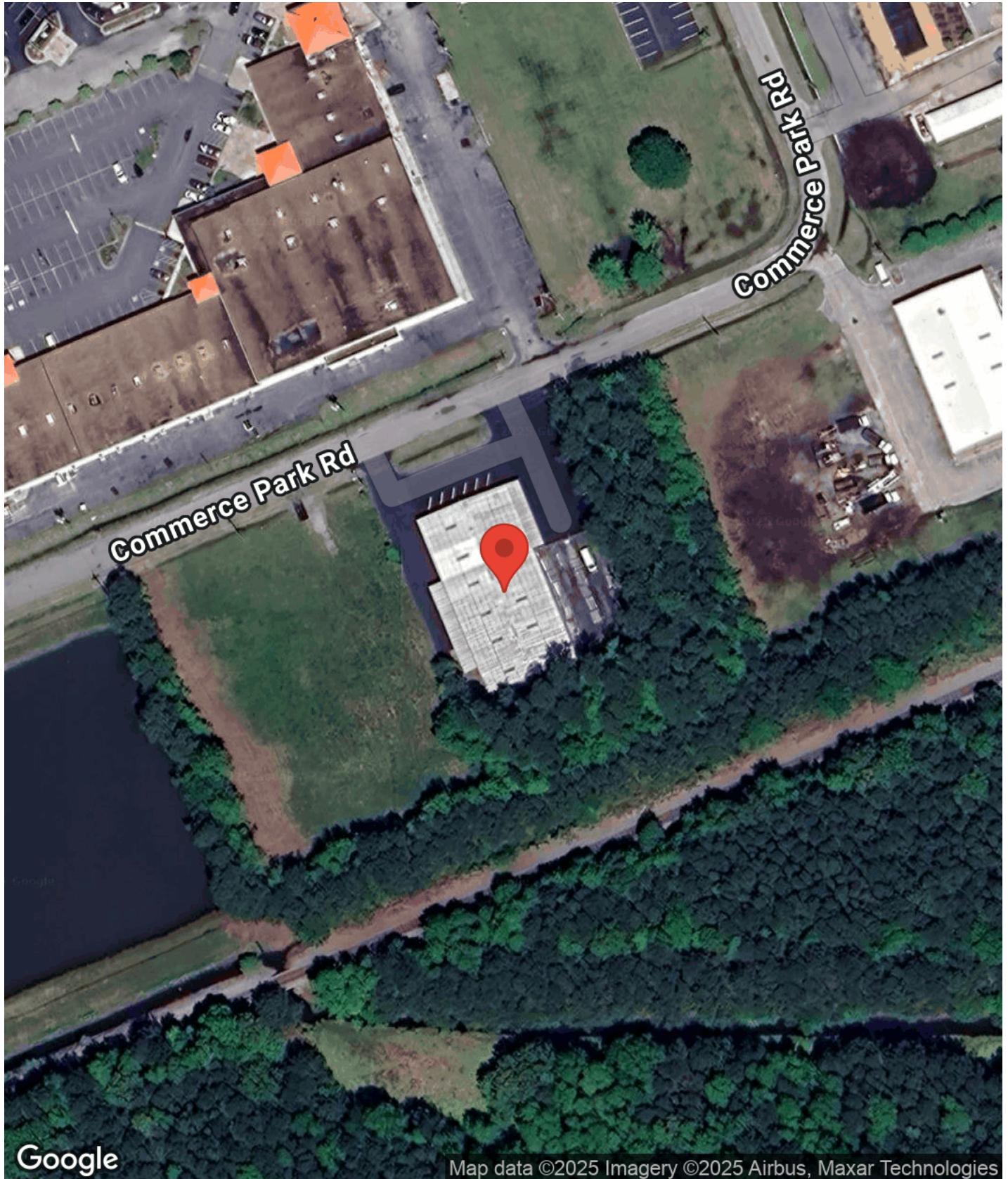
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# AERIAL MAP

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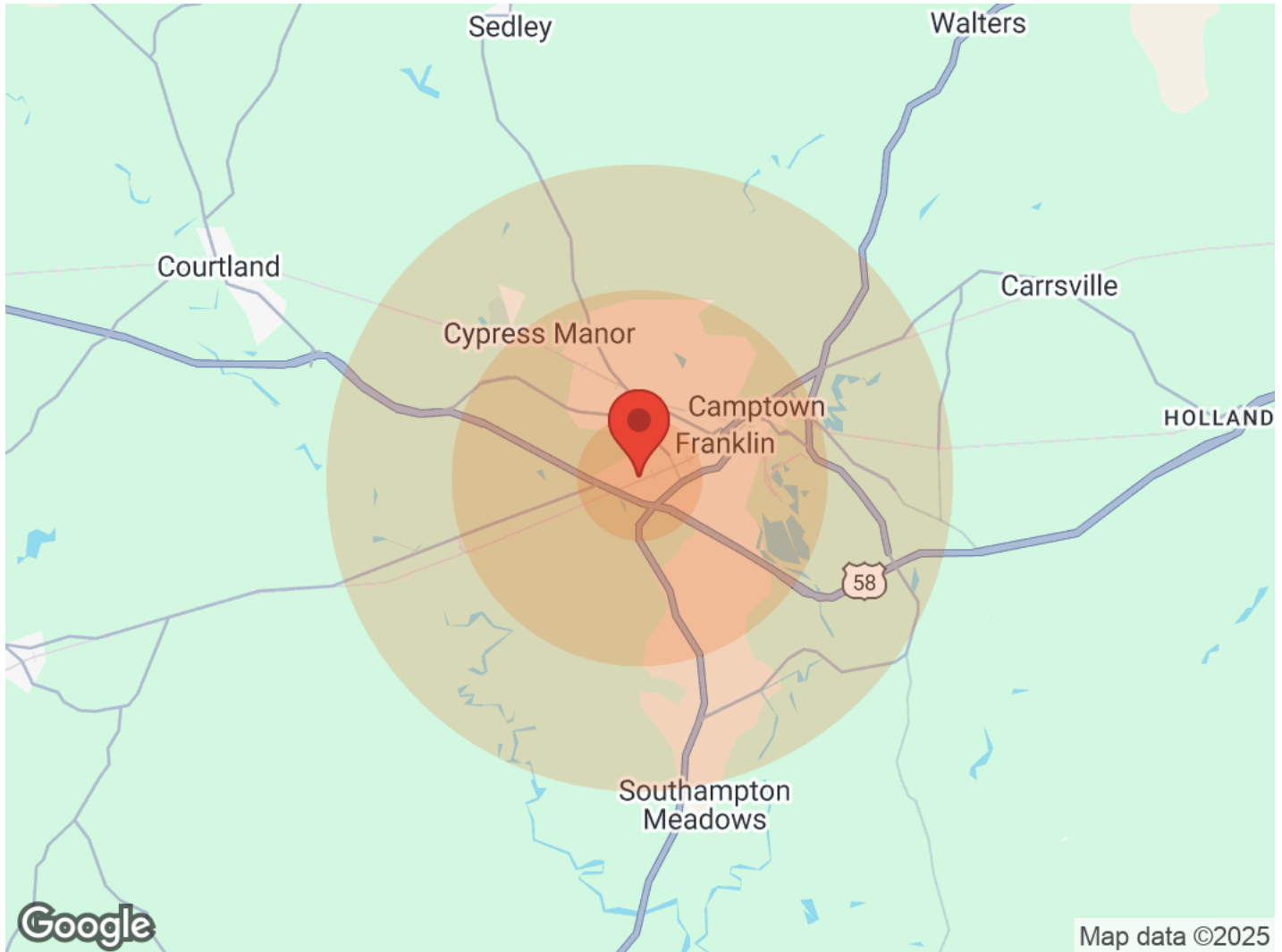
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	1,441	5,386	6,598	Median	\$25,055	\$34,656	\$32,017
Female	1,699	6,101	7,484	< \$15,000	436	1,035	1,188
Total Population	3,140	11,487	14,082	\$15,000-\$24,999	186	535	848
				\$25,000-\$34,999	238	654	756
				\$35,000-\$49,999	66	502	641
				\$50,000-\$74,999	141	748	908
				\$75,000-\$99,999	150	548	624
				\$100,000-\$149,999	40	519	571
				\$150,000-\$199,999	22	109	130
				> \$200,000	N/A	52	52
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	755	2,487	2,990	Total Units	1,563	5,488	6,644
Ages 15-24	422	1,438	1,809	Occupied	1,397	5,003	6,069
Ages 25-54	1,160	4,069	5,104	Owner Occupied	634	2,831	3,498
Ages 55-64	381	1,486	1,797	Renter Occupied	763	2,172	2,571
Ages 65+	422	2,007	2,382	Vacant	166	485	575
Race	1 Mile	3 Miles	5 Miles				
White	764	5,490	6,476				
Black	2,307	5,762	7,341				
Am In/AK Nat	N/A	N/A	N/A				
Hawaiian	N/A	N/A	N/A				
Hispanic	28	164	193				
Multi-Racial	98	372	432				

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