

INDUSTRIAL FOR SALE/LEASE

141 COMMERCE PARK ROAD

FRANKLIN, VA 23851



FOR SALE/LEASE

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



PRESENTED BY:

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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
Lease Rate:	\$6/SF NNN
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
Available for Sale/Lease

Location Overview

Franklin City
23 Miles to Suffolk

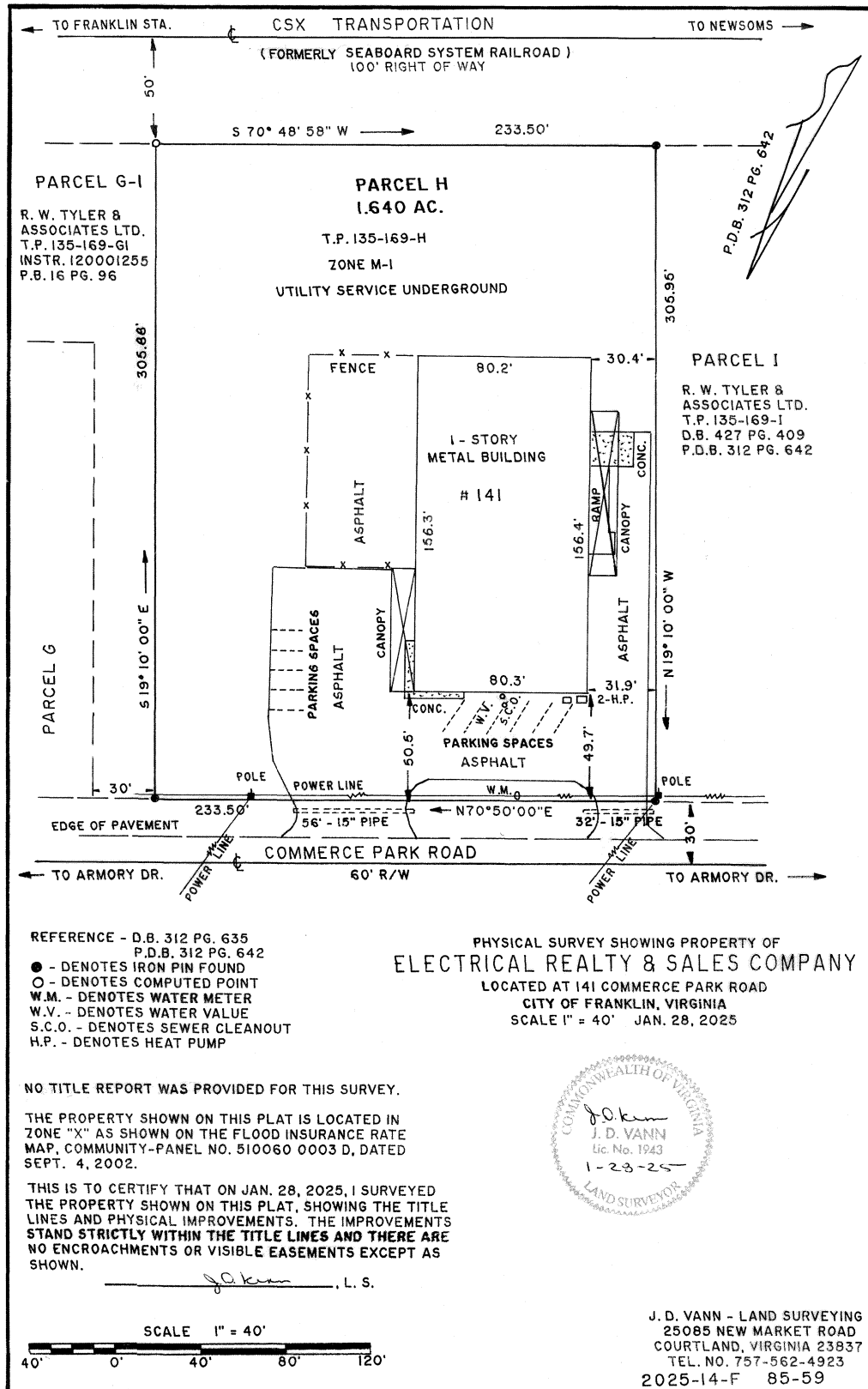
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PROPERTY PHOTOS

