

9056 OAKVILLE ROAD

Gladstone, Virginia 24553

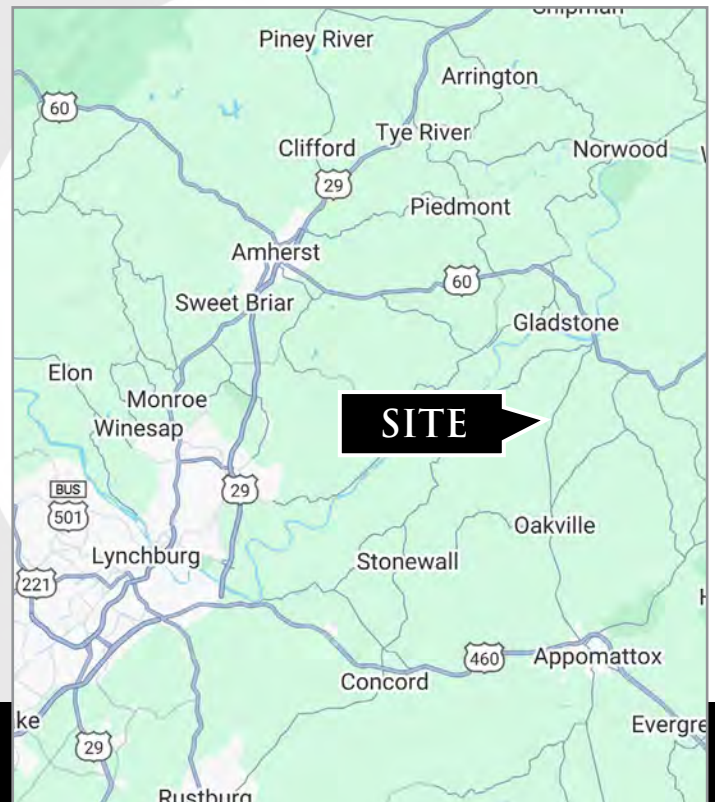
FOR SALE



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



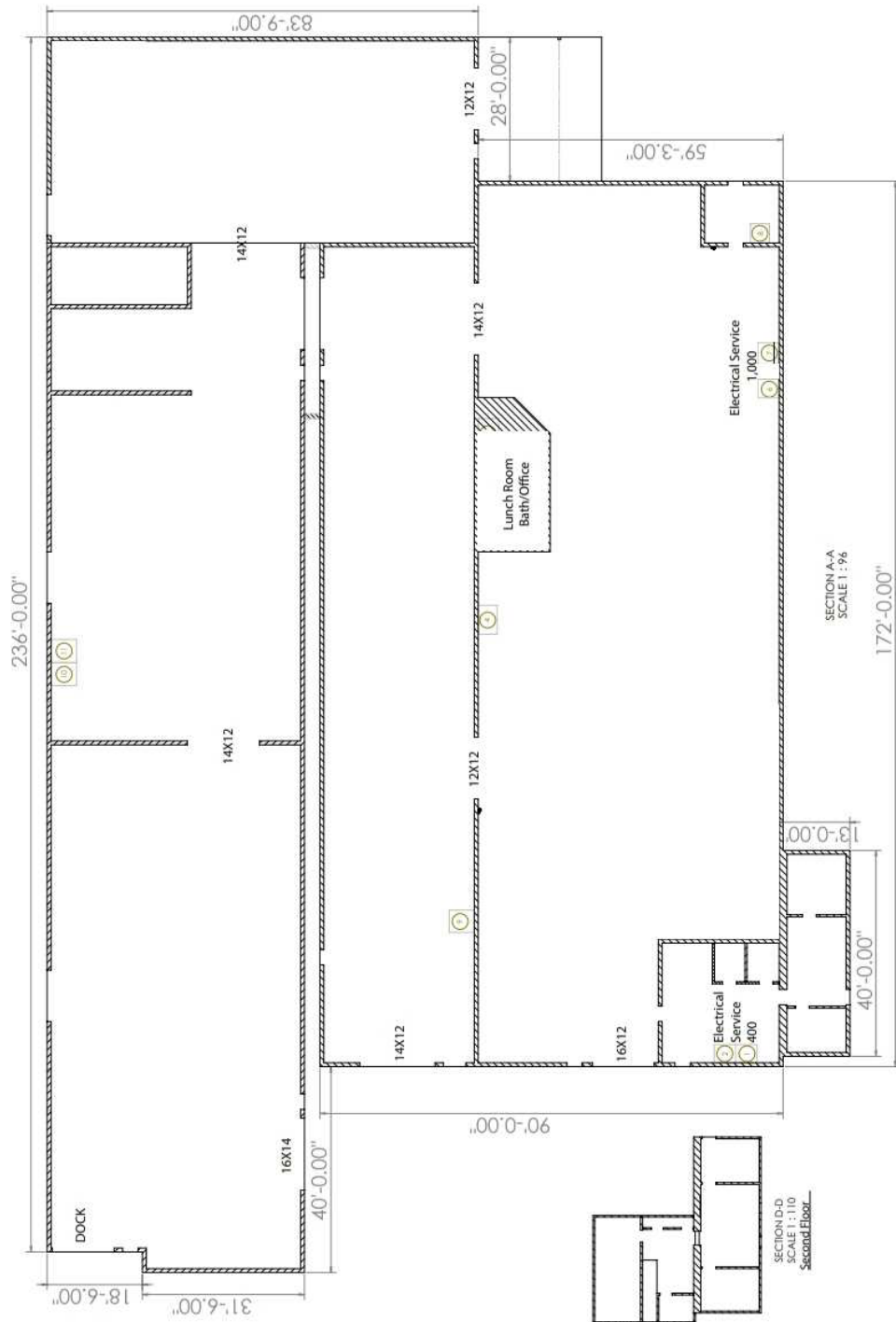
Chip Duff, MiCP
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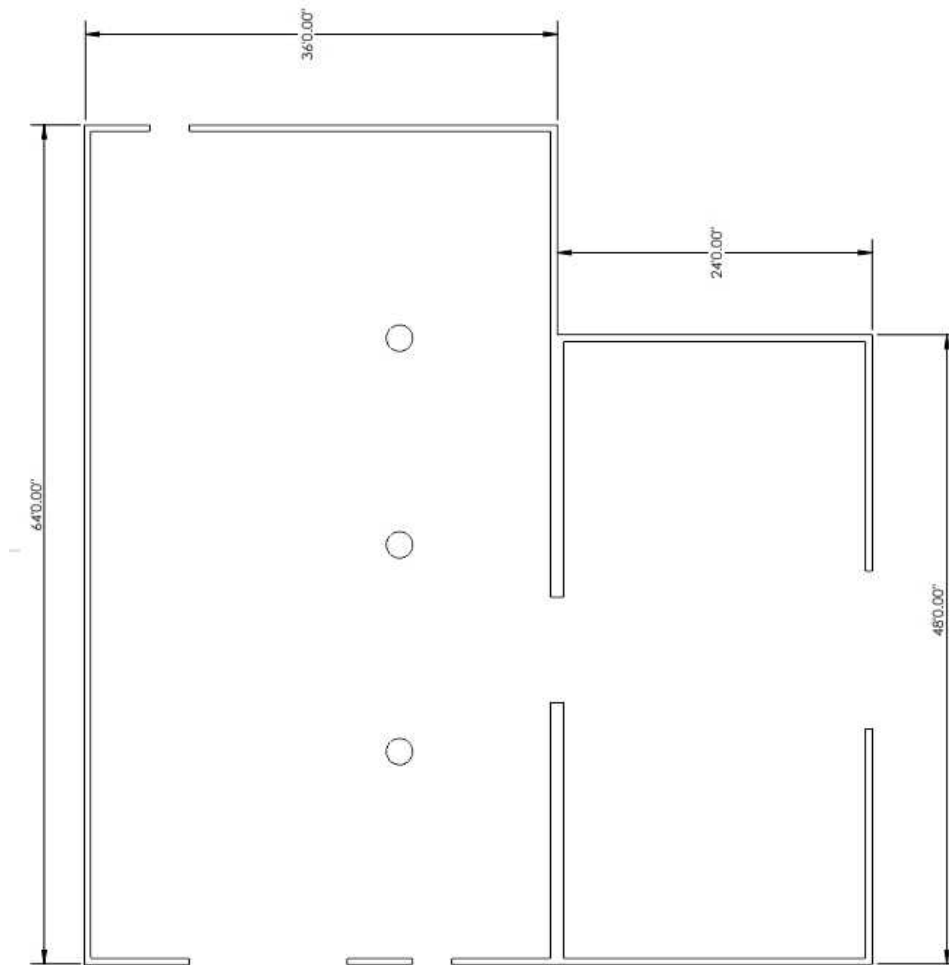
