

FOR LEASE

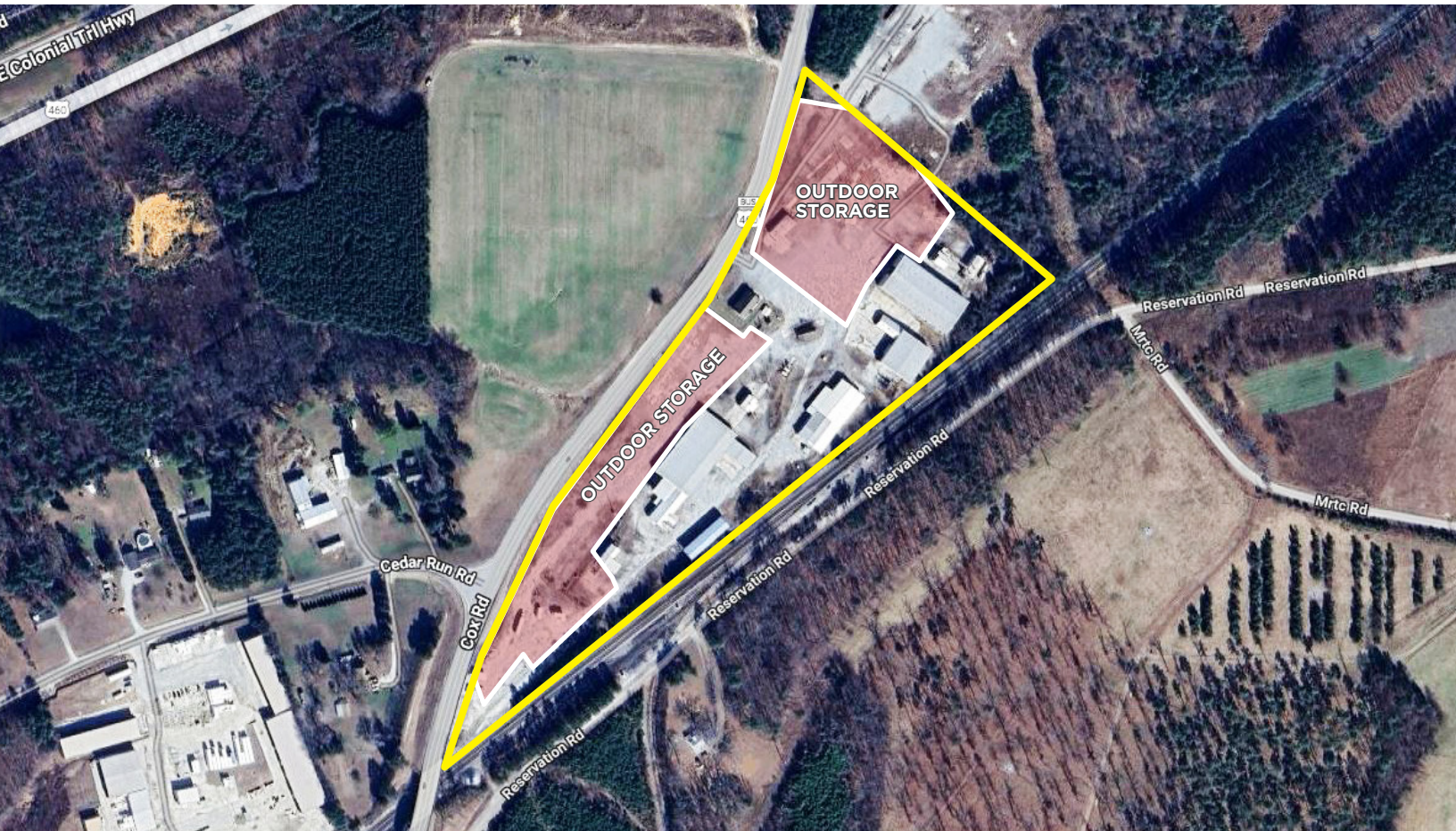
RAIL ACCESS

Industrial/Storage

2960 Cox Road | Blackstone, VA 23824



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

We're open to structuring multiple deals across a range of uses—including IOS, office, and manufacturing—to align with the unique opportunities this site offers.

- › **7.9± USABLE ACRES** for industrial outdoor storage
- › **1,800± SF OFFICE BUILDING** with 4 private offices, kitchen, and reception area
- › **3 WAREHOUSES** on site totaling 43,520± SF, grade-level loading
 - (1) 70' x 180' building clear height is 16'
 - (2) 100' x 90' building clear height is 22'
 - (3) 100' x 200' building clear height is 25' - 28'
- › Property is graveled and fenced
- › Heavy power on-site
- › Rail access available
- › Pricing: \$1,500/month per usable acre
 - \$2.00/SF for warehouse
 - \$12.00/SF for office

FOR MORE INFORMATION:

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Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.

THREE WAREHOUSES

TOTALING 43,520± SF



BUILDING SPECS
70' x 180' BUILDING CLEAR HEIGHT IS 16'



BUILDING SPECS
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BUILDING SPECS
100' x 200' BUILDING CLEAR HEIGHT IS 25' - 28'



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OFFICE BUILDING

4 PRIVATE OFFICES, KITCHEN, AND RECEPTION AREA




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BLACKSTONE SNAPSHOT

Blackstone's Historic Business District showcases a vibrant mix of preserved architecture, distinctive shops, local eateries, service providers, museums, and proud tributes to the town's military heritage.



 Blackstone, VA
5 Minutes
3 Miles



SOURCE: downtownblackstone.org