961 N LIBERTY STREET

FOR LEASE

NEWMARK

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FOR LEASE

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NEWMARK

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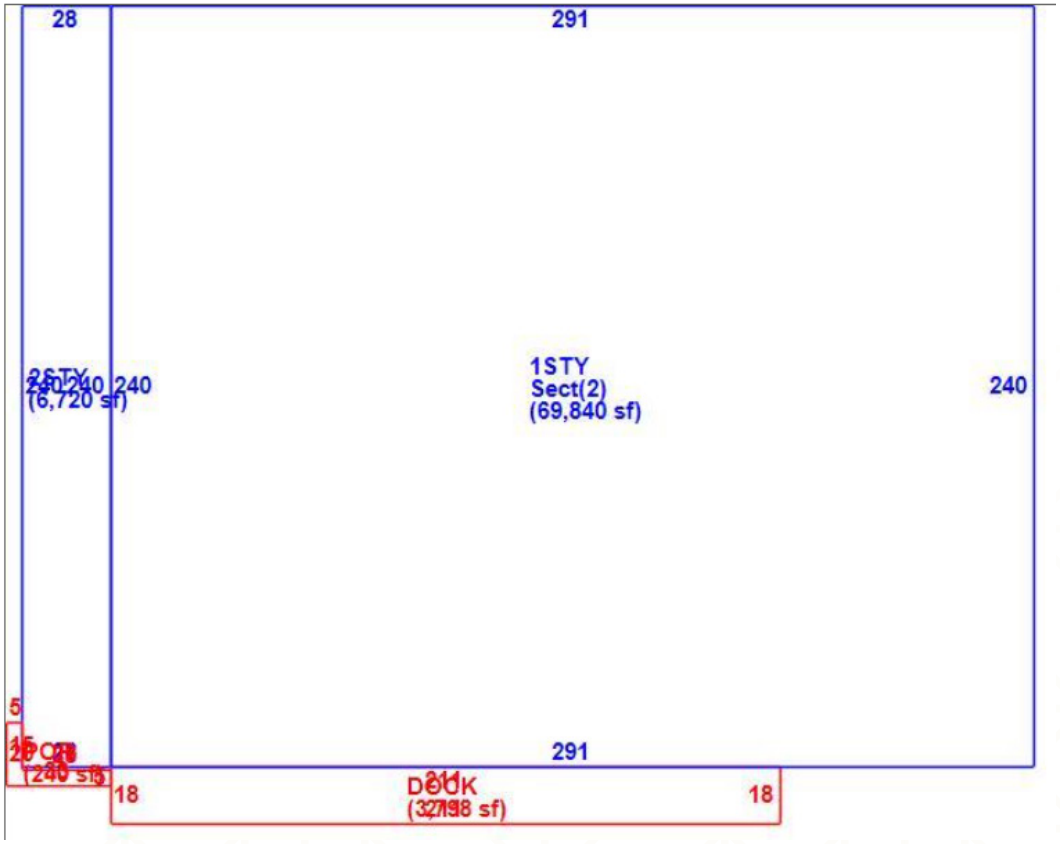
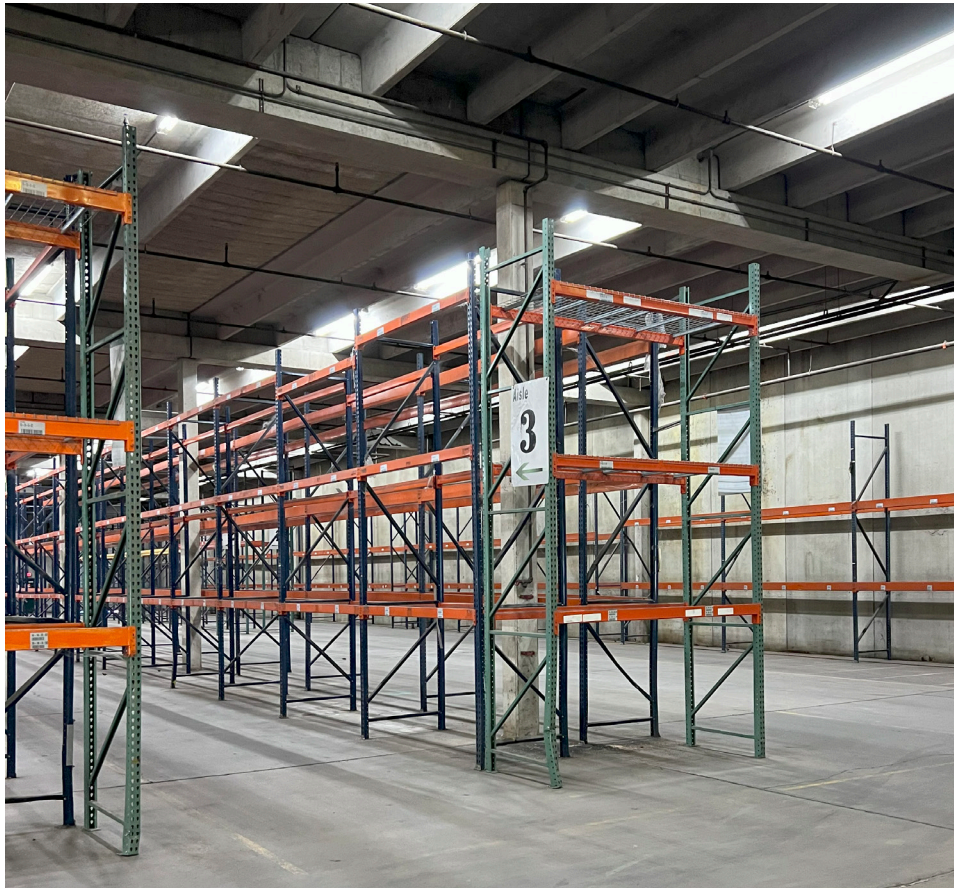
EXECUTIVE & PROPERTY
SUMMARY



BUILDING ADDRESS	961 N LIBERTY
TOTAL SF	76,560
ACRES	10.5
LOADING	4 Docks, 1 Drive-in
CLEAR HEIGHT	21'
TRUCK WELLS	22
SPRINKLER	Wet
ZONING	M1

Deal Highlights

Newmark has been exclusively retained to lease 961 N Liberty Street (the "Property") located in Harrisonburg, Virginia. This a unique opportunity. The property consist of a 76,560 SF fully conditioned building and has an adjacent parking area. It is situated along Virginia's Shenandoah Valley on approximately 10.5 acres of land. The surrounding includes various other manufacturing and distribution related businesses.



HIGHLIGHTS

- ✓ Excellent access to I-81
- ✓ 4 loading docks, 1 drive-in
- ✓ Heavy Power
- ✓ Zoned Industrial
- ✓ Laydown yard/Trailer court

GEOGRAPHIC LOCATION

Access to Markets

The Valley's geographic positioning allows businesses to reach a significant portion of the U.S. population within a day's drive. This access is key for industries requiring rapid distribution channels to major urban centers, including Washington D.C., Philadelphia, New York, and Atlanta.

Workforce and Education

A strong local workforce supported by educational institutions, including 7 technical schools and 11 colleges/universities, fuels the industrial sector. Initiatives aimed at workforce development ensure a steady supply of skilled labor pertinent to various industries. Collaborations between the private sector and educational institutions foster specialized training programs that align with the needs of industries in the area.

Affordable Cost of Doing Business

Compared to other regions in the Eastern U.S., the Shenandoah Valley often offers a more cost-effective environment for businesses. This includes competitive land and property prices, lower costs of living, and attractive incentives from both state and local governments aimed at fostering industrial growth.

Quality of Life

Besides logistical and economic benefits, the Shenandoah Valley is known for its natural beauty, recreational opportunities, and quality of life. This aspect can be instrumental in attracting and retaining top talent, a critical factor for businesses in today's competitive landscape.

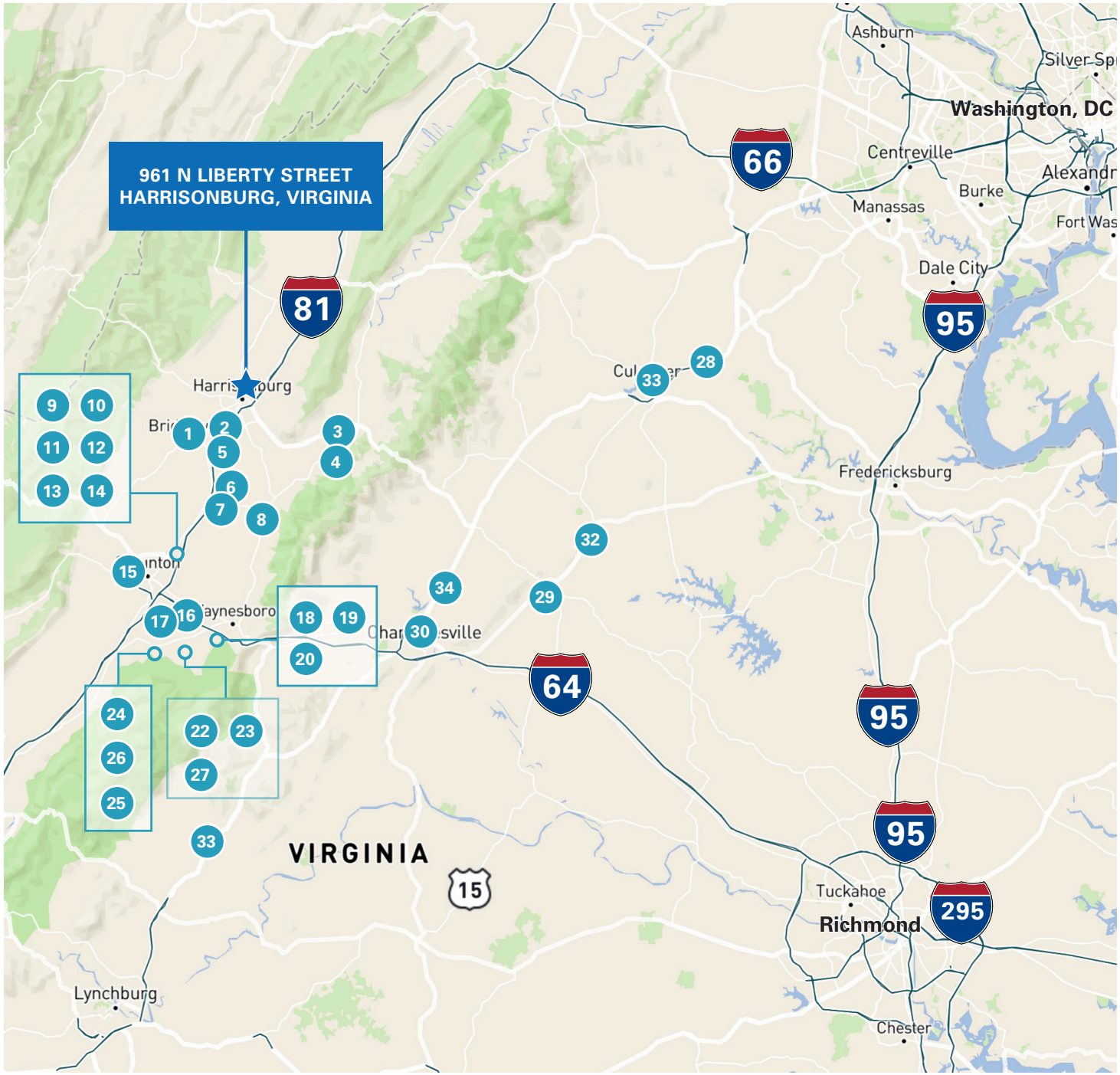
Supportive Business Environment

Virginia's business-friendly policies, combined with active economic development efforts in the Shenandoah Valley, create a supportive environment for industrial companies. The area offers various incentives such as tax credits, financing, and grants designed to aid the establishment and expansion of businesses.

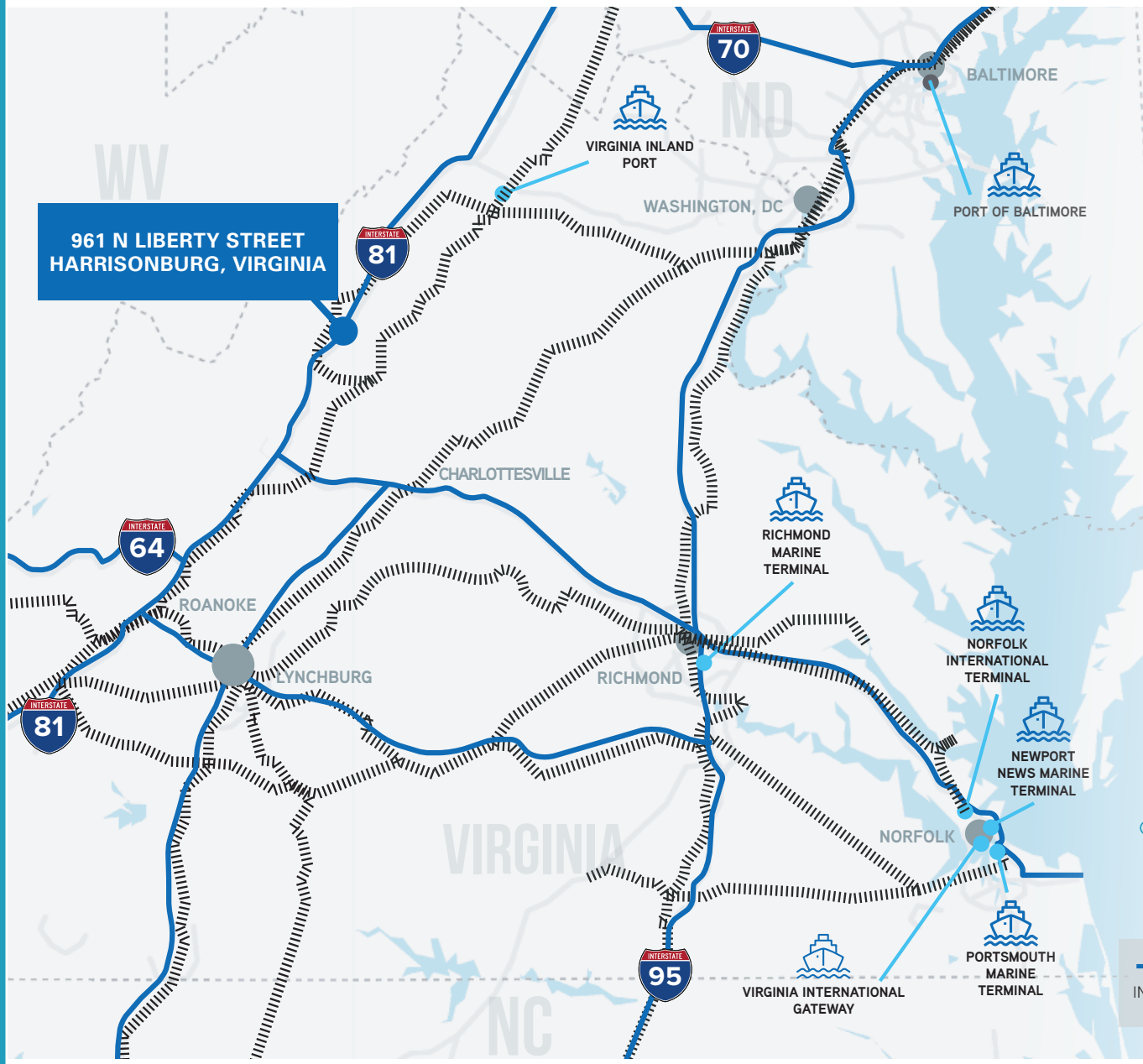
These strategic advantages make the Shenandoah Valley an attractive location for industrial operations, offering a blend of logistic efficiency, market access, skilled labor, and a supportive economic environment that can drive business success.

LOCAL INDUSTRIAL USERS

1	Marshalls Distribution Center
2	Interchange Group
3	Merck
4	MillerCoors Distribution Center
5	Walmart DC 7045
6	Houff Transfer Inc
7	Interchange Group
8	Pactiv
9	Daikin Applied Staunton
10	AAF McQuay
11	Graphic Packaging International
12	Shamrock Farms
13	Best Buy Distribution
14	Fed Ex
15	Fisher Auto Parts (Non-retail)
16	UPS Customer Center
17	CHO1 - Amazon Fulfilment Center
18	Berry Global
19	Interchange Group
20	Innovative Refrigeration Systems
21	Northrop Grumman
22	McKee Foods Corporation and Affiliates
23	Target Distribution Center
24	Hollister Incorporated
25	Hershey Chocolate of Virginia
26	Nibco
27	PlyGem
28	Euro-Composites Corporation
29	Klockner Pentaplast
30	Northrop Grumman Corporation
31	TE Connectivity
32	RIDGID Products
33	California Sidecar / Escapade Trailer Inc.
34	MicroAire Surgical Instruments



LOCATION
OVERVIEW



SERVED BY TWO OF THE NATION'S LARGEST RAILROADS

The region is predominantly served by CSX and Norfolk Southern rail with 3,000+ miles of track. The extensive rail system supported by two Class I railroads synergistically supports the other facets of the region's excellent freight distribution infrastructure, including two major international ports, multiple intermodal transportation hubs and the broad interstate network.

2ND DENSEST INTERSTATE SYSTEM

The region is served by an extensive network of well-maintained and efficient interstates including I-81, I-95, I-64, I-77 and I-85. The connectivity and density of these north/south and east/west freight highways make local to international distribution highly efficient. Several key highlights include:

2X TOP 25
VA HAS TWO OF THE TOP 25 DOMESTIC INTERSTATE FREIGHT CORRIDORS

42%
OF STATEWIDE TRUCK TRAFFIC IS HANDLED BY I-81

2X TOP 25
WITH MAJOR PORT AND RAIL

$497 B
IN GOODS ARE SHIPPED TO/FROM VA ANNUALLY

INTERSTATE HIGHWAY | RAILWAY SERVICE | PORT OF VIRGINIA

LOGISTICS INFRASTRUCTURE TRIFECTA

The ports of Virginia and Baltimore are major catalysts for economic and industrial real estate growth in the Mid-Atlantic.

THE PORT OF VIRGINIA

The Port of Virginia is the third-largest port on the East Coast and the sixth largest in the country. It is comprised of four coastal terminals in Norfolk, the Richmond Marine Terminal in Richmond, and the Virginia Inland Port in Front Royal (60 miles west of D.C.).

3RD	3.2M	↑24%
LARGEST PORT ON EAST COAST	TEU'S YTD 2021	INCREASE IN FREIGHT YOY

THE PORT OF BALTIMORE

The Port of Baltimore is the 13th largest port in the United States and the closest to the Midwest Region. Comprised of five public and twelve private terminals, the Port of Baltimore is one of only four Eastern U.S. ports with a 50 foot shipping channel and two 50 foot container berths, allowing the Port to accommodate some of the largest cargo ships in the world

13TH	50+	15,000
LARGEST PORT ON EAST COAST	TEU'S YTD 2021	INCREASE IN FREIGHT YOY

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