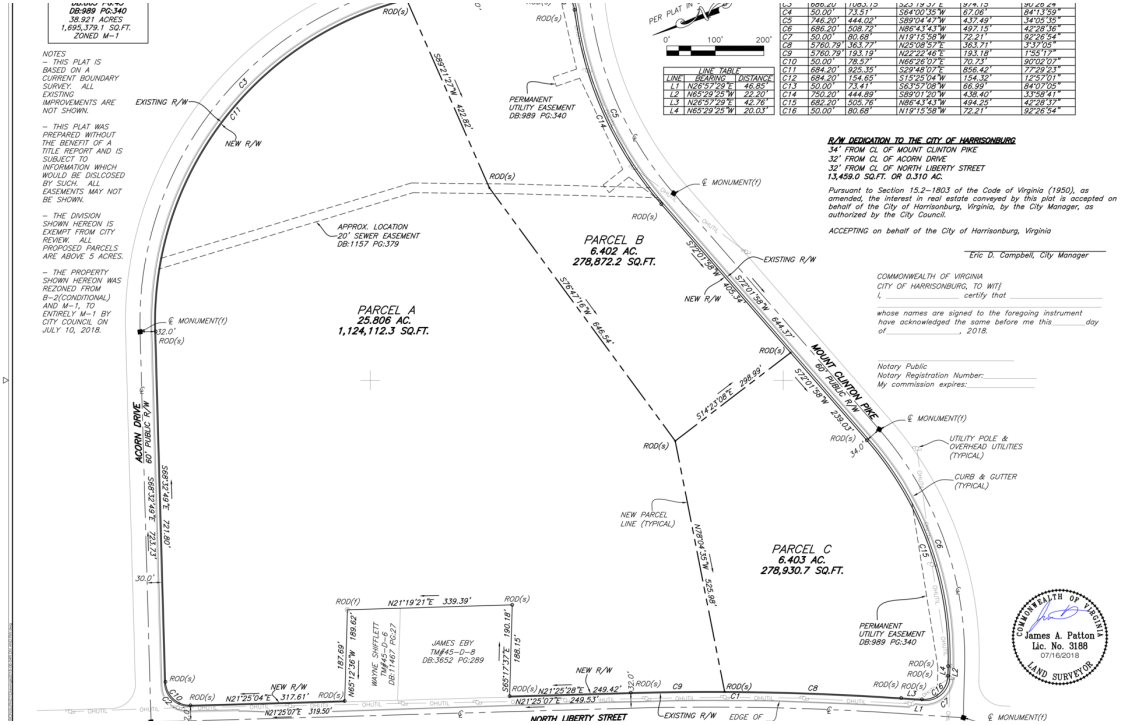


# INDUSTRIAL/ FLEX DEVELOPMENT LAND

Mt. Clinton Pike/ Acorn Drive | Harrisonburg, VA 22801

**\$120,000 PER ACRE | DIVISIBLE TO USER'S SPECIFICATIONS**



## OFFERING SUMMARY

Sale Price:	\$120,000 Per Acre
Lot Size:	38.61 Acres (Divisible)
Zoning:	M1
Distance To I-81	2.8 Miles (Exit 251)
Water/Sewer	8" Lines to Site
Topography	Rolling
Utilities	Water/Sewer at Site Natural Gas 3 Phase Electricity

## PROPERTY OVERVIEW

Situated on a corner of 11,700 AADT, this 38.61 acre parcel can be divided to a user's needs. The parcel sits at road grade with access to a 8" water line and 8" sewer line within the property reducing overall development costs. Sitting between two major corridors and less than 3 miles to I-81 -- the site offers convenient access. Over 550' of road frontage allows for multiple commercial entrances and excellent visibility within one of Harrisonburg- Rockingham's most established industrial areas.

## PROPERTY HIGHLIGHTS

- Highly visible 38.61 acre site divisible to user specification
- Easy access to I-81 and most major corridors within the Harrisonburg metro
- Solid infrastructure availability with natural gas (Acorn/Mt. Clinton Pike), 3 phase electricity (Mt. Clinton Pike), and water/sewer main lines (Acorn/Mt. Clinton Pike) in close proximity.

