
FLEX OFFICE AND WAREHOUSE SPACE

1567 CF Pours Drive, Harrisonburg, VA 22802

2,400SF OFFICE | 4 BAY WAREHOUSE | SECURE FENCED YARD



OFFERING SUMMARY

Available SF	5,600SF
Office	2,400SF
Warehouse	3,200SF (divisible)
Lot Size	2.0 Acres
Lease Rate	\$8.00-\$10.50 (NNN)

PROPERTY OVERVIEW

Located in one of the most established industrial parks in the Harrisonburg-Rockingham area, a 4 bay garage consisting of 3,200 SF sits with a 2,200 SF office on just over 2 acres allowing the user to store material and benefit from ample equipment parking.

The office consists of 3 large offices, break room/kitchen, restroom, and foyer over two floors, each with ground level entrances. The 4 bay garage is 40' long allowing for storage of longer equipment. User can lease office, high bay garage with land, or all. Located on CF Pours Drive with easy access to Route 42 and 11 and less than 3 miles to I-81.

PROPERTY HIGHLIGHTS

- Flexible warehousing and office available for lease as a whole or part
- Easy Access to Interstate 81, Route 42, and Route 11
- Fenced yard area over two acre parcel for outside material storage
- Separate office with break room, kitchen, training room over two ground level floors.

For More Information:

Craig Anders
540.383.6054
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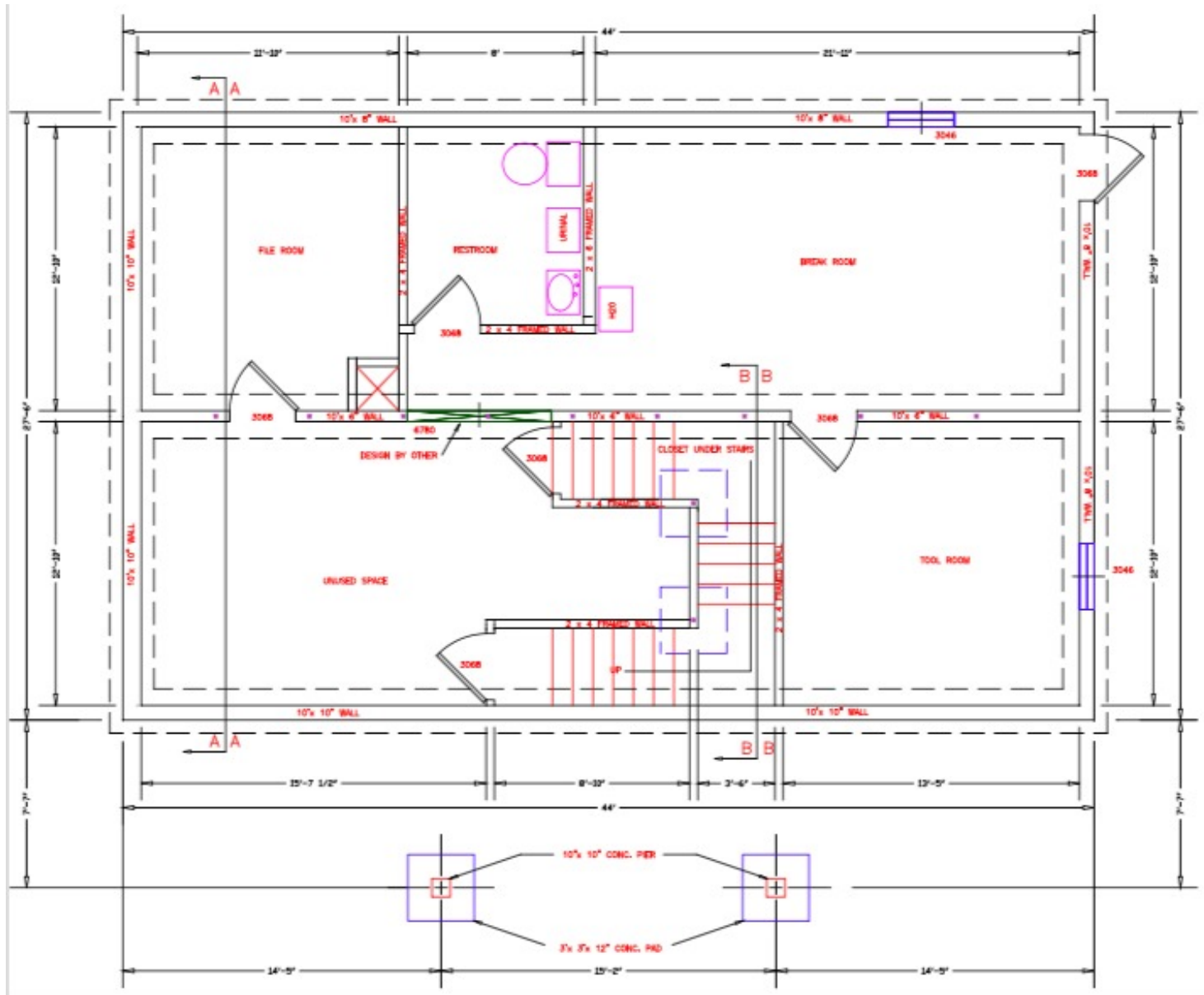
Tim Reamer
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OFFICE FLOOR PLAN (UPPER LEVEL)



