

---

# WAREHOUSE SPACE AVAILABLE NEXT TO INTERSTATE 81

21 Warehouse Road, Harrisonburg, VA 22801

---

## Executive Summary



### OFFERING SUMMARY

Available SF: 23,040 SF

Lease Rate: \$4.00 SF/yr (NN)  
Plus CAM fees

Zoning: M1

Utilities: Public Water  
Public Sewer

MLS#: 618292

### PROPERTY OVERVIEW

Fabulous location for warehouse space next to I-81 Exit 243 in Harrisonburg. Well positioned to serve the local community as well as access to the larger region along the I-81 corridor. This space is a vacant blank canvas, ready to meet your business needs.

### PROPERTY HIGHLIGHTS

- Available Space- 23,040 sf
- Column spacing- 25'
- Sprinkler- Wet
- 8'x10' overhead door with dock
- Clear ceiling height- 25'-27'
- Power- single phase 120/240

### For More Information:

Tom Oberholtzer  
540.810.6242  
tom.oberholtzer@cottonwood.com

**COTTONWOOD**  
COMMERCIAL  
A COMMERCIAL REAL ESTATE BROKERAGE

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.

# WAREHOUSE SPACE AVAILABLE NEXT TO INTERSTATE 81

21 Warehouse Road, Harrisonburg, VA 22801

## Retailer Map



### For More Information:

Tom Oberholtzer

540.810.6242

tom.oberholtzer@cottonwood.com

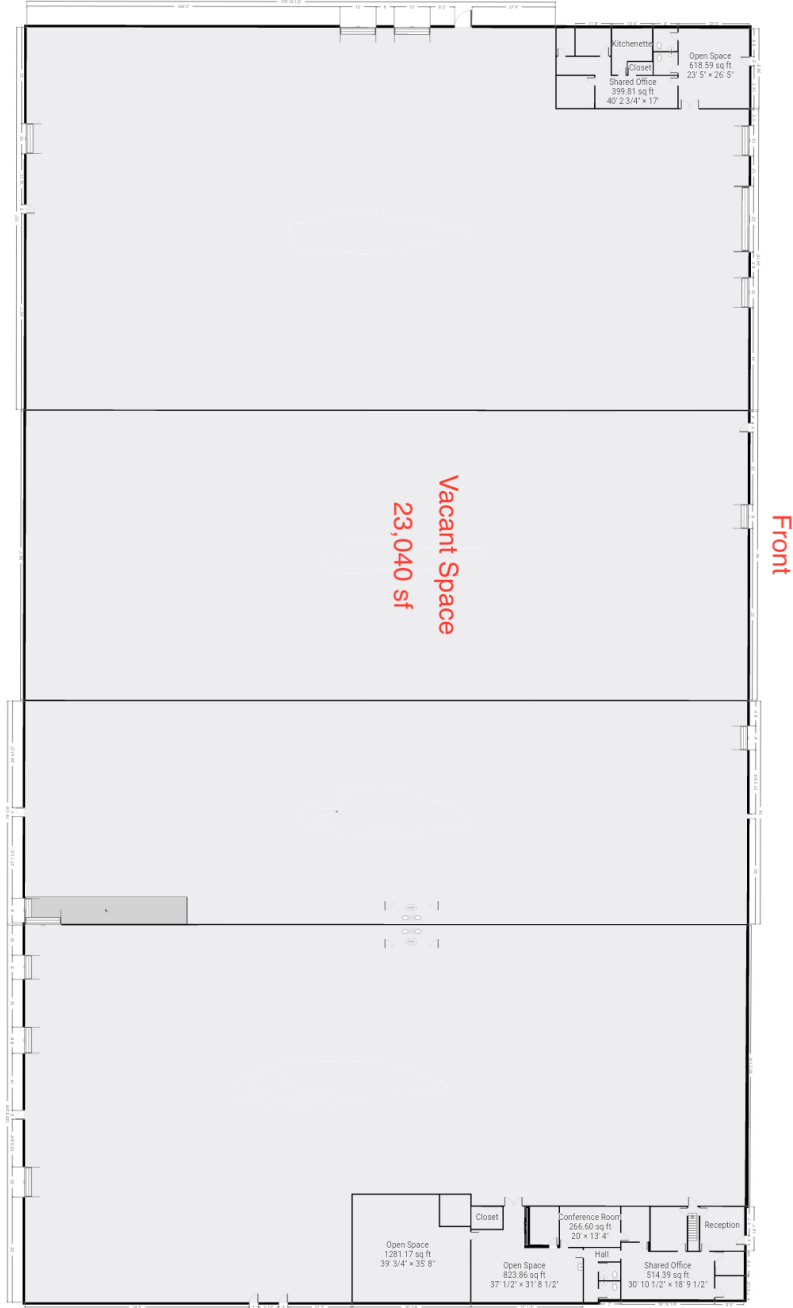
**COTTONWOOD**  
COMMERCIAL  
A COMMERCIAL REAL ESTATE BROKERAGE

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.

# WAREHOUSE SPACE AVAILABLE NEXT TO INTERSTATE 81

21 Warehouse Road, Harrisonburg, VA 22801

## Ground Floor



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

For More Information:

Tom Oberholtzer

540.810.6242

tom.oberholtzer@cottonwood.com

**COTTONWOOD**  
**COMMERCIAL**  
A COMMERCIAL REAL ESTATE BROKERAGE

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.

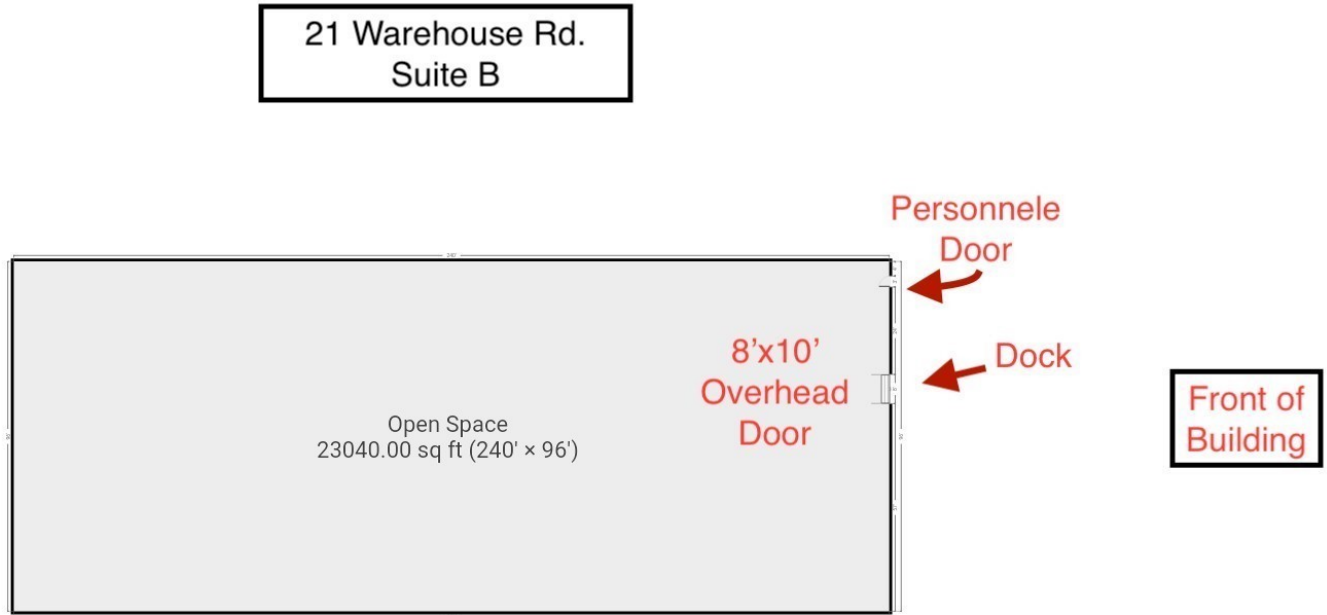
---

# WAREHOUSE SPACE AVAILABLE NEXT TO INTERSTATE 81

21 Warehouse Road, Harrisonburg, VA 22801

---

## Vacant Unit



### For More Information:

Tom Oberholtzer

540.810.6242

[tom.oberholtzer@cottonwood.com](mailto:tom.oberholtzer@cottonwood.com)

**COTTONWOOD**  
**COMMERCIAL**  
A COMMERCIAL REAL ESTATE BROKERAGE

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.