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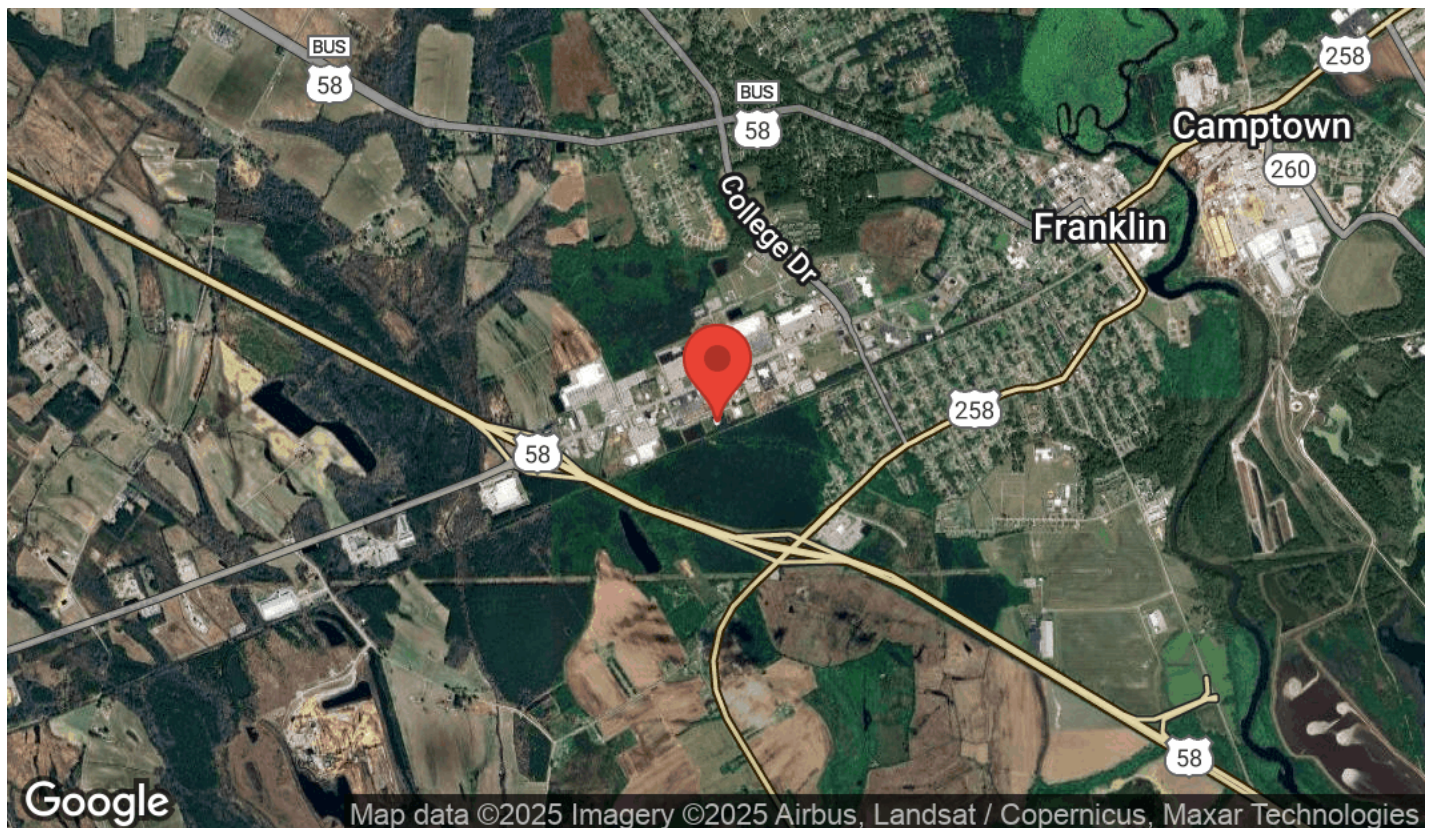
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LOCATION MAPS

