



**THALHIMER**

**INDUSTRIAL FOR LEASE**  
**315 Waugh Boulevard**  
Orange, Virginia 22960

**AGGRESSIVE PRICING**



**57,000 SF Building on 2.74 Acres**

For more information, contact:

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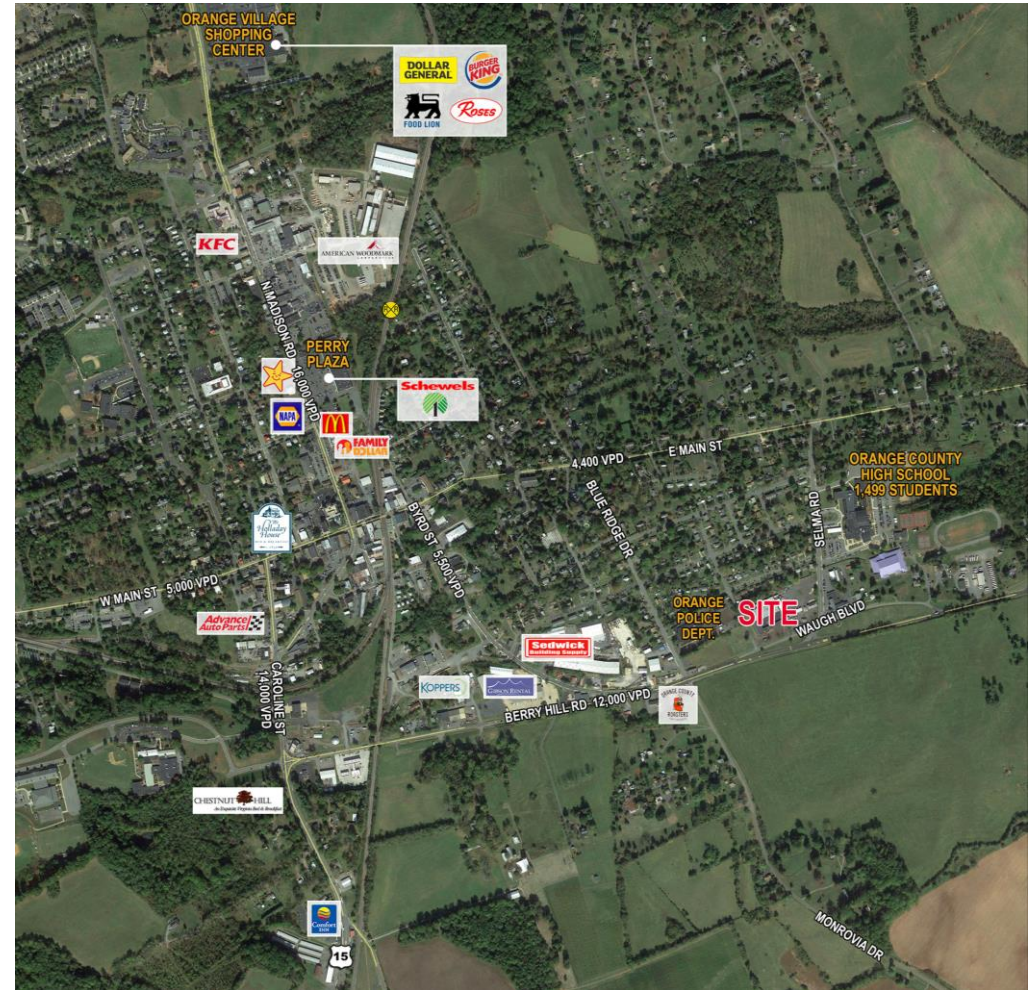
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**Property Features**

- Located just off Route 20 in Downtown Orange, VA
- Convenient to Charlottesville, Zion Crossroads, Culpeper & Fredericksburg
- Built in 1960
- Motivated owners
- Willing to consider selling property
- Dock & drive-in loading

**Specifications**

Total Size	57,000 SF
Land Size	2.74 acres
Zoning	I-1
Lease Rate	\$1.75 PSF, NNN



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