

INDUSTRIAL PROPERTY FOR LEASE

LIGHT MANUFACTURING/SHIPPING

611 Williams Ave. , Shenandoah, VA 22849

\$3.75 - 4.85 SF/yr



For More Information:

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Executive Summary



OFFERING SUMMARY

Available SF: 7,800 - 18,200 SF

Infrastructure: Electric: 3 Phase
Pneumatic Stations

Access: 2 DOCKS/ 1 DRIVE-IN

Sprinkled: YES

Building Size: 18,200

Zoning: Industrial

PROPERTY OVERVIEW

Tremendous value for a growing manufacturing company in this 18,200 sf facility. We have light manufacturing in a 10,400sf space with pneumatic & electrical drop infrastructure already in place. Connected to this space there is 7800sf of shipping/warehouse with a small office and 2 docks. These spaces can be leased together or separately.

AVAILABLE SPACE

| SPACE | LEASE RATE | SIZE (SF) |
|----------------------------|--------------|-----------|
| Manufacturing Suite B | \$4.85 SF/yr | 10,400 SF |
| Warehouse/Shipping Suite C | \$3.75 SF/yr | 7,800 SF |

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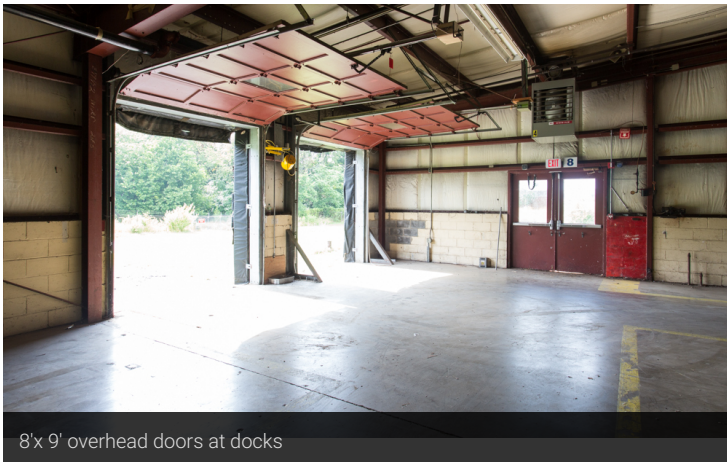
Additional Photos