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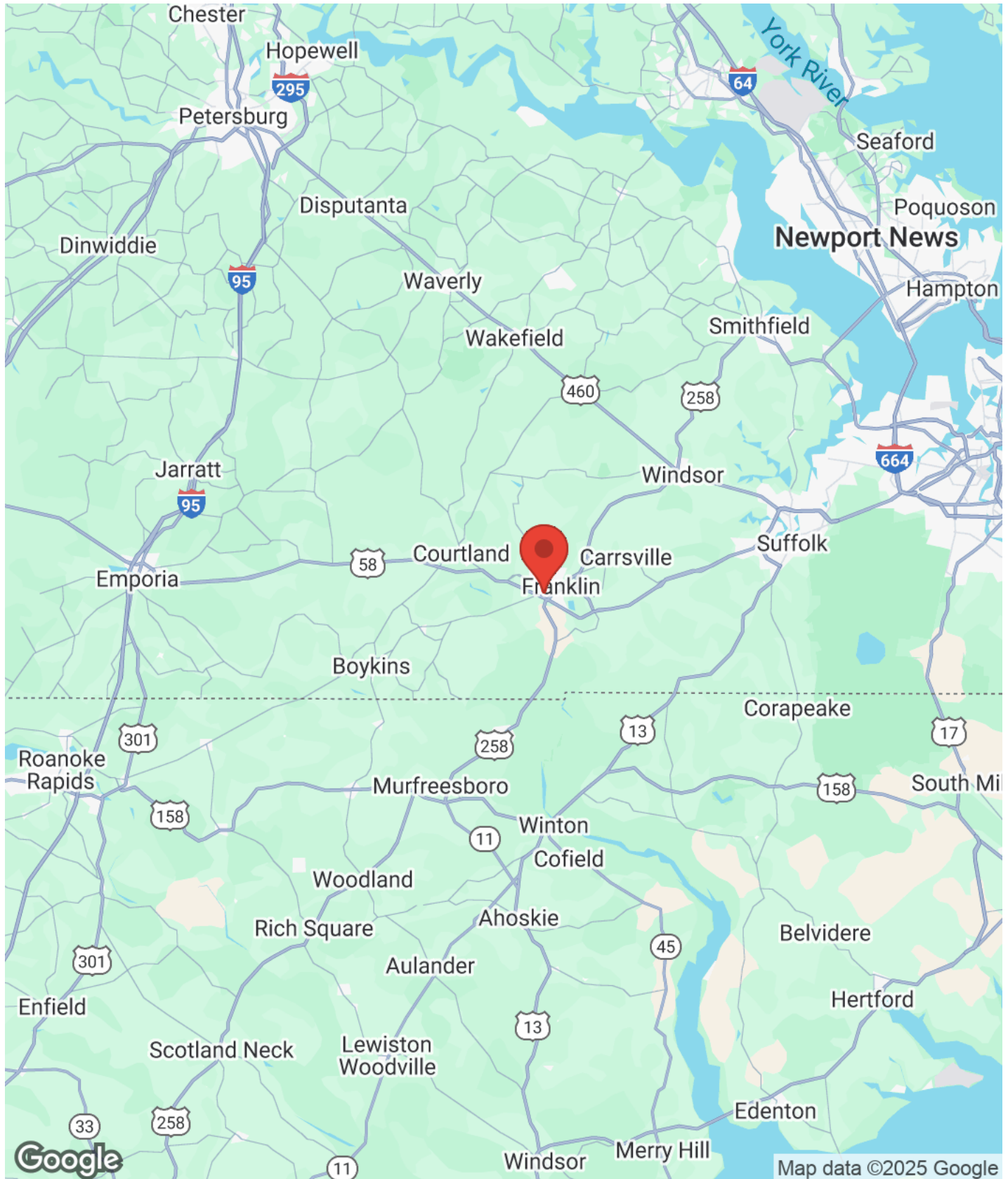
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INDUSTRIAL & OFFICE REAL ESTATE

