
2.82 ACRE COMMERCIAL LOT FOR SALE

tbd Mt. Clinton Pike, Harrisonburg, VA 22802

Acorn Industrial Park



OFFERING SUMMARY

Sale Price: \$282,000
\$100,000 per acre

Lot Size: 2.82 Acres

Zoning: M-1

Utilities: City Water & Sewer
Available

Access: Mt. Clinton Pike

PROPERTY OVERVIEW

2.82 acres available in the Acorn Industrial Park. City water & sewer available. Lot located next to future Dupont Credit Union & Rockingham County School Board Office. Sellers can increase or decrease acreage depending upon Buyers requirements. Future DuPont Credit Union will install joint commercial entrance to serve both parcels. City of Harrisonburg will consider allowing business & offices with approved special use permit.

LOCATION OVERVIEW

One of the fastest growing communities in Virginia, Harrisonburg features a planned growth model and a strong infrastructure ideal for building a company. Centrally located in Virginia, Harrisonburg's pro-business and dynamic atmosphere has been showered with praise. Harrisonburg is home to James Madison University (JMU), with an enrollment of over 20,000 students, and Eastern Mennonite University (EMU), a private Mennonite-affiliated liberal arts university.

For More Information:

Ken Kline
540.476.0411
ken.kline@cottonwood.com

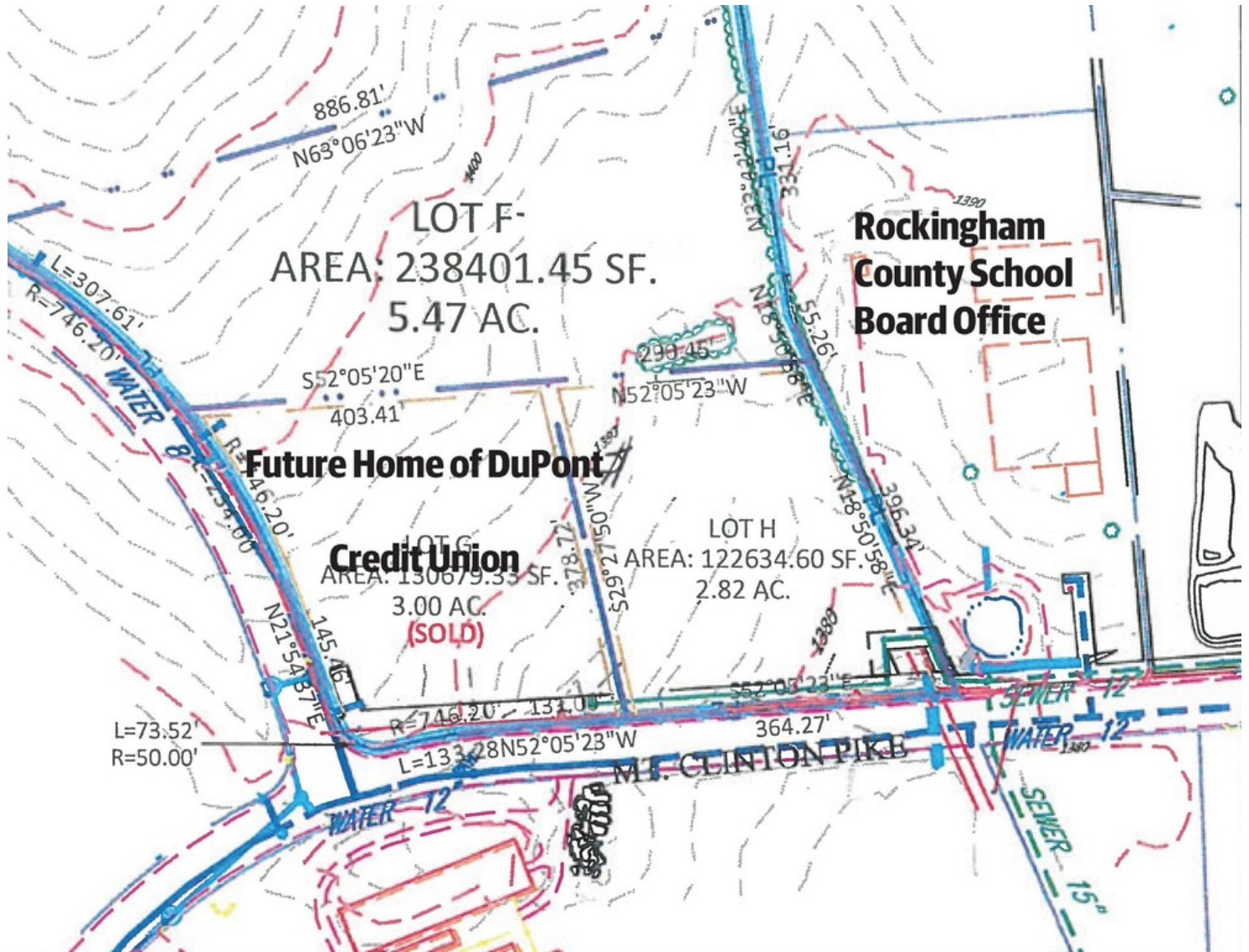
Butch Strawderman
540.246.5959
butch.strawderman@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