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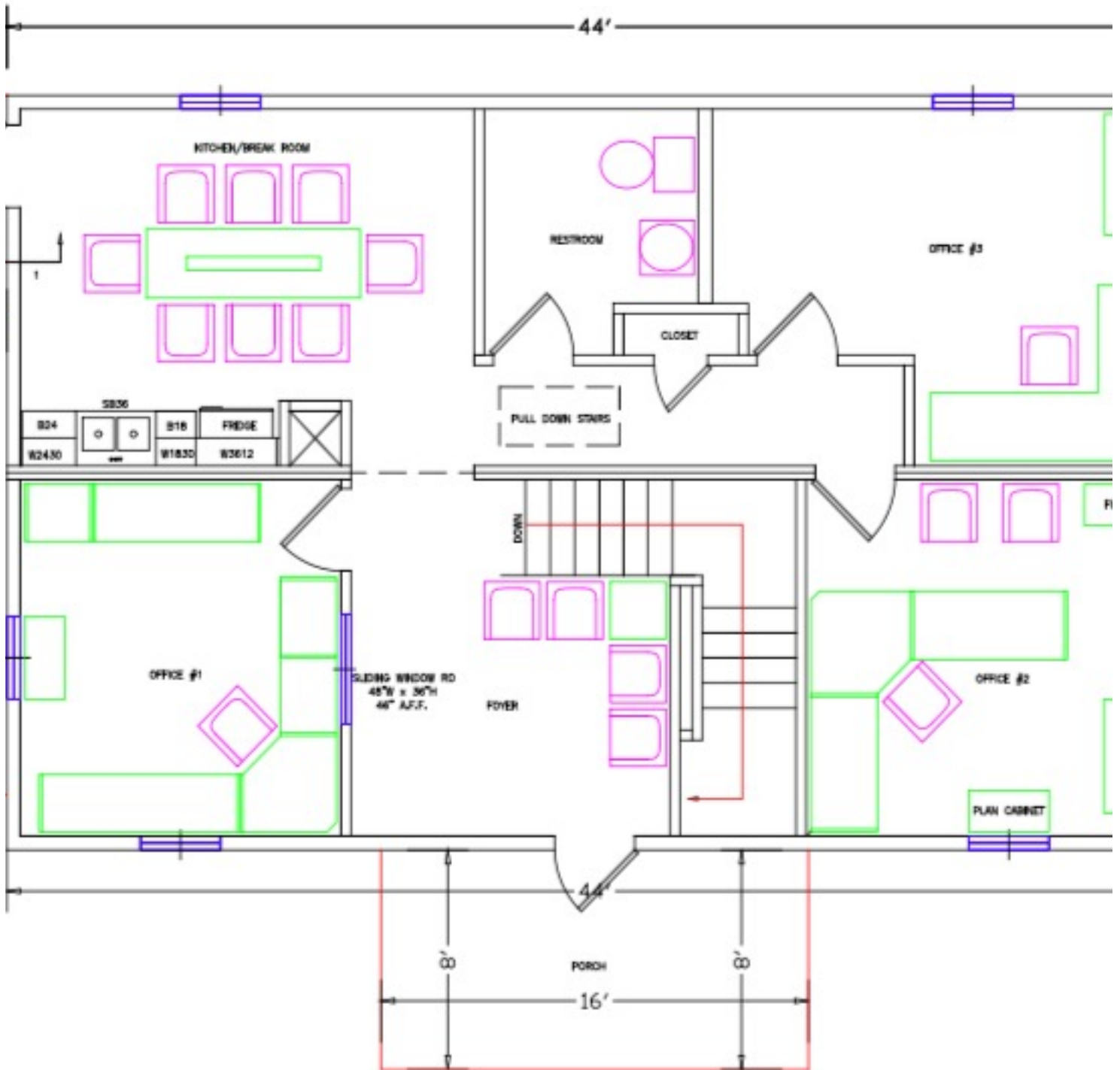
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OFFICE FLOOR PLAN (LOWER LEVEL)