REGIONAL MAP

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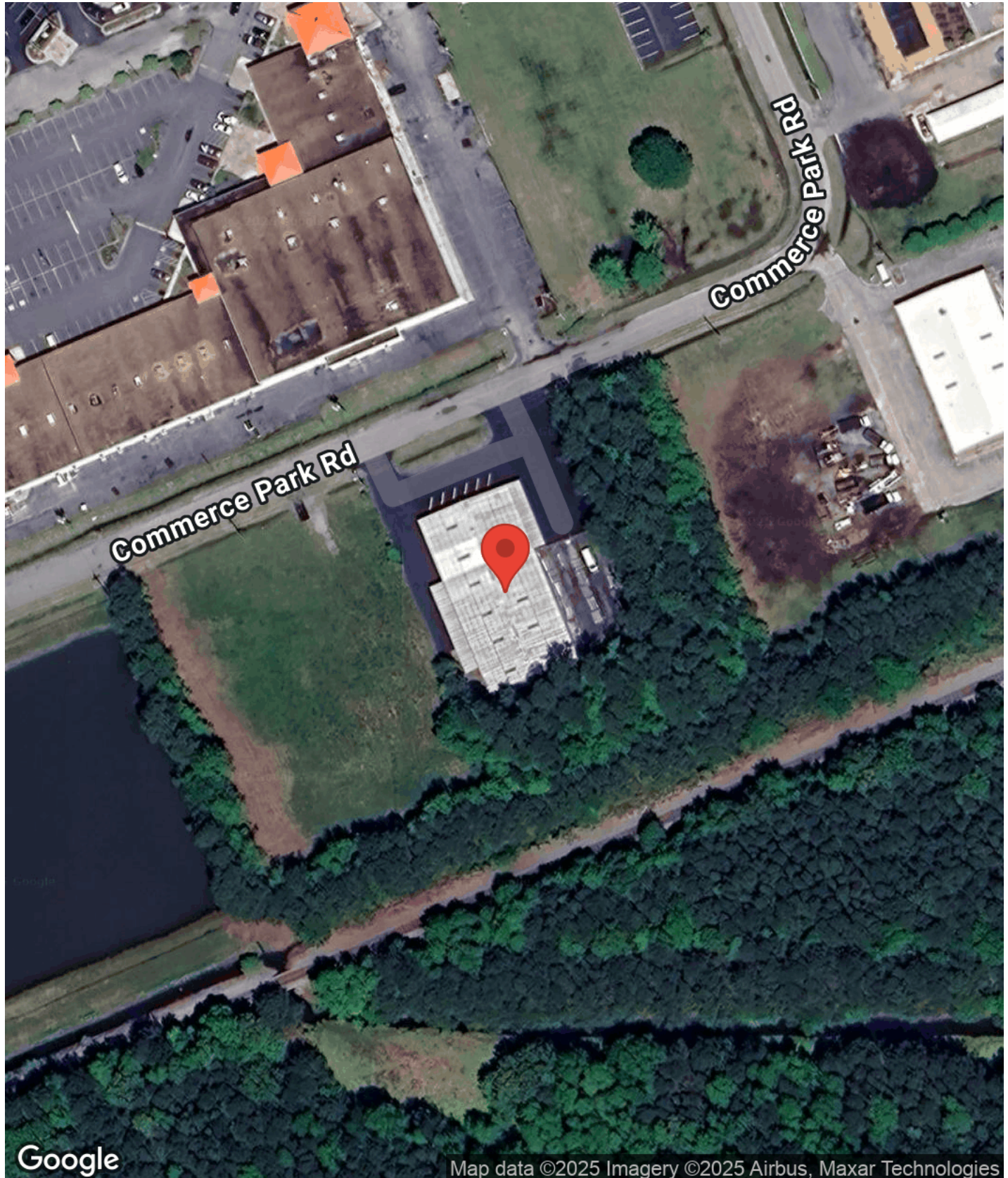
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AERIAL MAP