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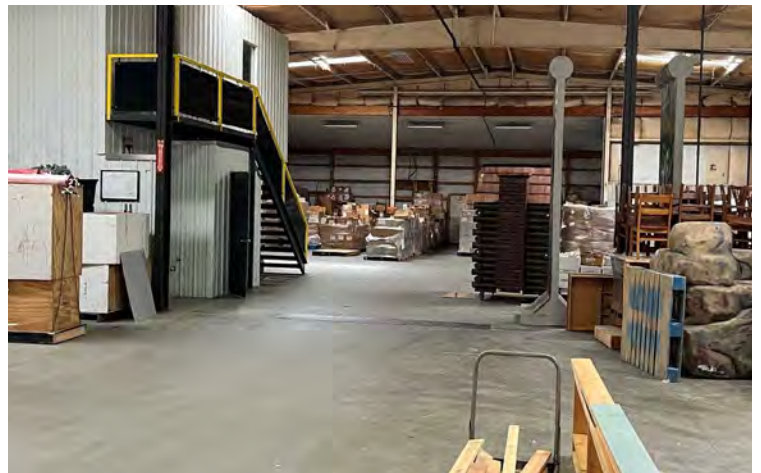
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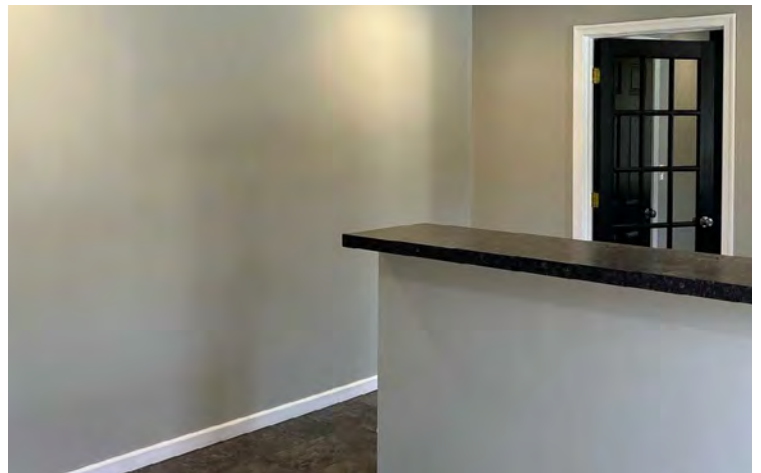
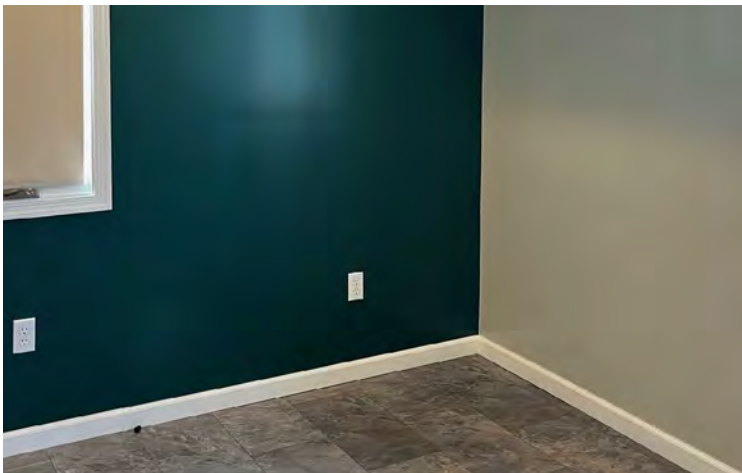
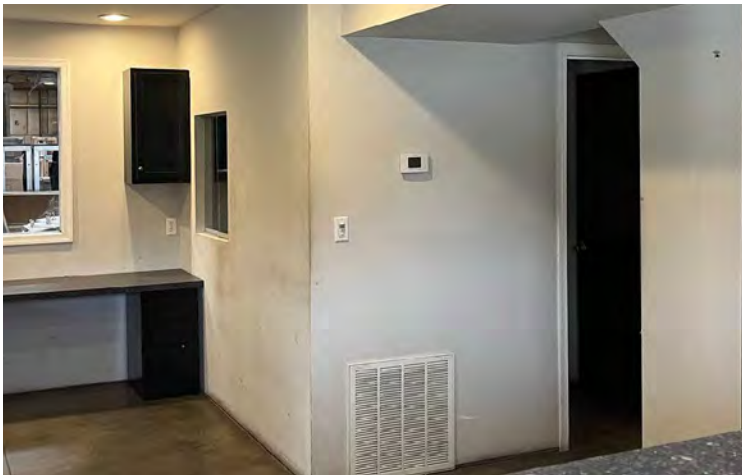
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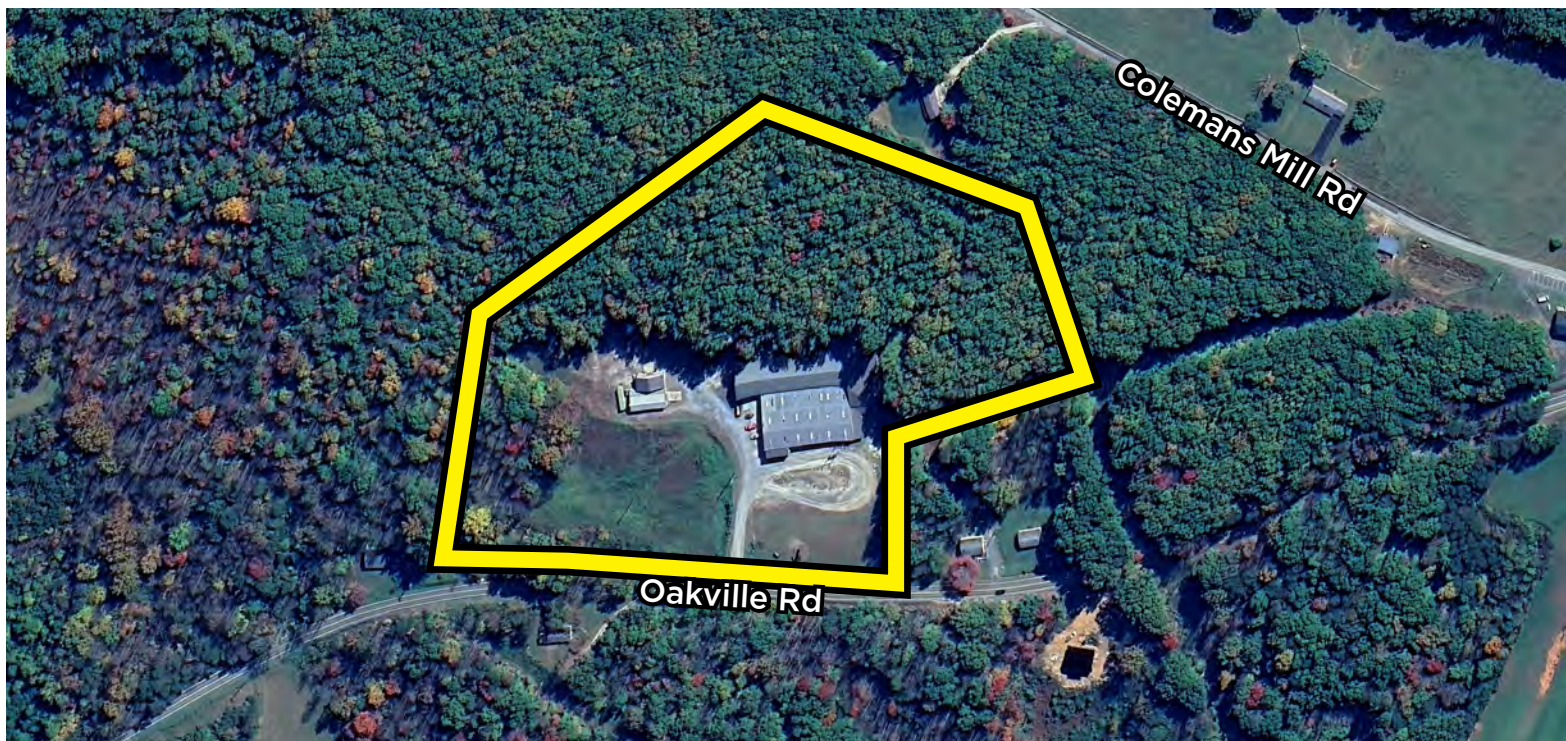
