

FLEX SPACE FOR LEASE

S VALLEY PIKE INDUSTRIAL PARK

4769 South Valley Pike, Harrisonburg, VA 22801

\$6.25 SF/yr



For More Information:

Tim Reamer

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OFFERING SUMMARY

Available SF:	11,000 SF (divisible)
Lease Rate:	\$6.25 SF/yr (NNN)
Dock Doors	4 (12x12) Drive In
Infrastructure	Electric: 3 Phase Natural Gas: To Building
Sprinkled	Yes
Lot Size:	1.56 Acres
Building Size:	24,000
Zoning:	M1

PROPERTY OVERVIEW

Well maintained 11,000sf warehouse minutes from I-81 Exit 243 featuring high ceiling heights, top tier utility infrastructure, four drive-in doors, and an office in place. Divisible to 4,800SF.

PROPERTY HIGHLIGHTS

- Less than one mile to Interstate 81 @ Exit 243
- Flexible layout with limited columns and four overhead doors.
- Limited upfit required with sprinkler system and manager's office in place.

For More Information:

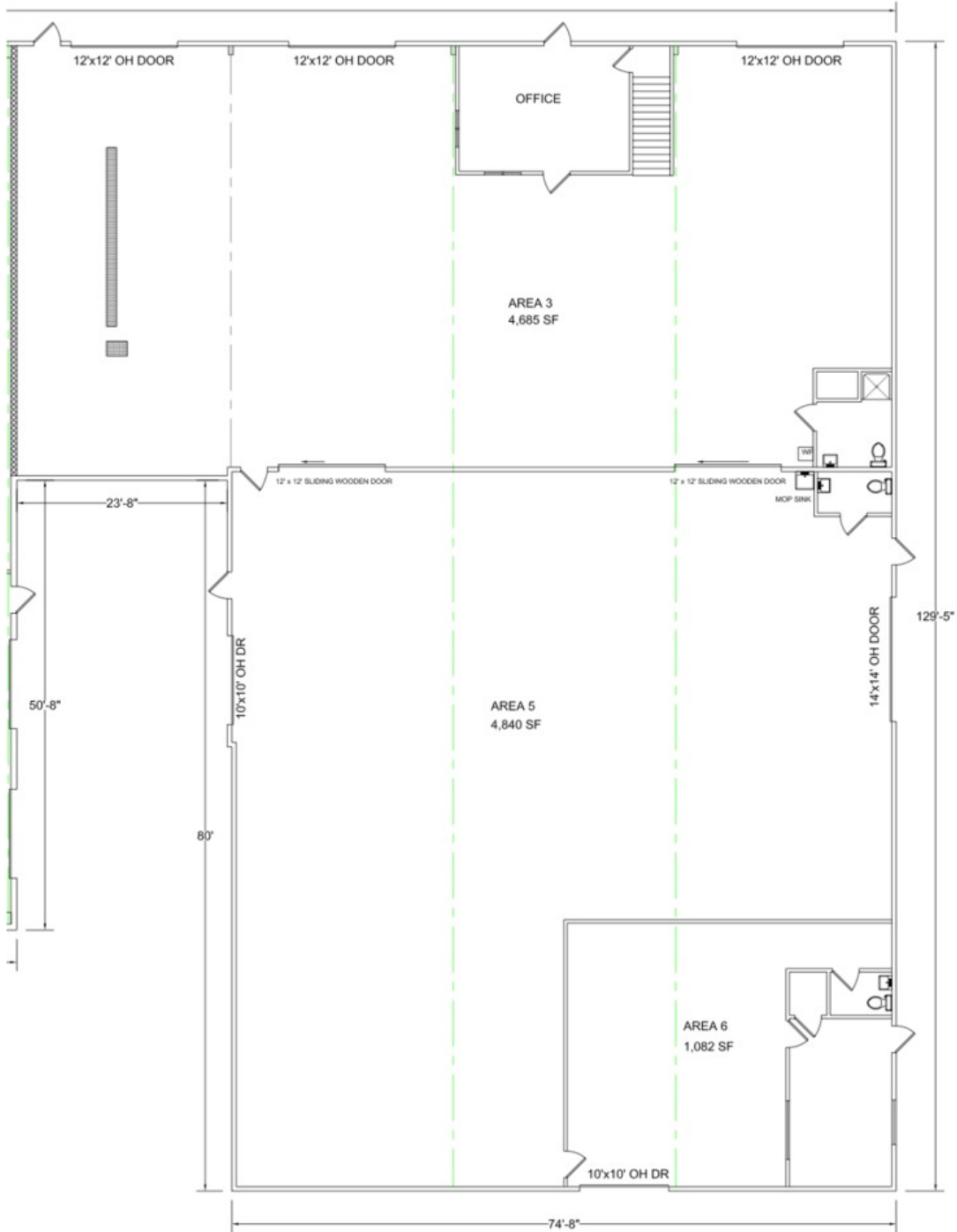
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Floor Plans



