### FORSALE

# 9056 OAKVILLE ROAD

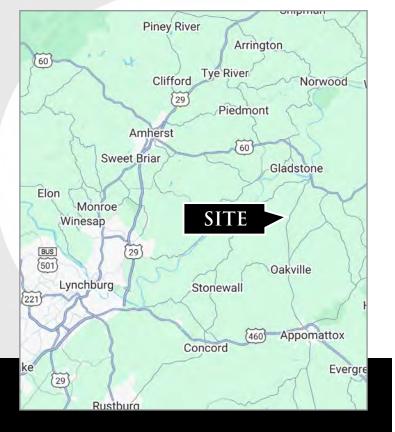


### 33,643 SF INDUSTRIAL/MANUFACTURING FACILITY ON 12 ACRES

#### **PROPERTY HIGHLIGHTS:**

- Class B Warehouse/Manufacturing Facility formerly the headquarters of StallWorks, LLC and VMF
- Located on US Route 60, Richmond Highway
- 33,643 SF Industrial Facility, located on 12 Acres
- Multiple Buildings with Large Outside Area and Adjacent Lay Down Yard
- 480 Volt/3 Phase Power; 12 Grade Level Access Doors
- 1,830 SF of office and includes a second Warehouse building
- Minutes from The Town of Appomattox and US Route 460
- Sale Price: \$1,200,000

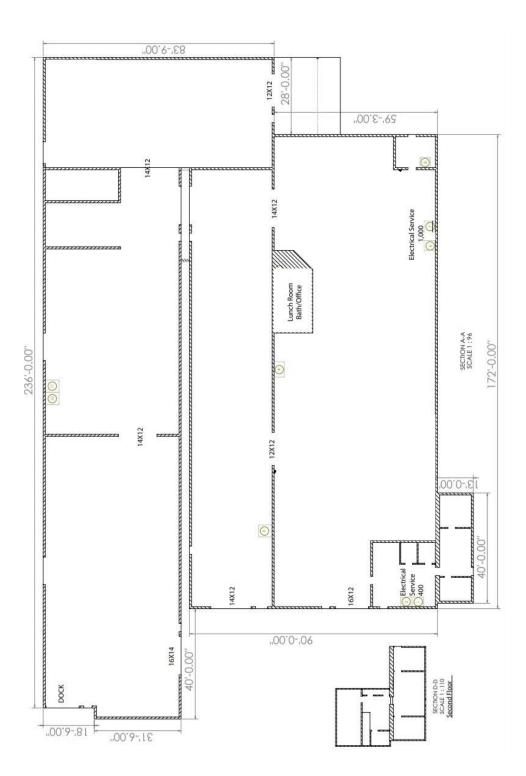




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## 9056 OAKVILLE ROAD Gladstone, Virginia 24553



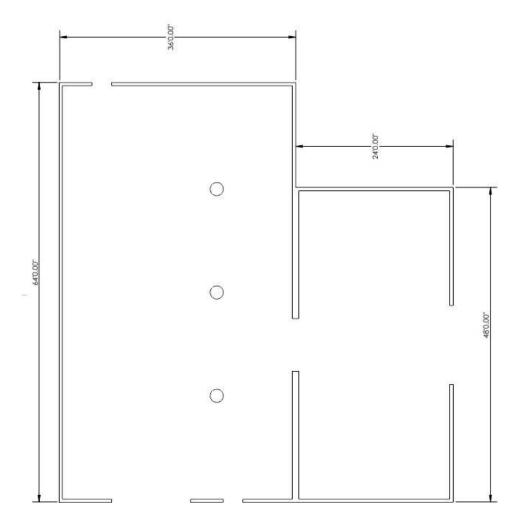
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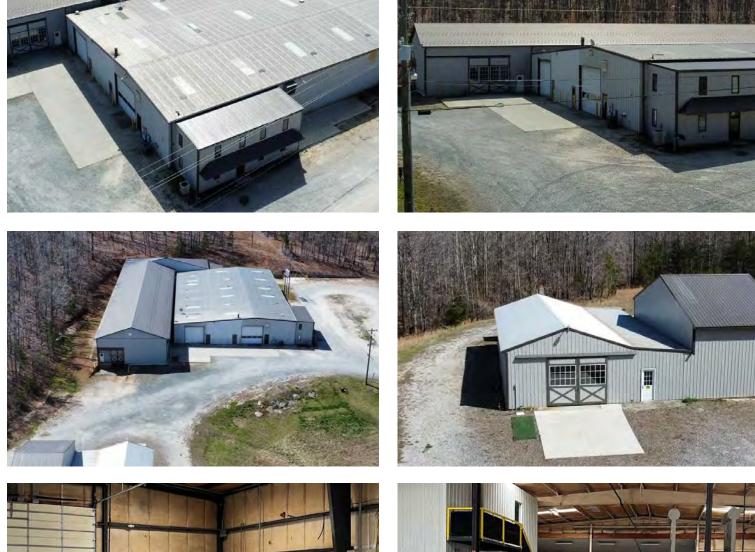




