



## For Sublease

Building Size:

102,500  
Square Feet

### Contact us:

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# Fort Collier Industrial Park 411 Brooke Road, Winchester, VA

Industrial Warehouse Space in Frederick County

Available: June 1, 2026

Term: Through September 2029

- 102,500 SF Total
- Food-Grade Construction
- 24' ceilings
- 50' x 50' column spacing with forklift bumpers on all columns
- 2 drive-ins
- 16 loading docks
- LED lighting
- High density sprinkler system



Accelerating success.

**Colliers International**

1753 Pinnacle Drive, 12th Floor

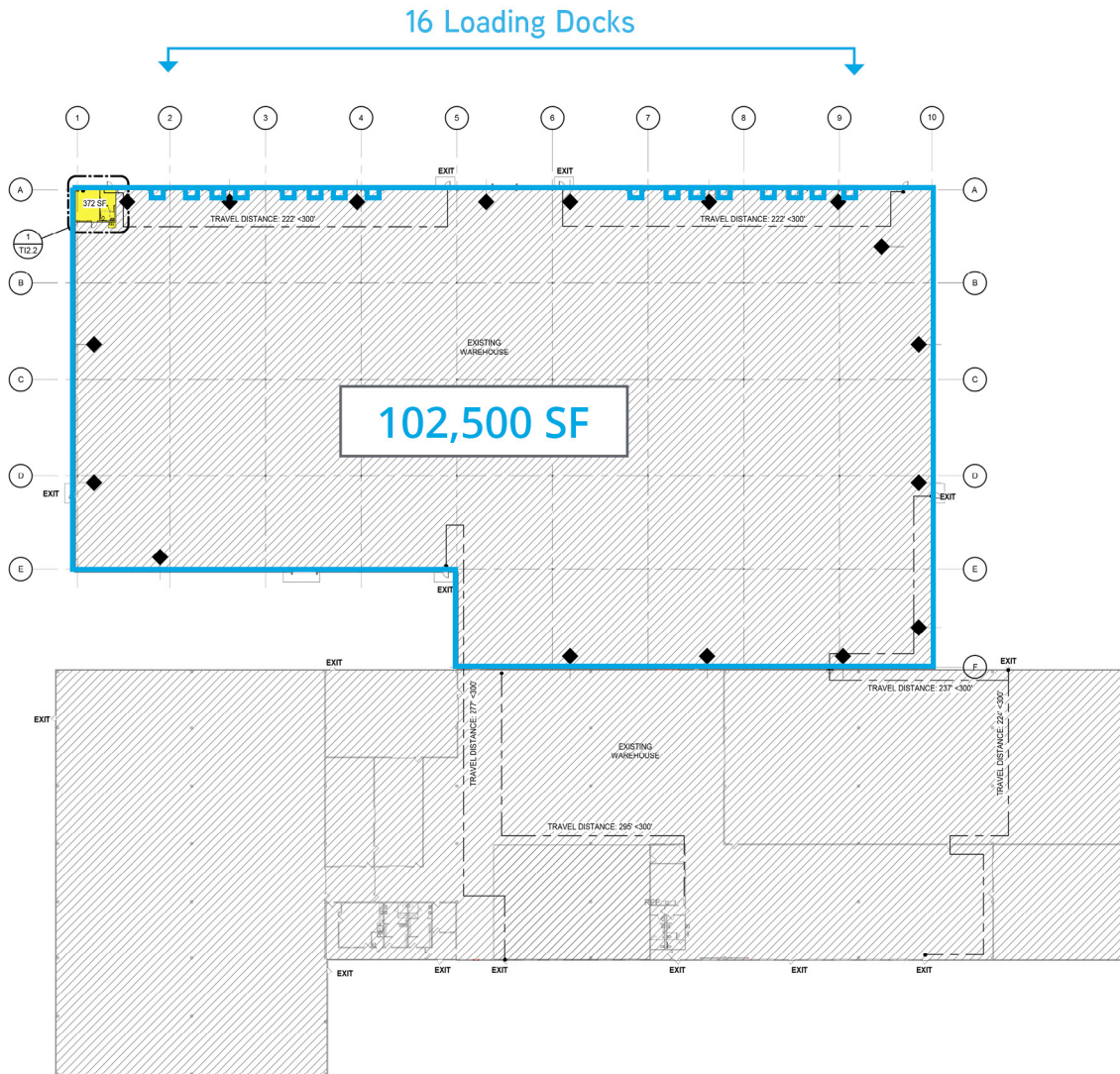
McLean, VA 22102

+1 703 394 4800

Total Available: 102,500 SF

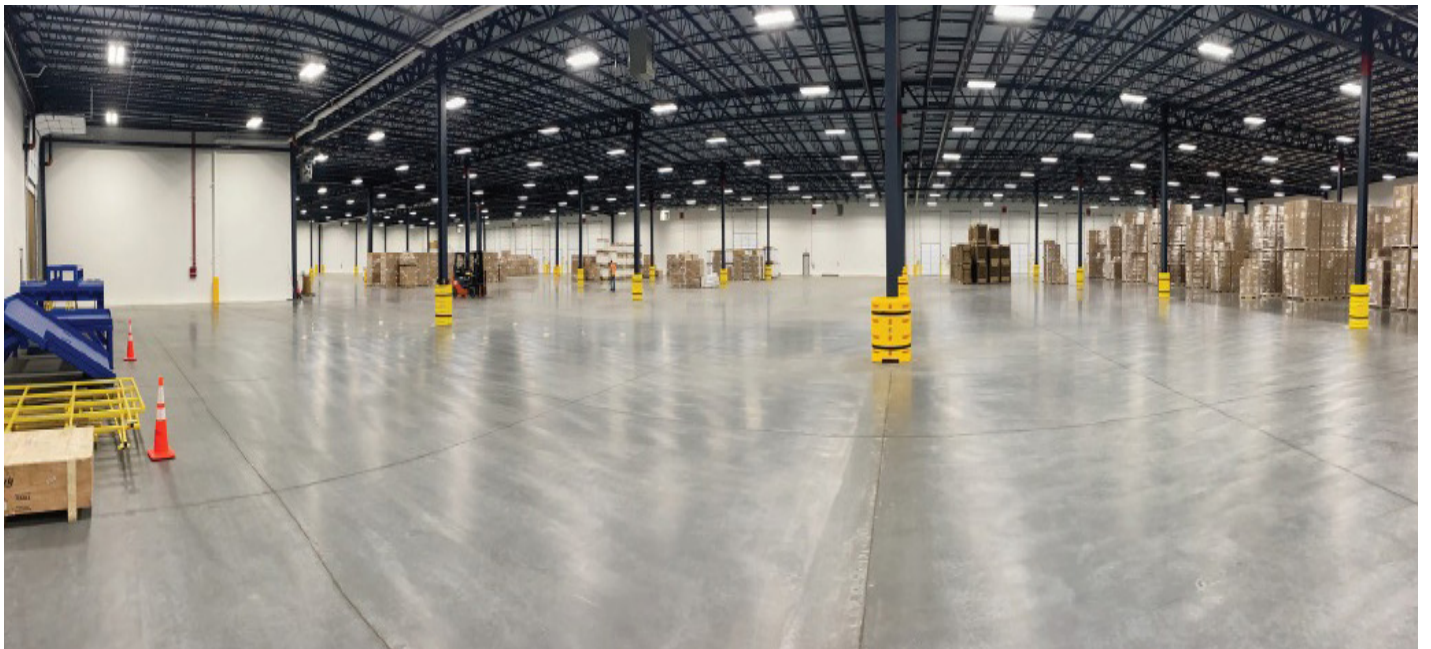


# Building Plan: 102,500 SF





Space Photos: 102,500 SF





Space Photos: 102,500 SF



# Location

- |                      |                          |
|----------------------|--------------------------|
| 1. FedEx             | 19. McKesson             |
| 2. Kellogg's         | 20. Kraft                |
| 3. Tempur Sealy      | 21. Geodis               |
| 4. Tractor Supply    | 22. Home Depot           |
| 5. Lowe's            | 23. Ferguson             |
| 6. Chevron Phillips  | 24. Geodis               |
| 7. Rust-Oleum        | 25. Trex                 |
| 8. Staples           | 26. Rubbermaid           |
| 9. NFI               | 27. Ford                 |
| 10. Macy's           | 28. Home Depot           |
| 11. FedEx            | 29. Sysco                |
| 12. Quad Graphics    | 30. Ferguson             |
| 13. Rubbermaid       | 31. Norse Dairy Systems  |
| 14. P&G              | 32. Virginia Inland Port |
| 15. Orgill           | 33. Mercury Paper        |
| 16. Knauf Insulation | 34. Rockwool             |
| 17. Ecolab           | 35. TeMa North America   |
| 18. Clorox           | 36. DALB                 |