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SITE PLAN



OFFICE STRUCTURE NOT PICTURED

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AERIAL MAP



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Available Spaces



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Divisible Warehouse 4 Bays	Flex Space	\$8.00 SF/yr	NNN	3,200 SF	Negotiable	
Three Office break room/kitchen, restroom	Office Showroom	\$10.50 SF/yr	NNN	2,400 SF	Negotiable	

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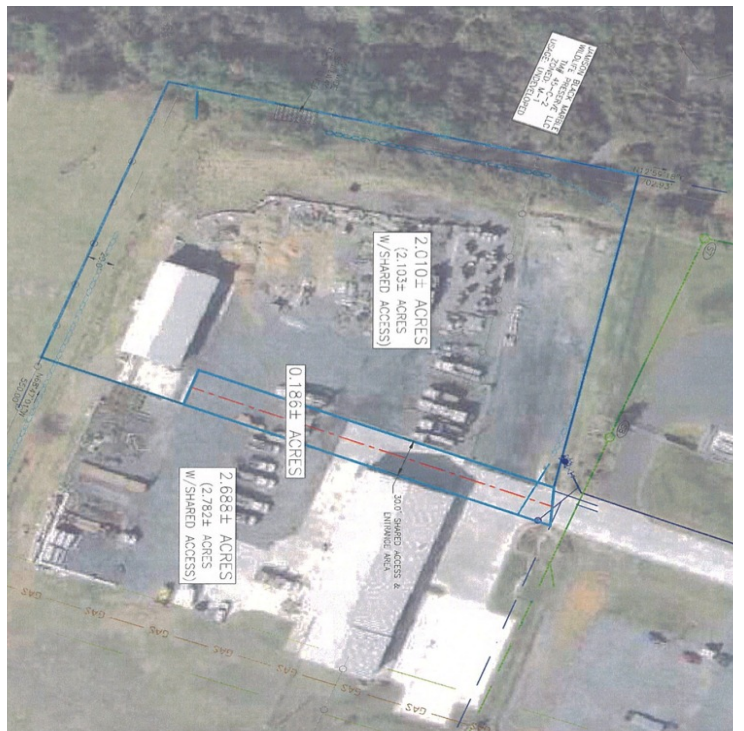
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ADDITIONAL PHOTOS



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