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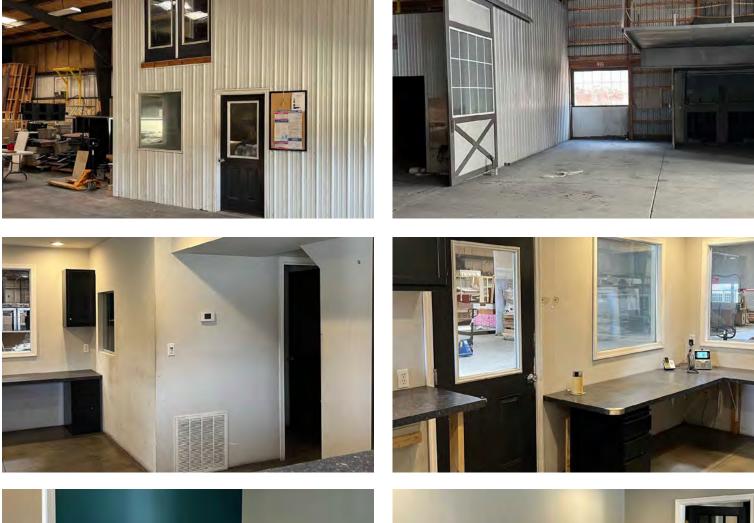


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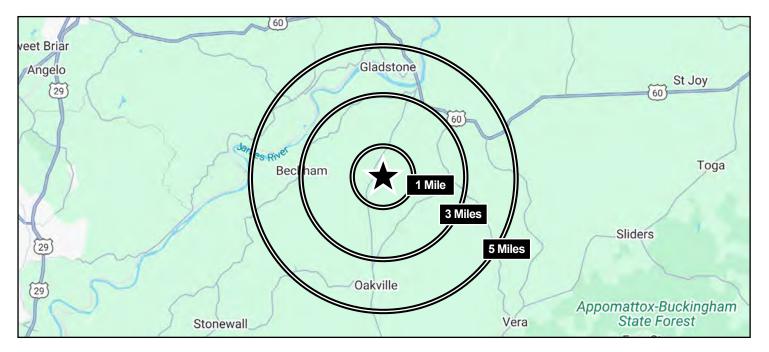






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	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>		<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population				Income			
Male	N/A	509	988	Median	N/A	\$74,873	\$73,88
Female	N/A	675	1,204	< \$15,000	N/A	31	99
Total	N/A	1,184	2,192	\$15,000-\$24,999	N/A	61	83
				\$25,000-\$34,999	N/A	92	92
Age				\$35,000-\$49,999	N/A	27	68
Ages 0-14	N/A	222	372	\$50,000-\$74,999	N/A	15	138
Ages 15-24	N/A	153	266	\$75,000-\$99,999	N/A	96	235
Ages 25-54	N/A	378	759	\$100,000-\$149,999	N/A	133	147
Ages 55-64	N/A	160	296	\$150,000-\$199,999	N/A	N/A	N/A
Ages 65+	N/A	271	499	> \$200,000	N/A	N/A	N/A
Race				Housing			
White	N/A	911	1,687	Total Units	N/A	582	1,124
Black	N/A	273	493	Occupied	N/A	489	922
AM In/AK Nat	N/A	N/A	N/A	Owner Occupied	N/A	419	791
Hawaiian	N/A	N/A	N/A	Renter Occupied	N/A	70	131
Hispanic	N/A	N/A	14	Vacant	N/A	93	202
Multi-Racial	N/A	N/A	24				



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