For More Information:

Tim Reamer  
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tim.reamer@cottonwood.com

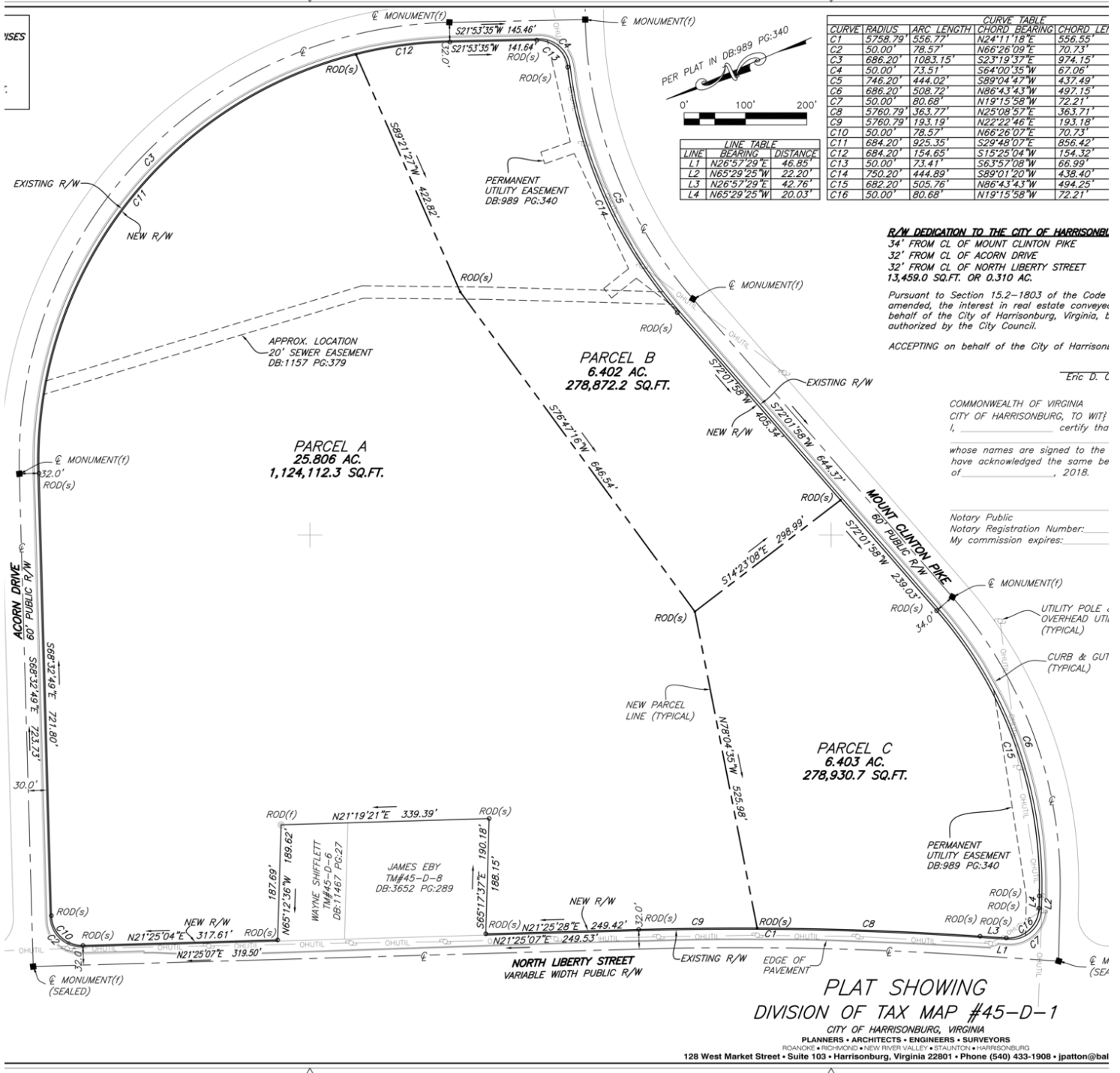
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## SURVEY | SITE MAP



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## UTILITY MAP



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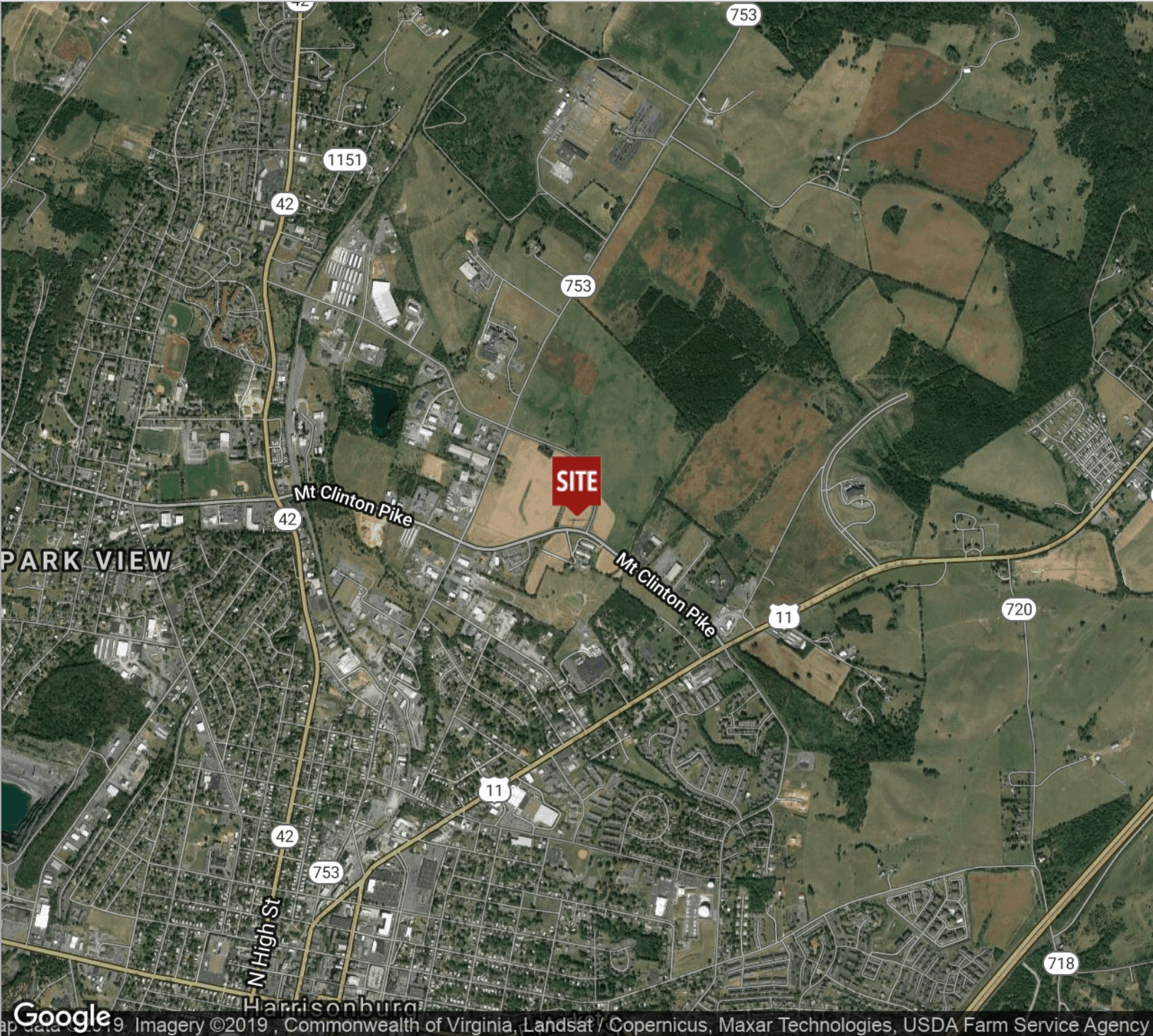
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## Location Maps



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