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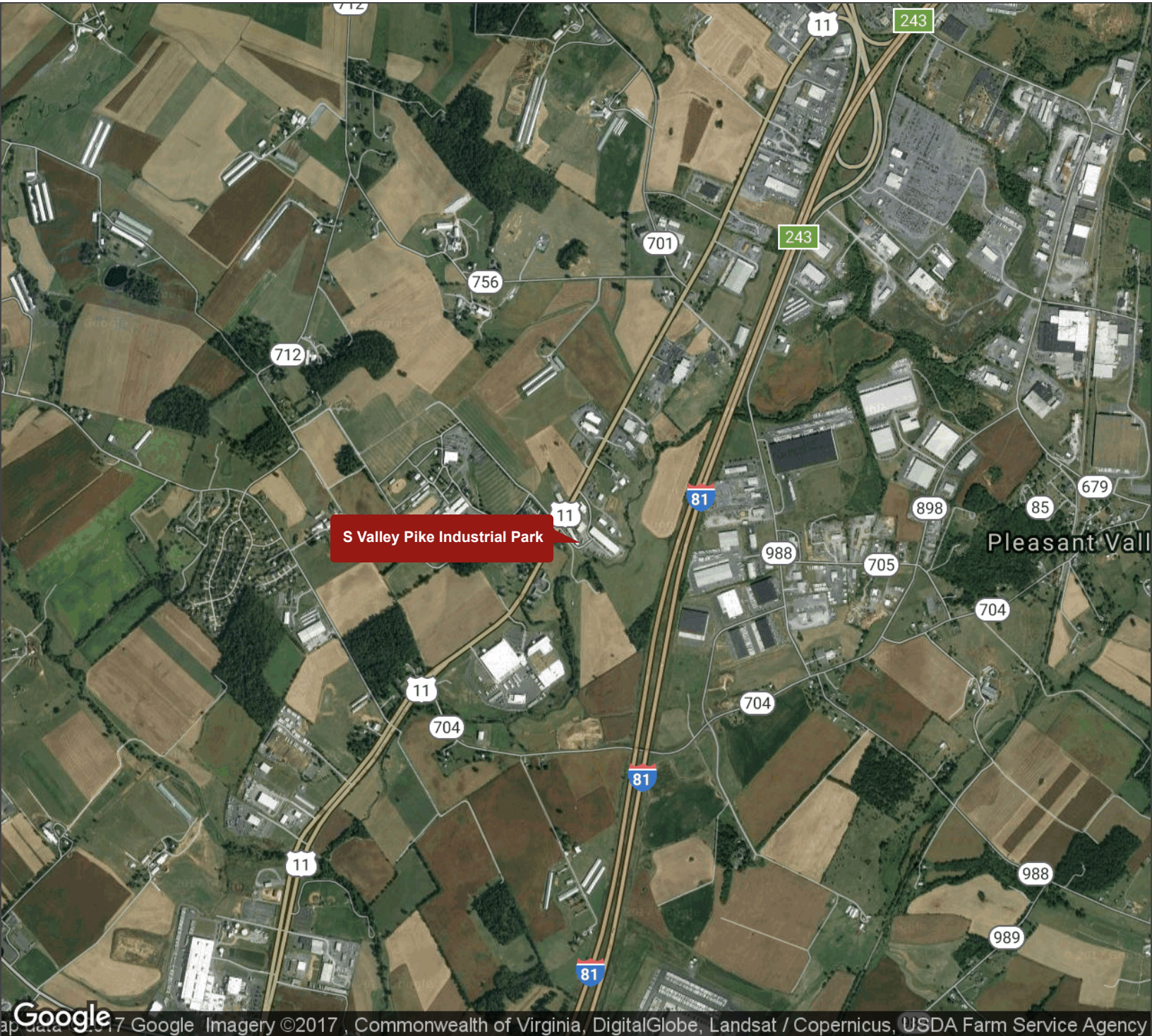
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Aerial Map



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