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# WAREHOUSE / DISTRIBUTION FACILITY BORDERING INTERSTATE 81

1067 Industrial Park Road, Quicksburg, VA 22847

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## Executive Summary



### OFFERING SUMMARY

Available SF:	2,720 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	3.12 Acres
Dock Doors:	9
Drive In Doors:	1
Zoning:	B2
Utilities:	Public Water Public Sewer Gas
MLS#:	612933



### PROPERTY OVERVIEW

Distribution facility with great access and visibility to I-81, a corridor that sees 46,000 cars per day. Built in 2005, this 2720SF building has 9 dock doors and one drive in providing an user easy access to the warehouse and the ability to distribute conveniently with clear span ceiling allowing for maximum storage capability. This building sits on over 3 acres, resulting in solid room for truck movement, yard storage, and trailer/truck parking. This space also has private offices with central air, a break room, and multiple half bathrooms. Immediate Occupancy Available!

For More Information:

Craig Anders  
540.383.6054  
craig.anders@cottonwood.com

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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## Interior Photos



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## Exterior Photos



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## Aerial Photos



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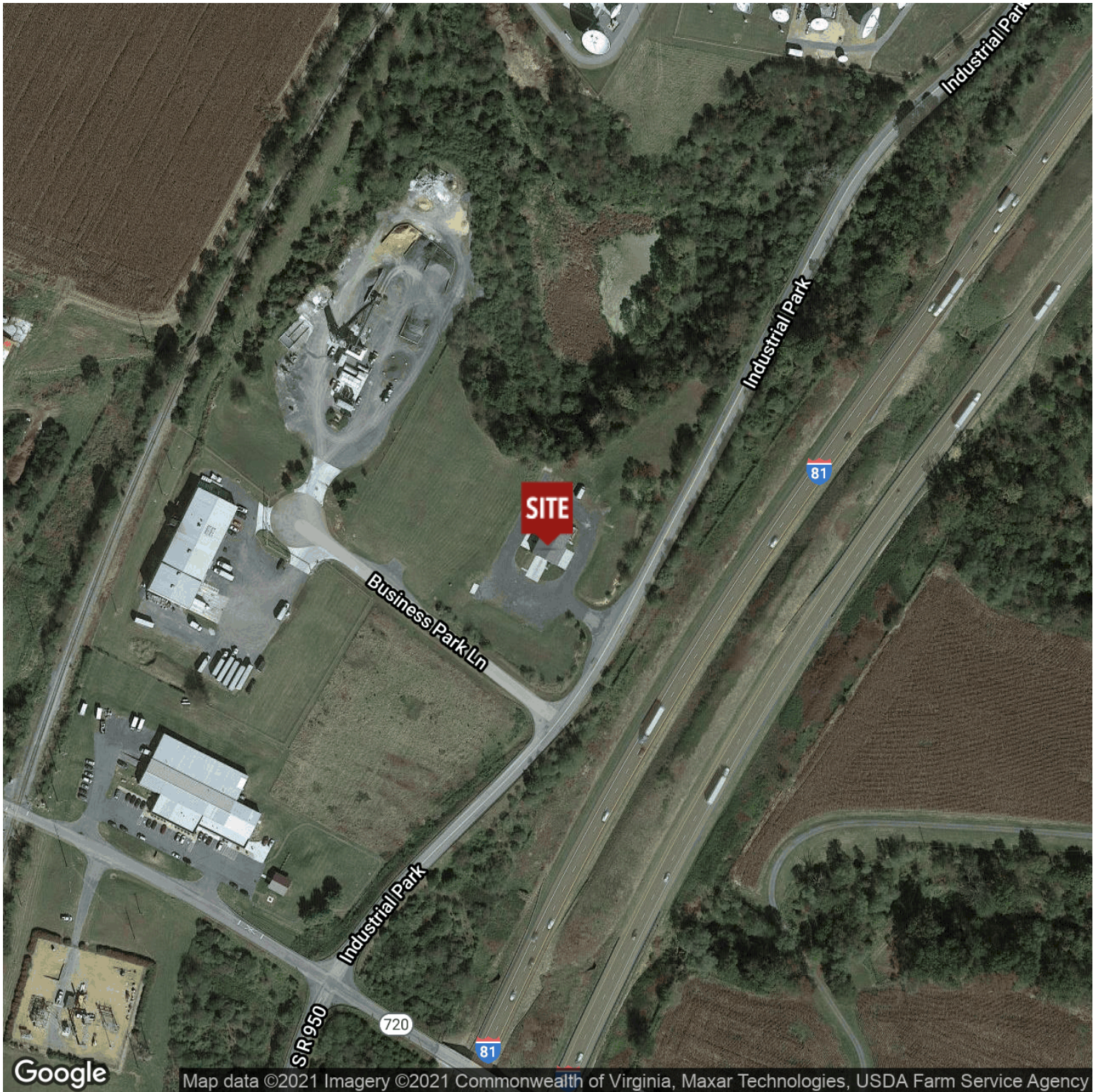
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## Location Map



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