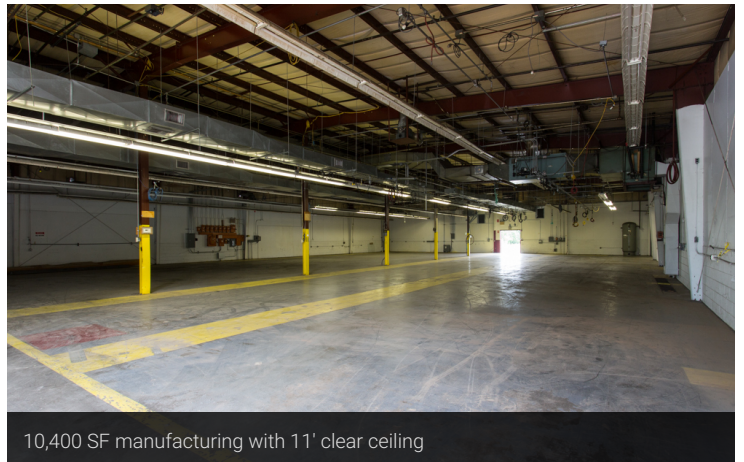
7800 SF shipping warehouse



9' x 18' shipping office



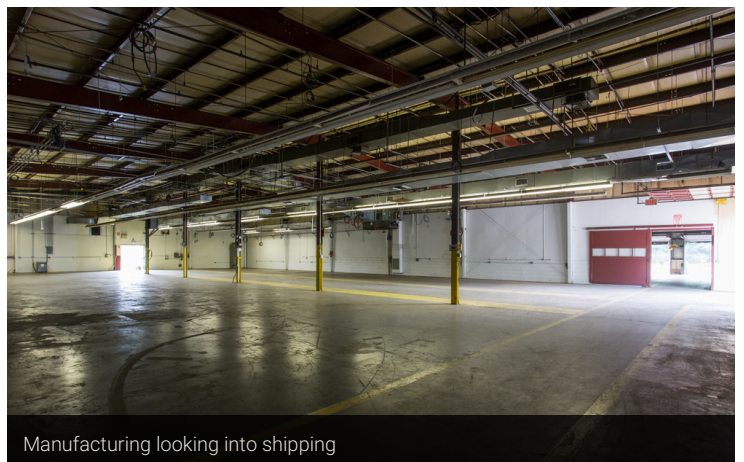
8' x 9' overhead doors at docks



10,400 SF manufacturing with 11' clear ceiling



Manufacturing 12' x 12' drive in door



Manufacturing looking into shipping

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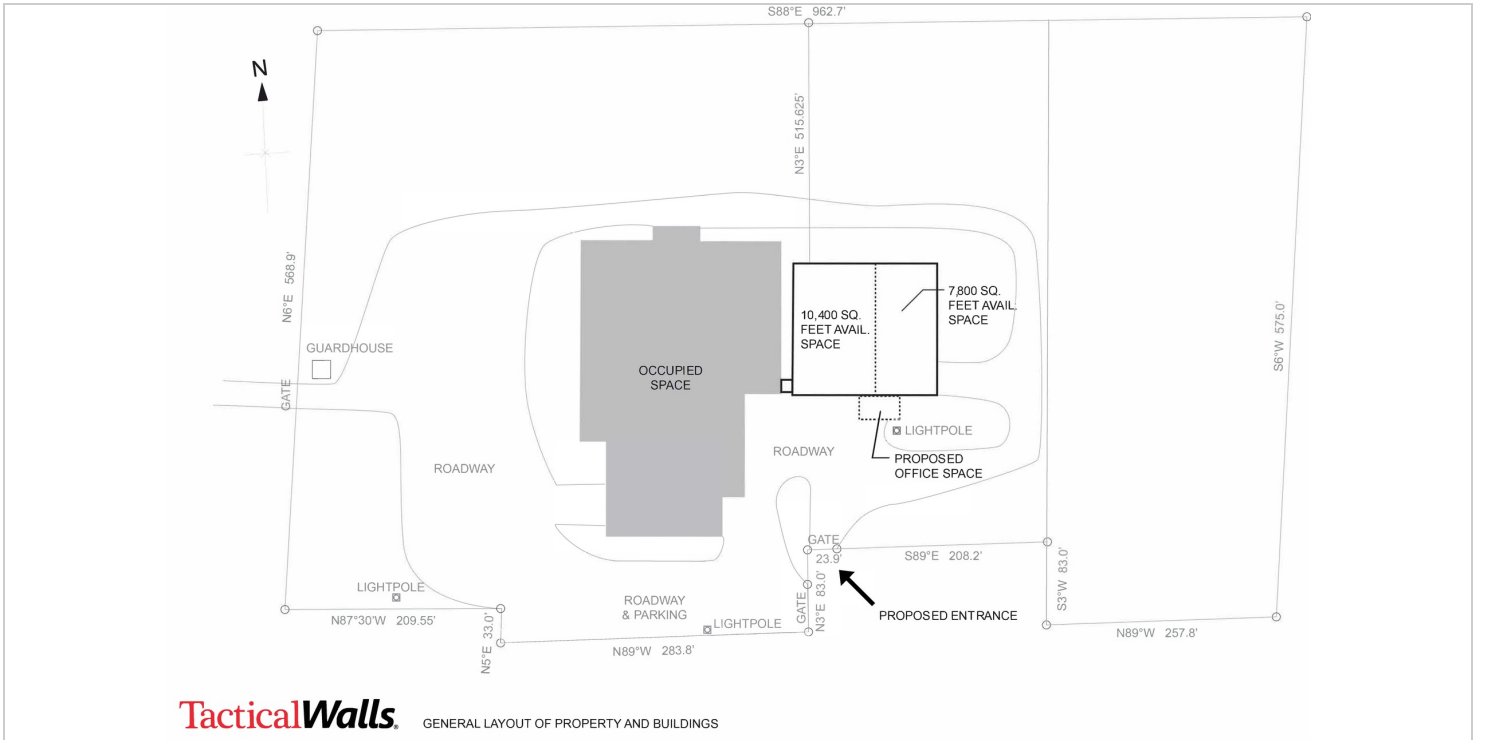
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Location Maps



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