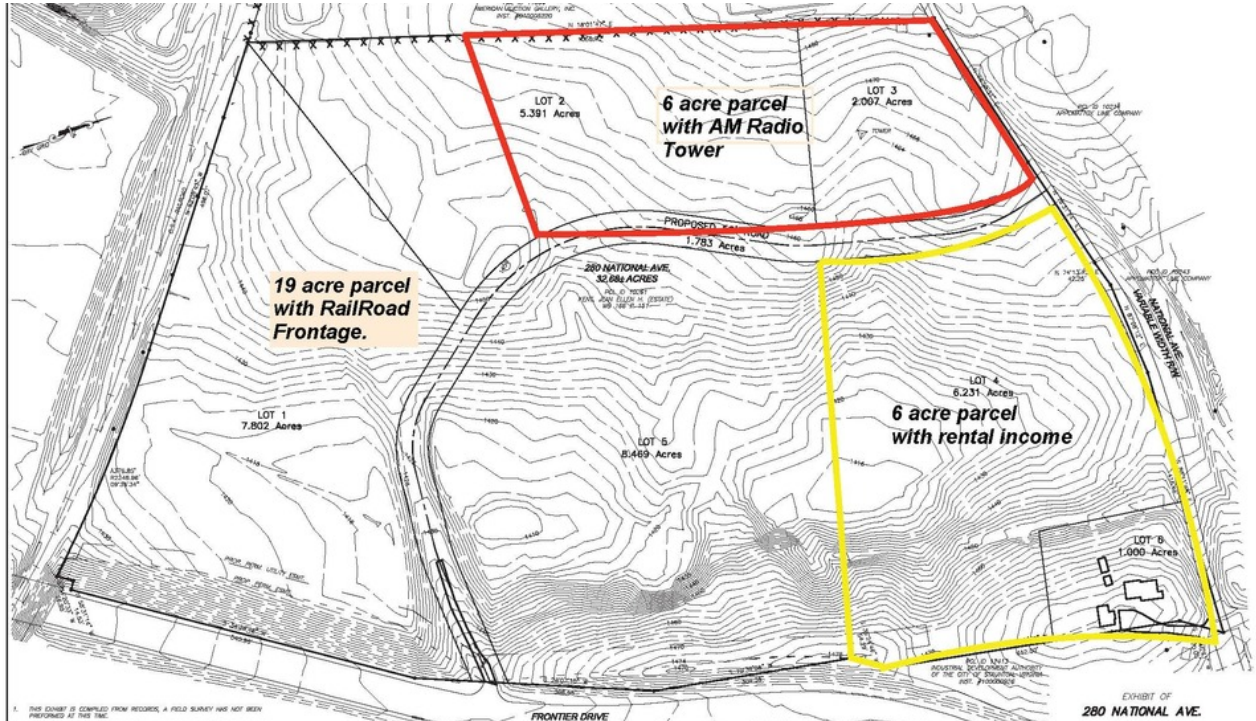


# PRIME LIGHT INDUSTRIAL LAND FOR SALE

280 National Avenue, Staunton, VA 24402

Great Location Near Highly Desirable Jefferson Highway in Staunton, VA



## OFFERING SUMMARY

Sale Price: \$725,000  
Entire 28.92 acres

\$350,000  
19 Acres +/-

\$350,000 Each  
6 +/- Acre Parcel



Zoning: Light Industrial (I-1)  
Utilities: Public Water & Sewer Available  
Frontage: National Avenue  
Frontier Drive  
MLS #: #534266, #566121, #566122, #566125

## PROPERTY OVERVIEW

28.92 acres zoned light industrial. Located adjacent to Staunton Crossings. Railroad access available. Many mixed use options available. Property can be subdivided into small tracts: 19 acres +/- tract with frontage on Frontier Drive - \$350,000; 6 acres +/- fronting on National Avenue with AM radio tower on parcel generating \$800/month income - \$350,000; 6 acres +/- fronting on both National Avenue & Frontier Drive with small rental home on property generating \$600/month income - \$350,000.

For More Information:

Greg Keeler  
540.478.5232  
greg.keeler@cottonwood.com

**COTTONWOOD**  
COMMERCIAL  
A COMMERCIAL REAL ESTATE BROKERAGE



# PRIME LIGHT INDUSTRIAL LAND FOR SALE

280 National Avenue, Staunton, VA 24402

## Additional Photos



For More Information:

Greg Keeler

540.478.5232

greg.keeler@cottonwood.com

**COTTONWOOD**  
COMMERCIAL  
A COMMERCIAL REAL ESTATE BROKERAGE



---

## PRIME LIGHT INDUSTRIAL LAND FOR SALE

280 National Avenue, Staunton, VA 24402

---

### Location Maps



For More Information:

Greg Keeler  
540.478.5232  
[greg.keeler@cottonwood.com](mailto:greg.keeler@cottonwood.com)

**COTTONWOOD**  
**COMMERCIAL**  
A COMMERCIAL REAL ESTATE BROKERAGE