

24,000 SF + WAREHOUSE/SHOWROOM SPACE FOR SALE OR LEASE

1153 & 1157 S High Street, Harrisonburg, VA 22801

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,450,000
Lease Rate:	\$3.75 PSF + \$1.00 CAM Triple Net
Building Size:	24,000+
Lease Divisible:	10,000 - 24,000 SF
Zoning:	M1
Utilities:	Public Water Public Sewer
Access:	S. High St (Rt. 42) 17,000 AADT+



PROPERTY OVERVIEW

Beautiful showroom and warehouse located directly off Route 42 in Harrisonburg, Virginia. This property is 22,000 SF and 3 acres in a prime commercial area. There are 9 points of entrance as well as a large dock door to make storing and transporting easy! Building includes 3 half-bathrooms, a brand-new roof, and completely new HVAC. The spacious showroom boasts hardwood floors and large windows. A modern industrial style is seen throughout with its natural light, historical wall safe, and exposed brick and ceilings. This property is a great investment with a current rental income of \$2,800 per month as well as growth potential for expansion, parking, or material storage. See if this property could be the home of your business today.

For More Information:

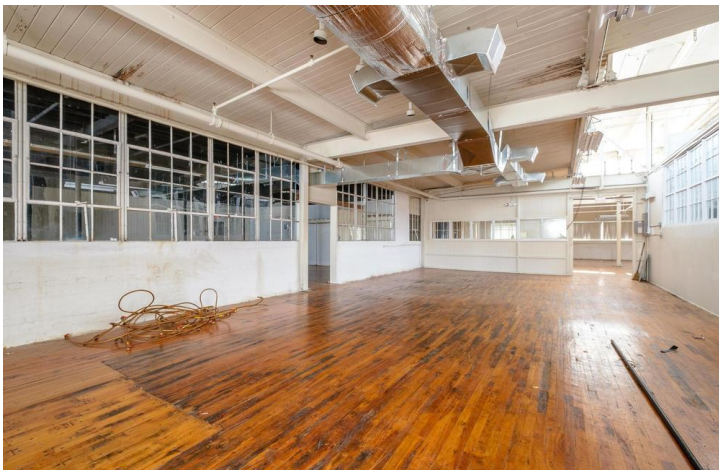
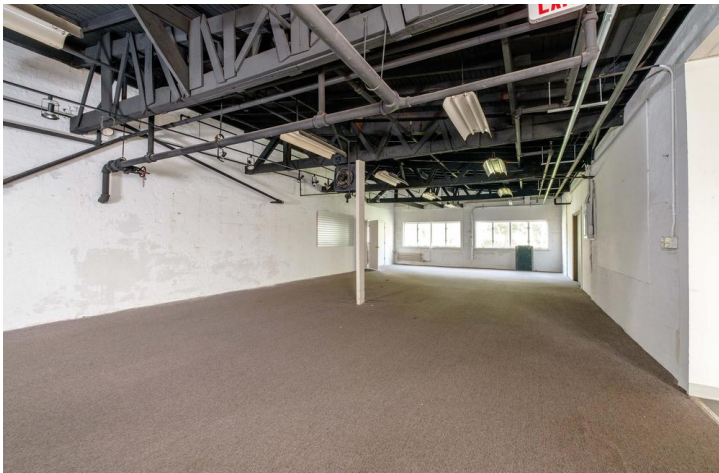
Craig Anders
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1157 S High St Interior Photos



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Exterior Photos



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Aerial Photos



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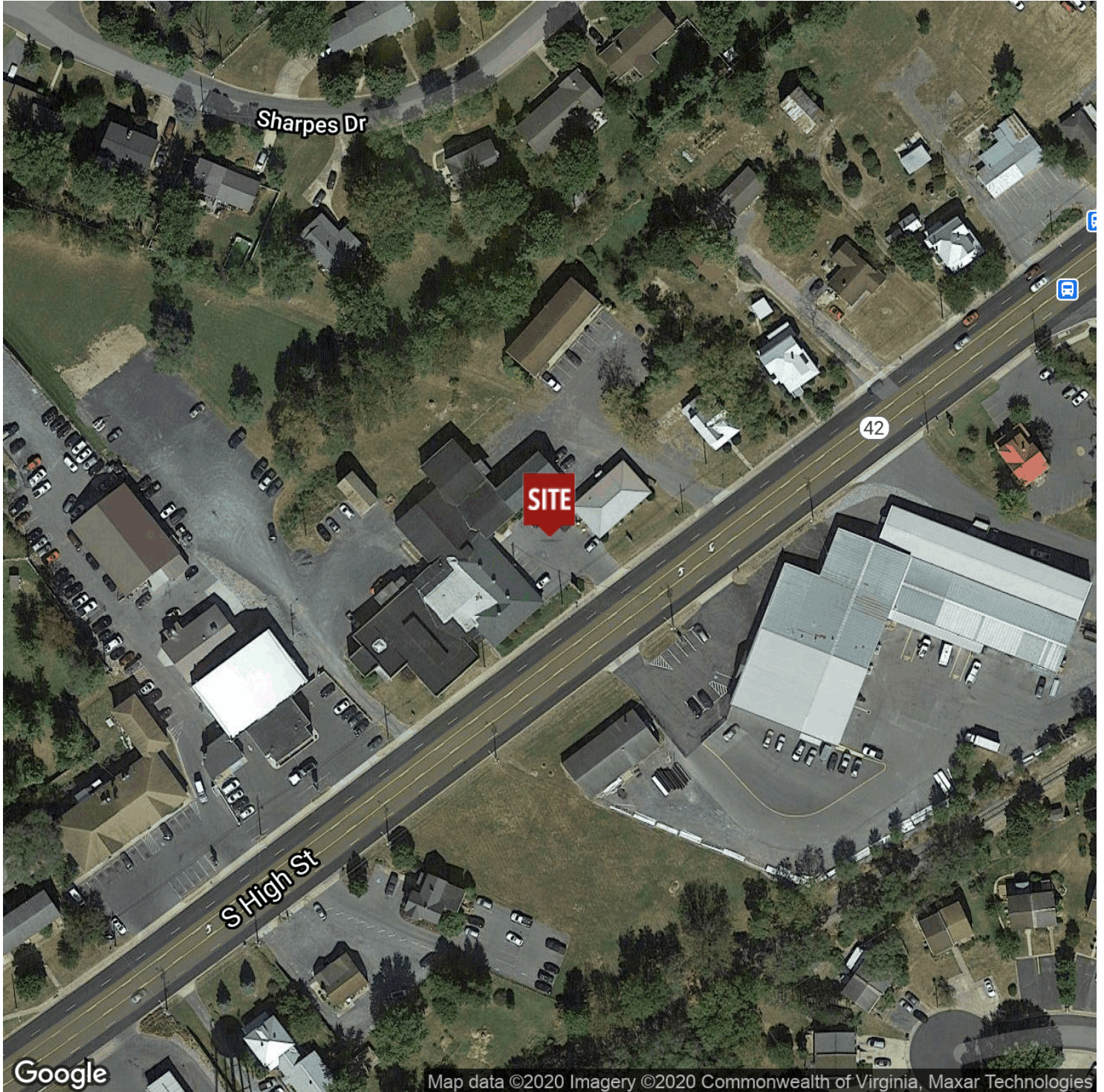
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Location Maps



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