

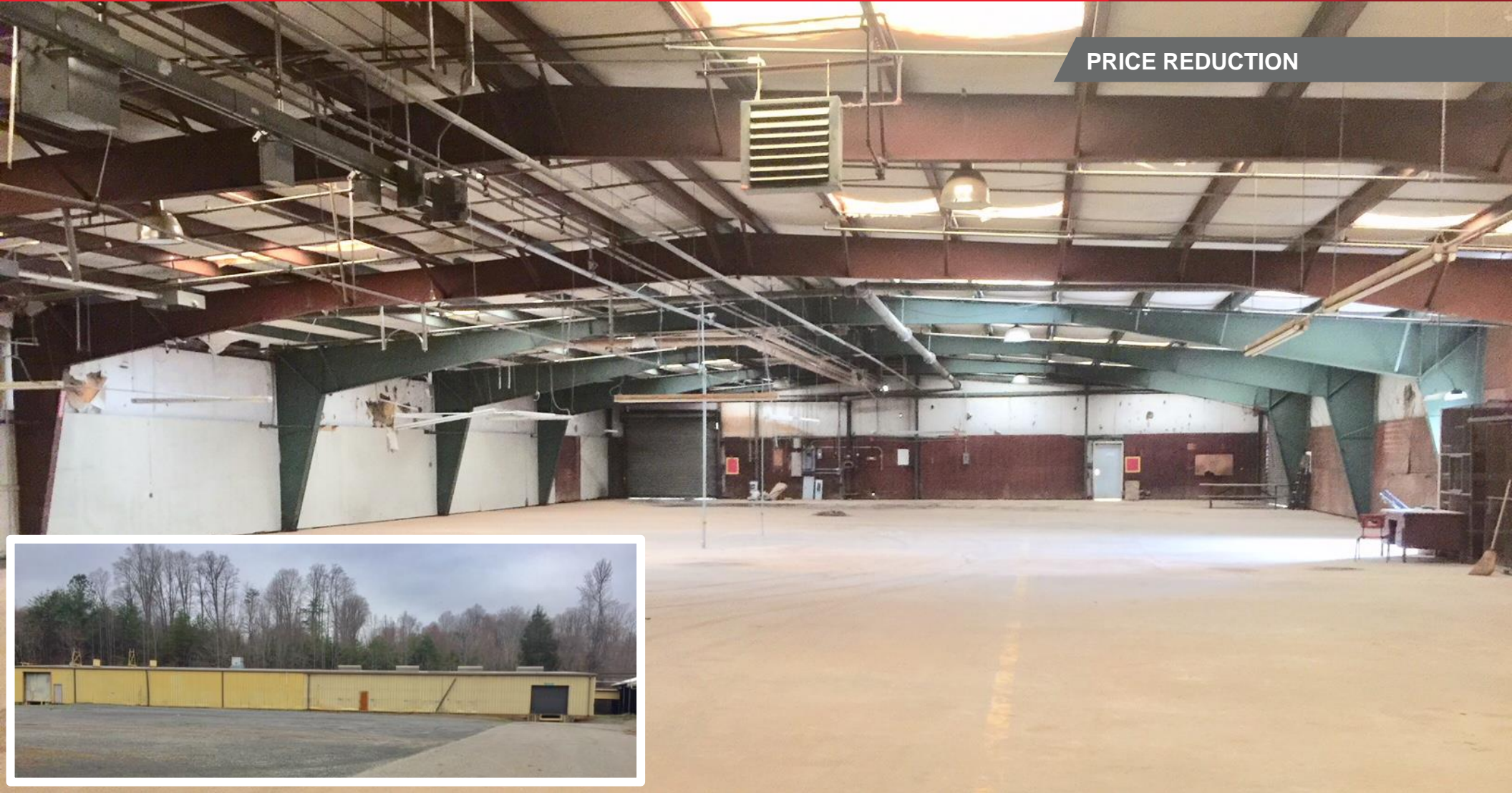


THALHIMER

**STORAGE | MANUFACTURING FOR SALE/LEASE
RIDGEWAY WAREHOUSE**

1600 Phospho Springs Road | Ridgeway, VA 24128-0406

PRICE REDUCTION



For more information, contact:

BOYD JOHNSON

Vice President

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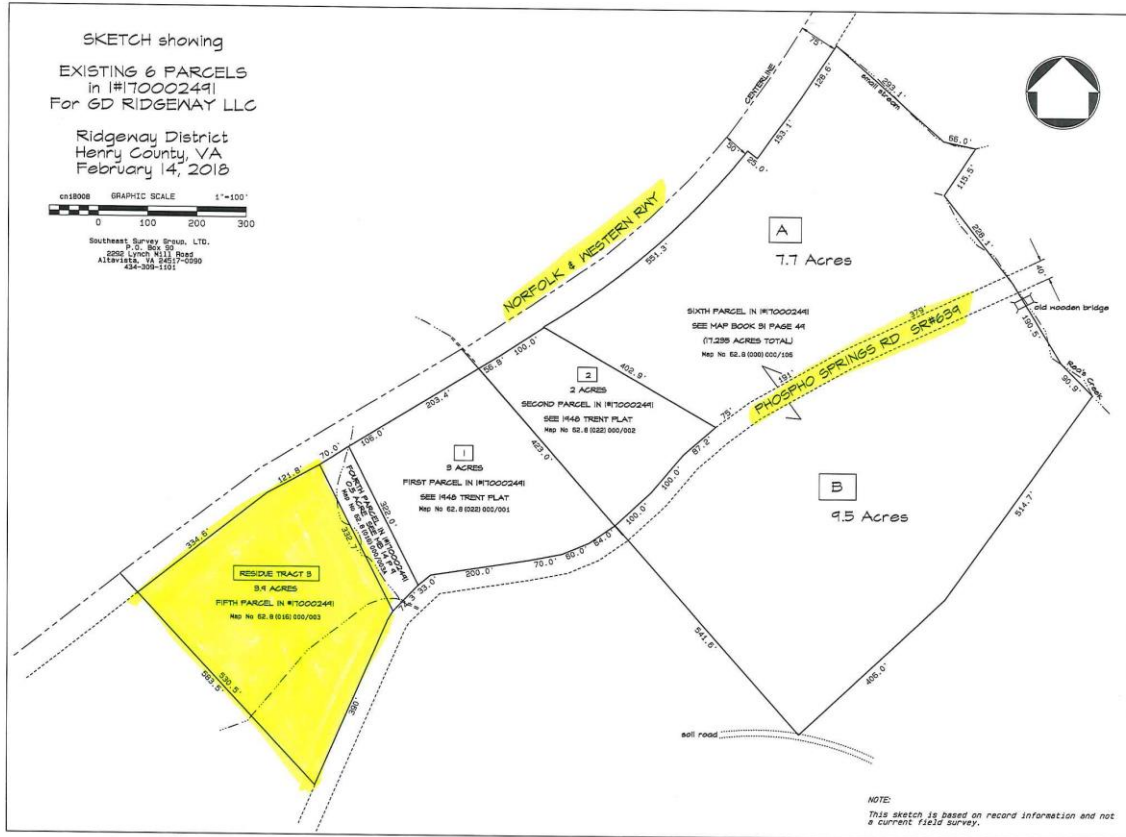
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10 S. Jefferson Street, Suite 1750
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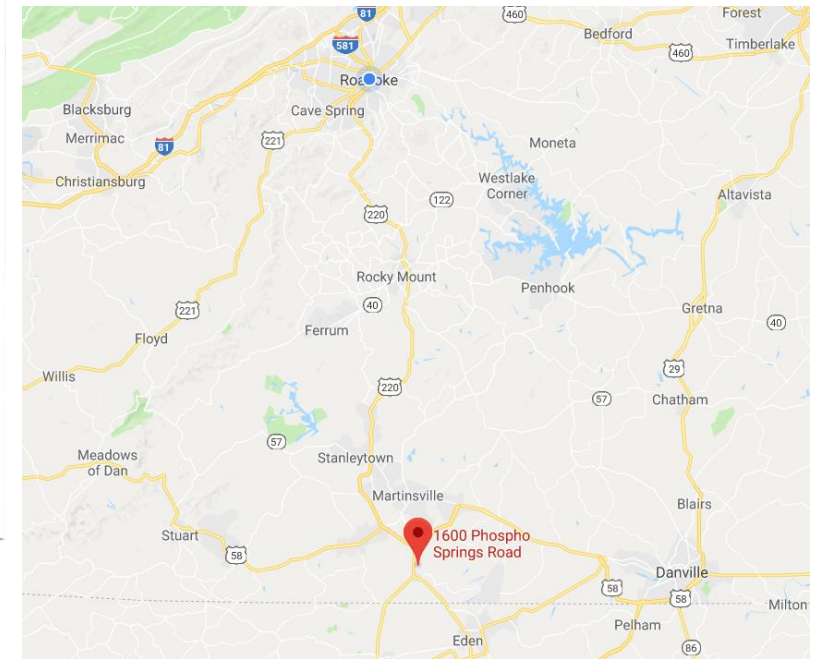
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RIDGEWAY WAREHOUSE**

1600 Phospho Springs Road | Ridgeway, VA 24128-0406



Property Features

- 17,600 SF on 3.9 AC
- Zoned I-1
- Just off of 220 & 87
- Fenced and gated with two entrances
- Backs up to railroad
- Lease Price: \$2.00 PSF NNN
- **Price Reduction: \$189,000.00**



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