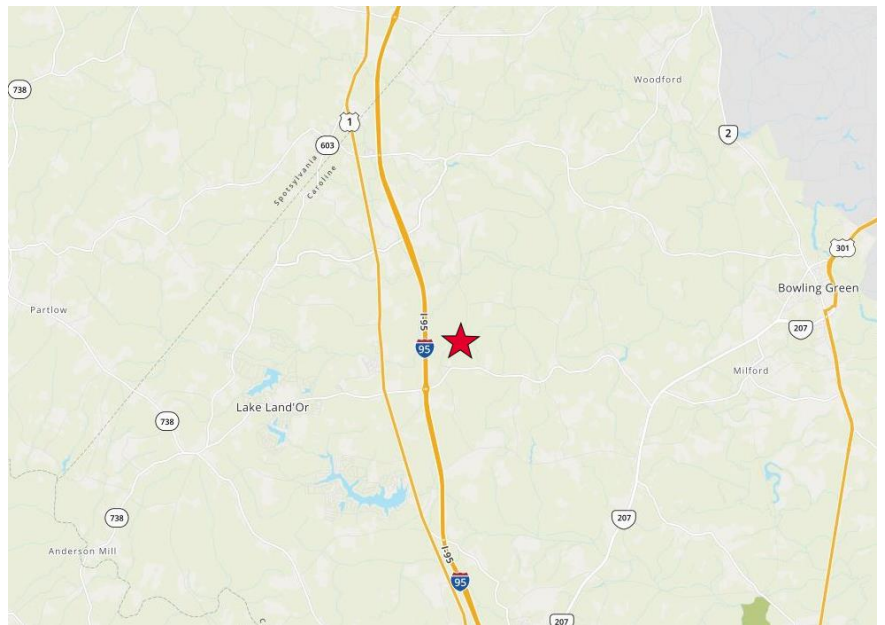




**Property Features**

- Building 1: 20,000 SF with one ground level rollup door, office and showroom
- Building 2: 90,000 SF with 3 loading docks, 5 ground level rollup doors and office
- 3 Phase electrical system with 440V



Specifications	
Sale Price	\$4,500,000
Total Acres	19.91 AC
Total SF	110,000 SF
Timing	Available immediately
Cap Rate	6.44%
Timing	Full occupancy through 2019

For more information, contact:

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 540 322 4158  
 thomas.raines@thalhimer.com

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 1125 Jefferson Davis Highway, Suite 350  
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 www.thalhimer.com



Building 2	
Total Size	90,000 SF
Tenant	McDean
Lease Term	December 2019
Rental Rate	\$2.50 NNN
Year Built	2009

**Property Features**

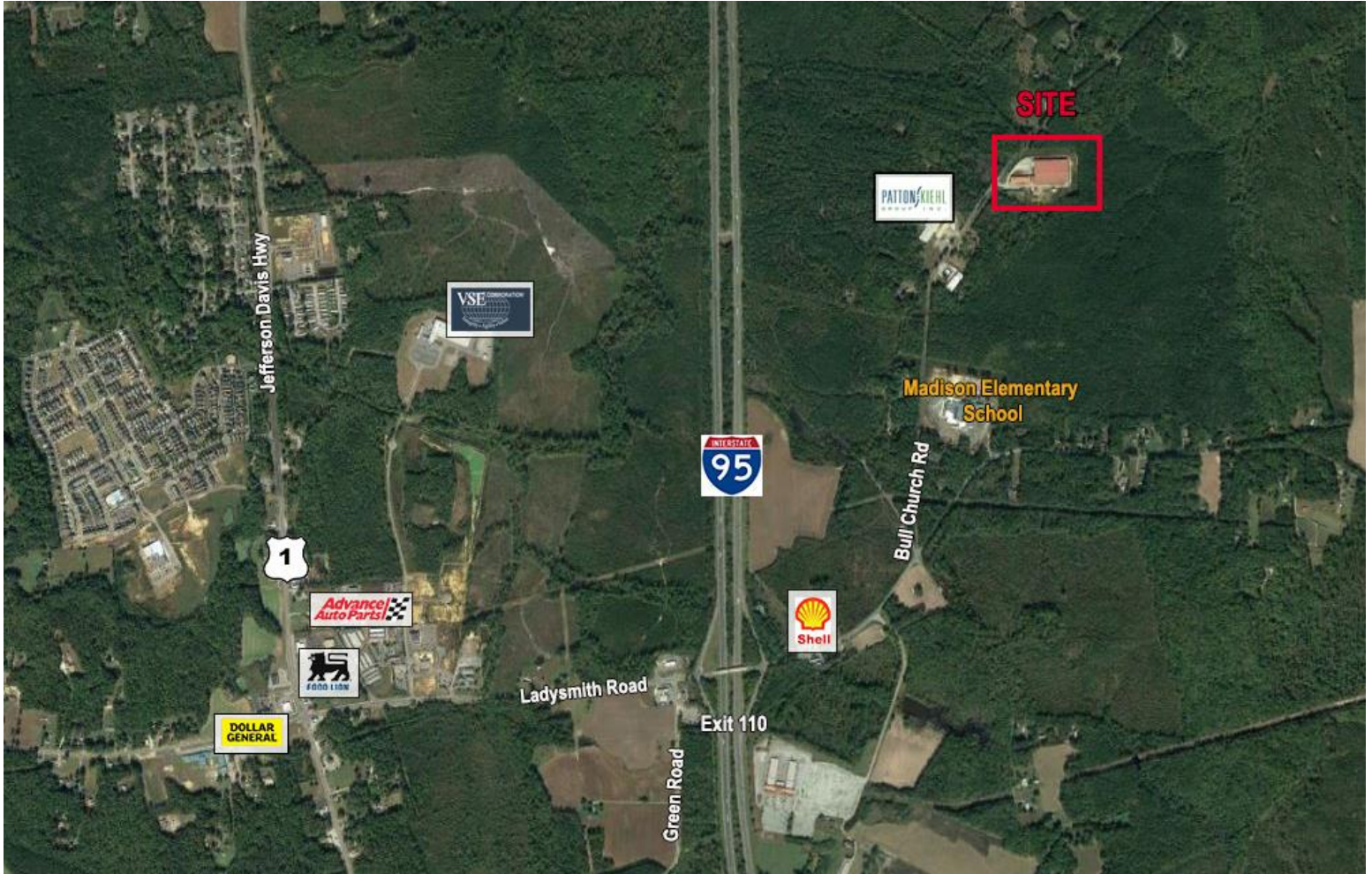
- 26' Clear Height
- 6" Floor Thickness
- 66 Space/0.60 Ratio
- ESFR Sprinkled

Building 1	
Total Size	20,000 SF
Tenant	Infinity Cheer & Dance School
Lease Term	Flexible
Maintenance	New roof installed in 2014
Year Built	1975

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