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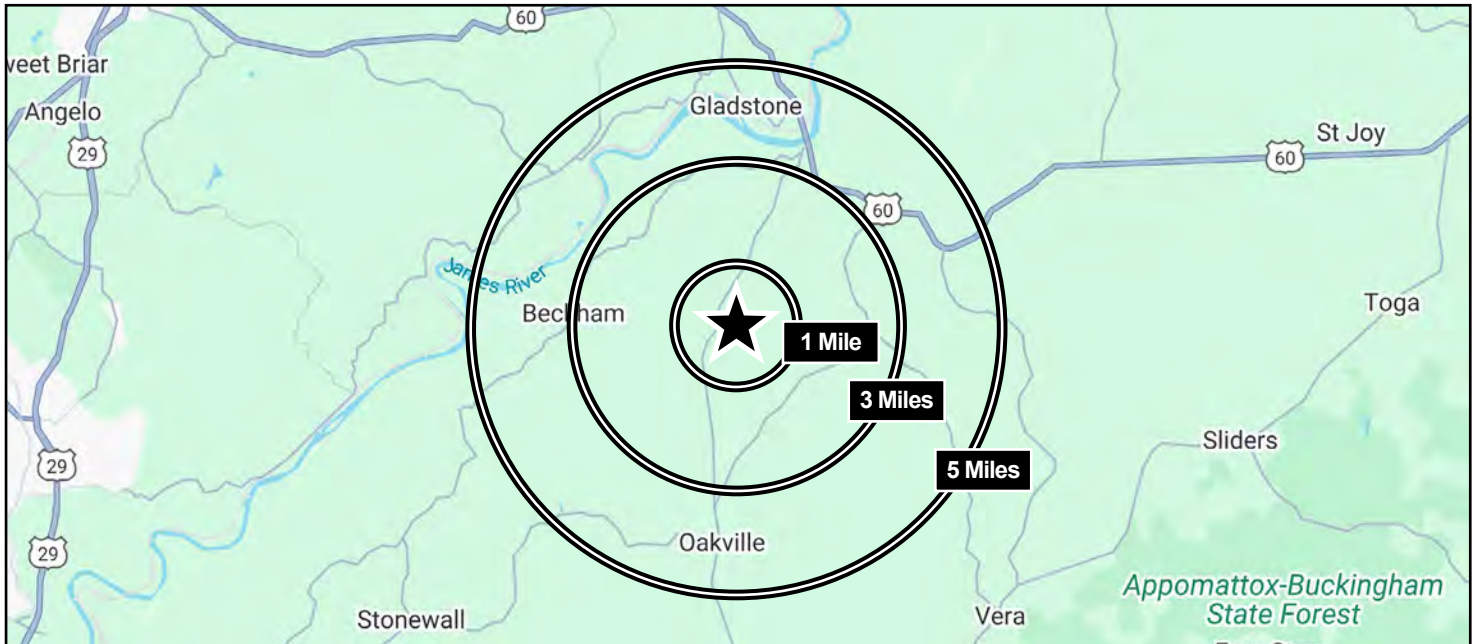
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	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population			
Male	N/A	509	988
Female	N/A	675	1,204
Total	N/A	1,184	2,192

Age			
Ages 0-14	N/A	222	372
Ages 15-24	N/A	153	266
Ages 25-54	N/A	378	759
Ages 55-64	N/A	160	296
Ages 65+	N/A	271	499

Race			
White	N/A	911	1,687
Black	N/A	273	493
AM In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	N/A	14
Multi-Racial	N/A	N/A	24

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Income			
Median	N/A	\$74,873	\$73,885
< \$15,000	N/A	31	99
\$15,000-\$24,999	N/A	61	83
\$25,000-\$34,999	N/A	92	92
\$35,000-\$49,999	N/A	27	68
\$50,000-\$74,999	N/A	15	138
\$75,000-\$99,999	N/A	96	235
\$100,000-\$149,999	N/A	133	147
\$150,000-\$199,999	N/A	N/A	N/A
> \$200,000	N/A	N/A	N/A

Housing			
Total Units	N/A	582	1,124
Occupied	N/A	489	922
Owner Occupied	N/A	419	791
Renter Occupied	N/A	70	131
Vacant	N/A	93	202



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