2.82 ACRE LOT FOR SALE

tbd Mt. Clinton Pike, Harrisonburg, VA 22802

Plat



For More Information:

Ken Kline
540.476.0411
ken.kline@cottonwood.com

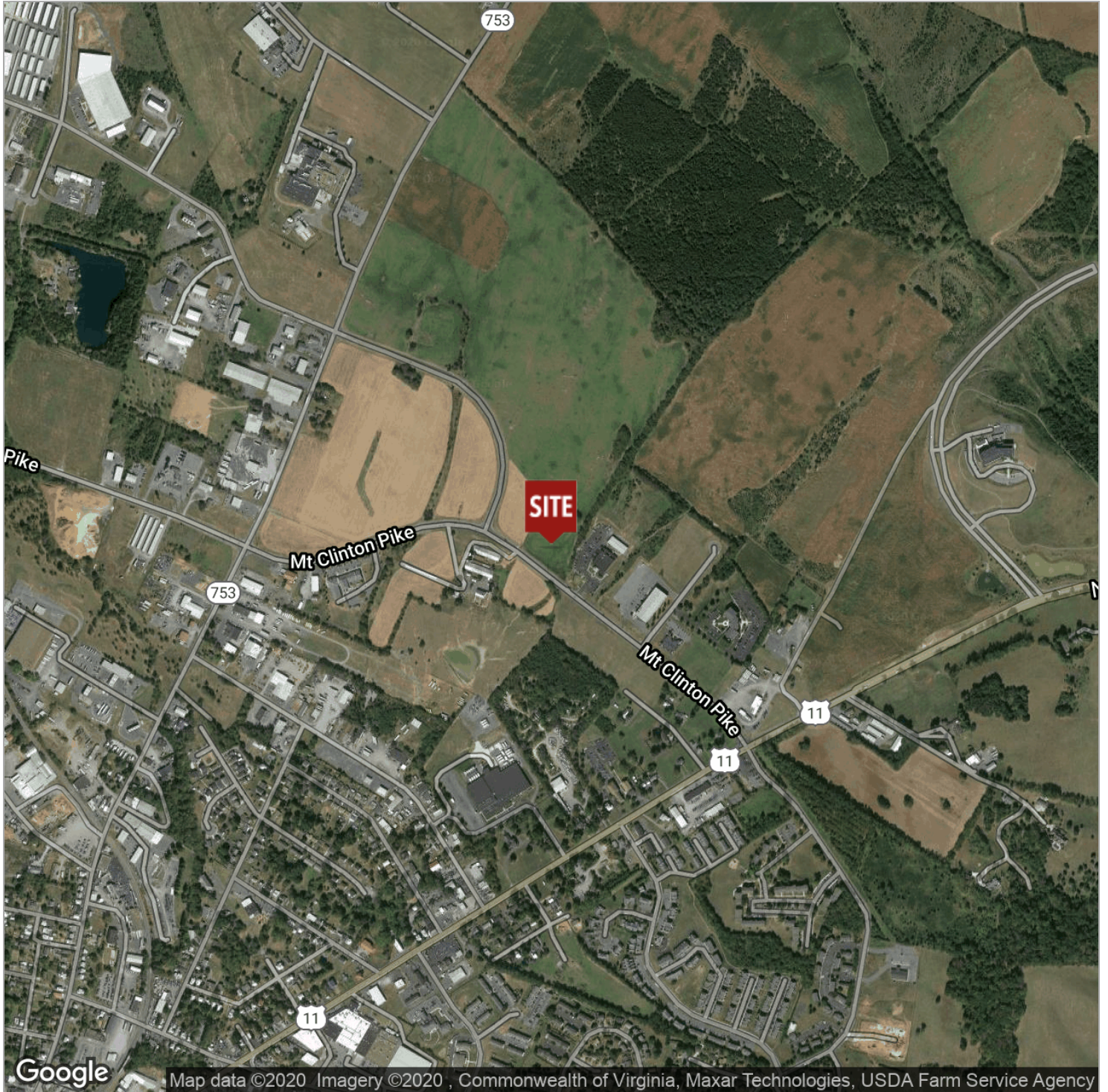
Butch Strawderman
540.246.5959
butch.strawderman@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

2.82 ACRE LOT FOR SALE

tbd Mt. Clinton Pike, Harrisonburg, VA 22802

Location Maps



For More Information:

Ken Kline

540.476.0411

ken.kline@cottonwood.com

Butch Strawderman

540.246.5959

butch.strawderman@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE