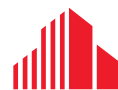




MANUFACTURING/DISTRIBUTION BUILDING FOR LEASE

**700 Scattergood Drive
Christiansburg, VA 24073**

40,000 SF-AVAILABLE NOW!



**CUSHMAN &
WAKEFIELD**

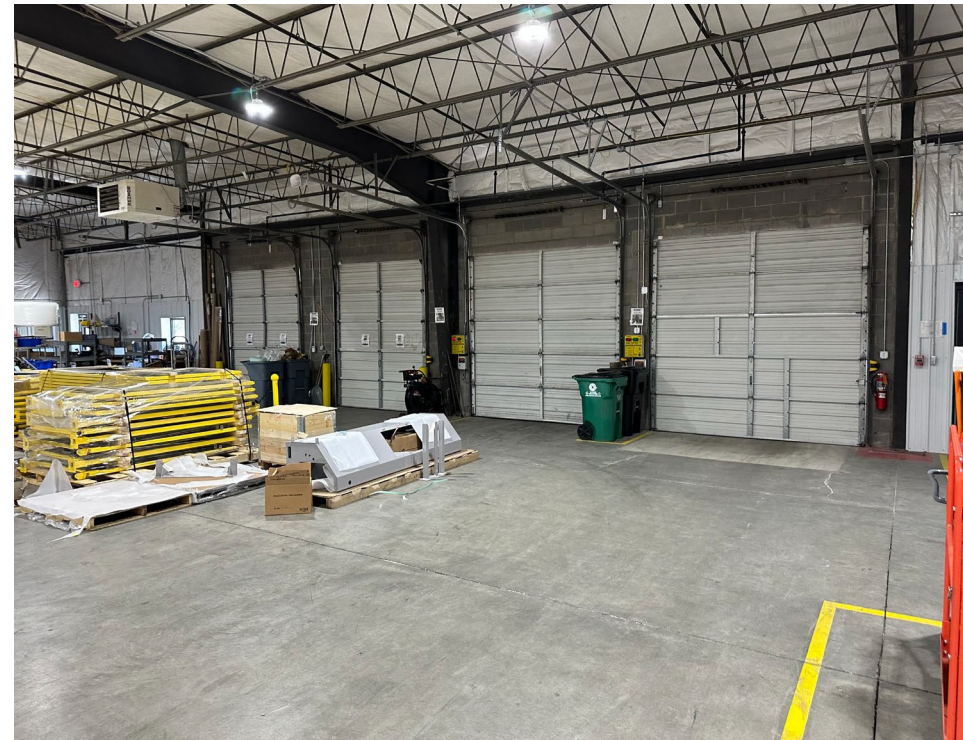
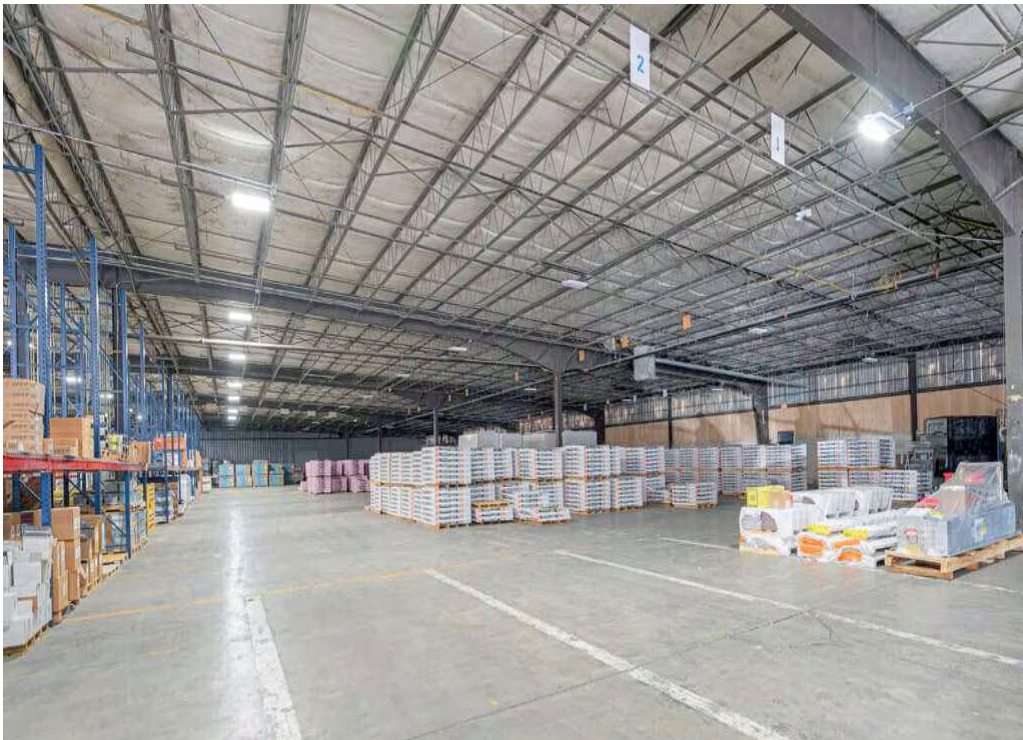
THALHIMER

700 Scattergood Drive NW

Property Features

Cushman & Wakefield |Thalhimer is pleased to exclusively offer 700 Scattergood Drive, NW (the "Property") in Christiansburg, VA for sublease.

- Sublease $\pm$ 5 years remaining term
- 40,000 SF Manufacturing/Distribution
- Zoned I-2 Industrial General town of Christiansburg
- The whole facility is temperature controlled
- Parking for 61 vehicles
- Co-tenants ABC Supply & Fastenal
- Total renovation 2024



700 Scattergood Drive NW

Property Overview

Warehouse

±32,000 SF Production /Warehouse Space

Fully air conditioned new 85-ton installed 2024

3-phase 480 208Y/120 45kVA 1,200 AWP Power

Clear height 14' at eaves / 17'center

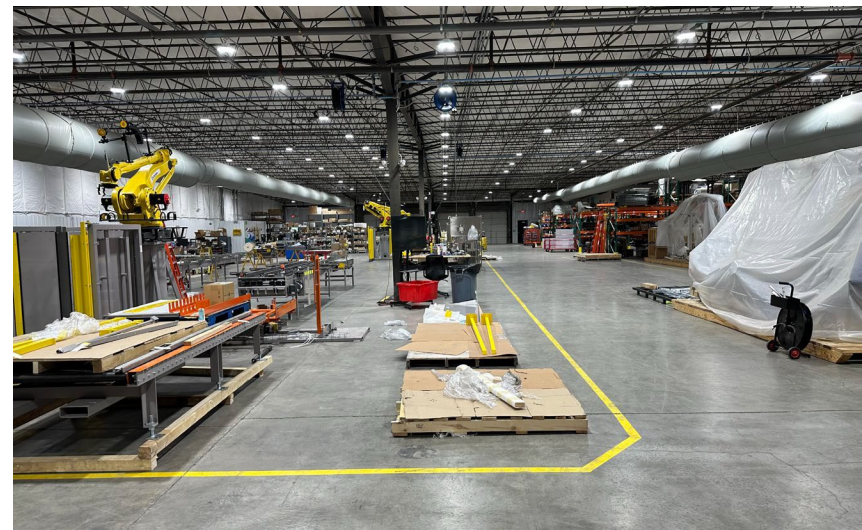
3-10'x10'dock high doors with seals, levelers, and locks

1-8'x10' overhead door at dumpster pad

1-12'x14' overhead ground level door

50' x 60' Column Spacing

New motion sensing LED Lighting



Office

±7,900 SF newly renovated and highly functional office

8 private Offices

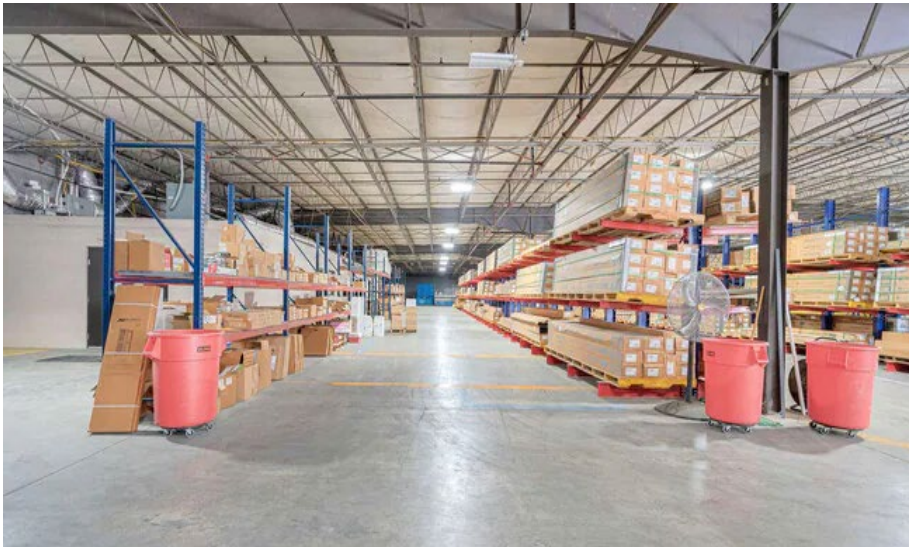
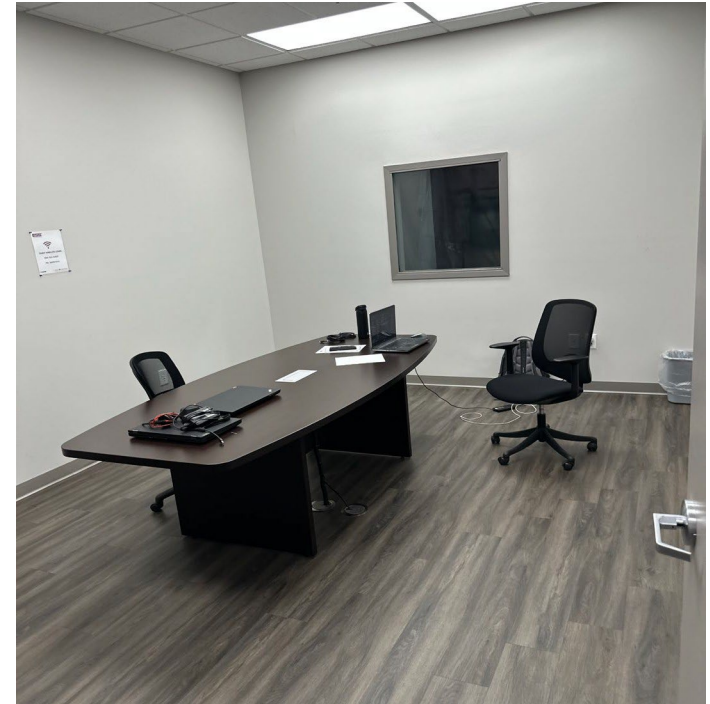
Open area to accommodate ±40 workstations

3 conference rooms and 1 break-out meeting room

Generous employee kitchen/breakroom

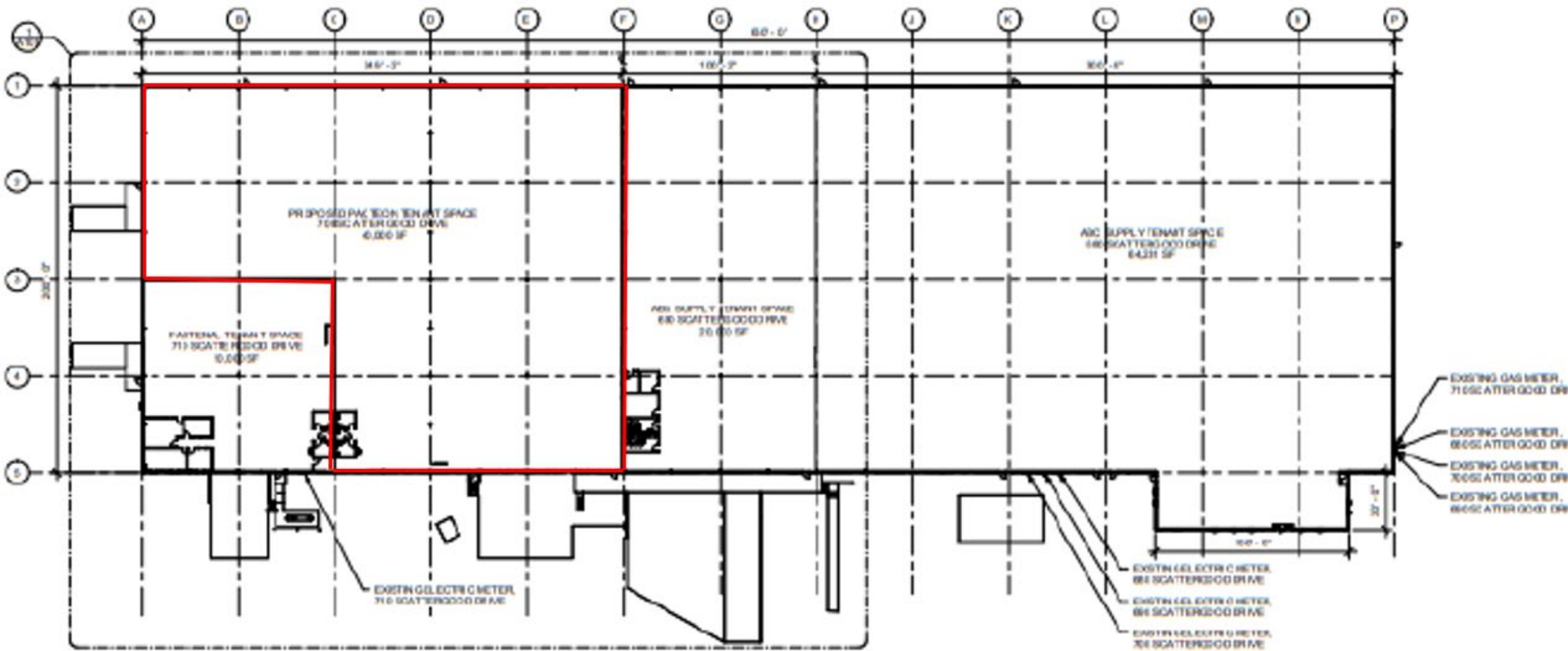
700 Scattergood Drive, NW

Property Photos



700 Scattergood Drive NW

Floor Plan



1
A50

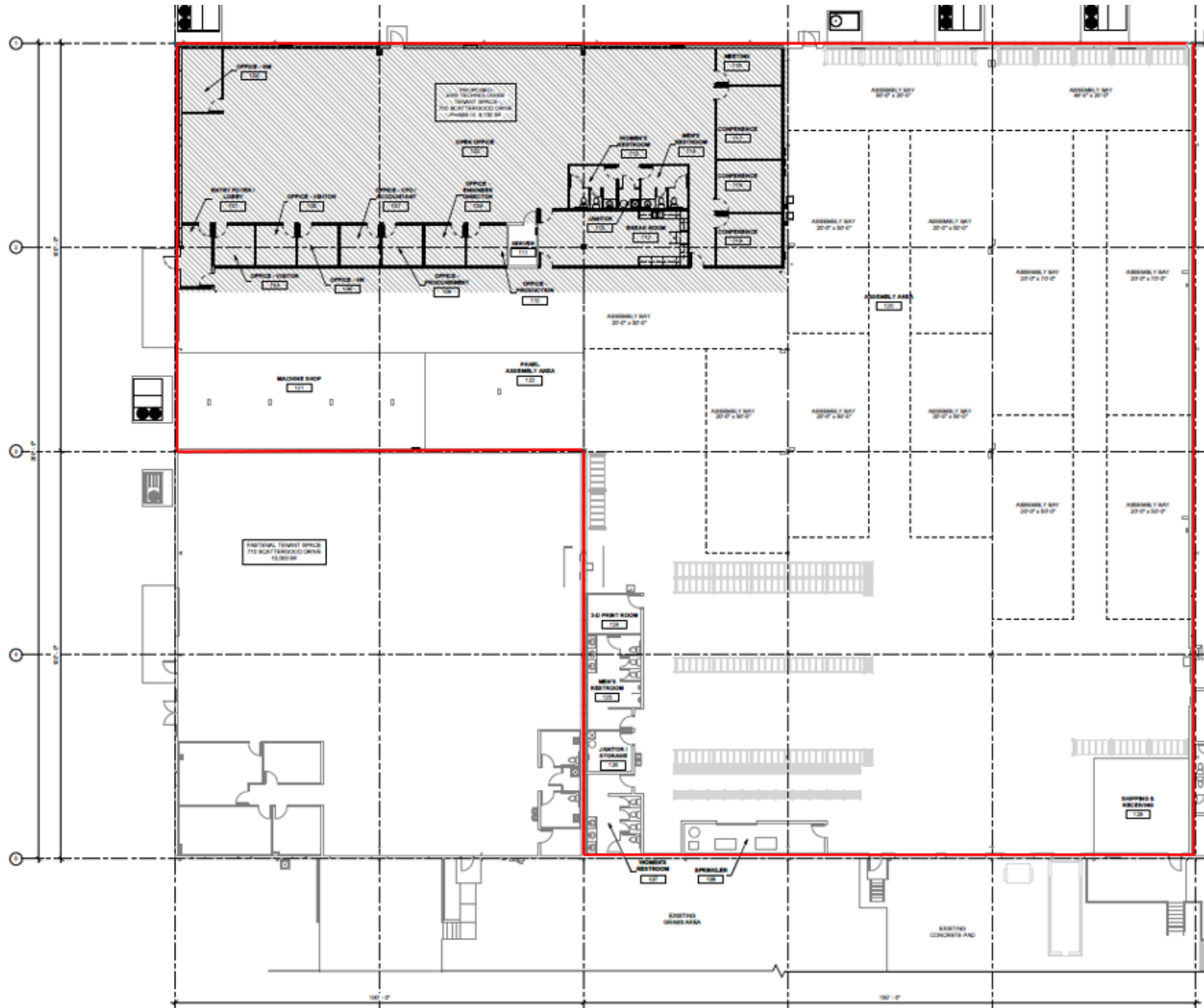
FLOOR PLAN - OVERALL BUILDING

7' x 30'-0"



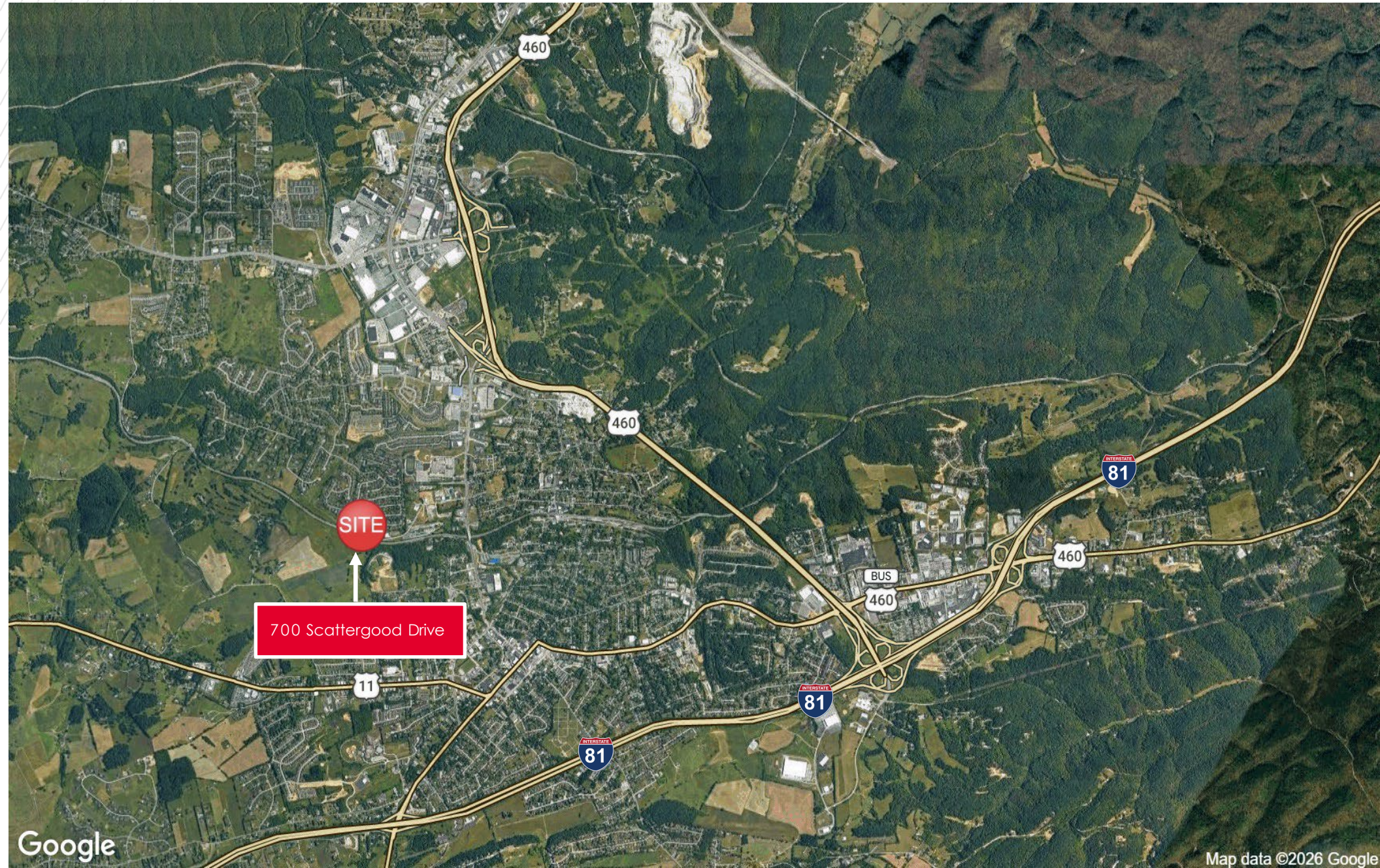
700 Scattergood Drive NW

Floor Plan



700 Scattergood Drive NW

Location Overview





FOR MORE INFORMATION, CONTACT:

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