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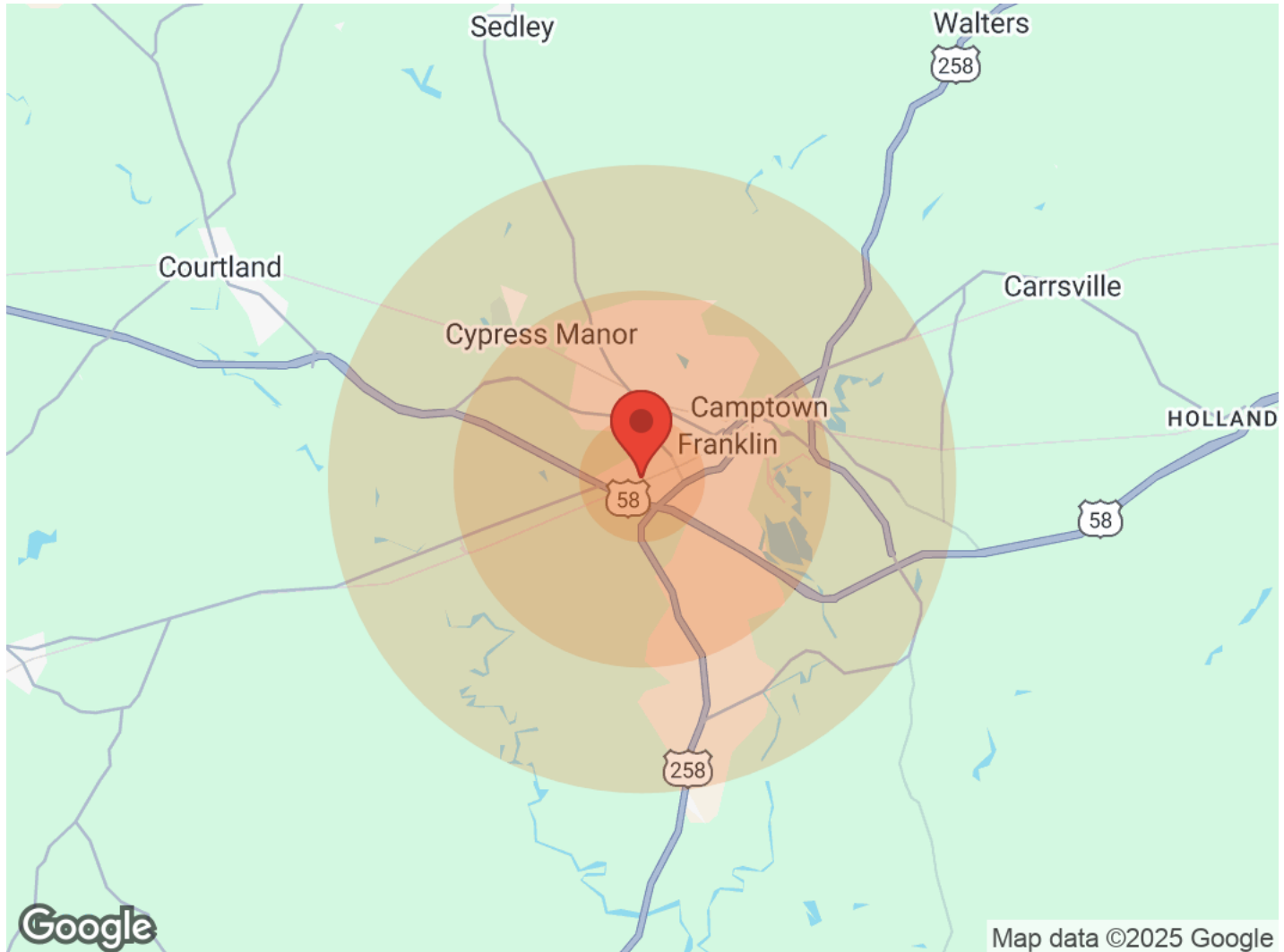
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DEMOGRAPHICS

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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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