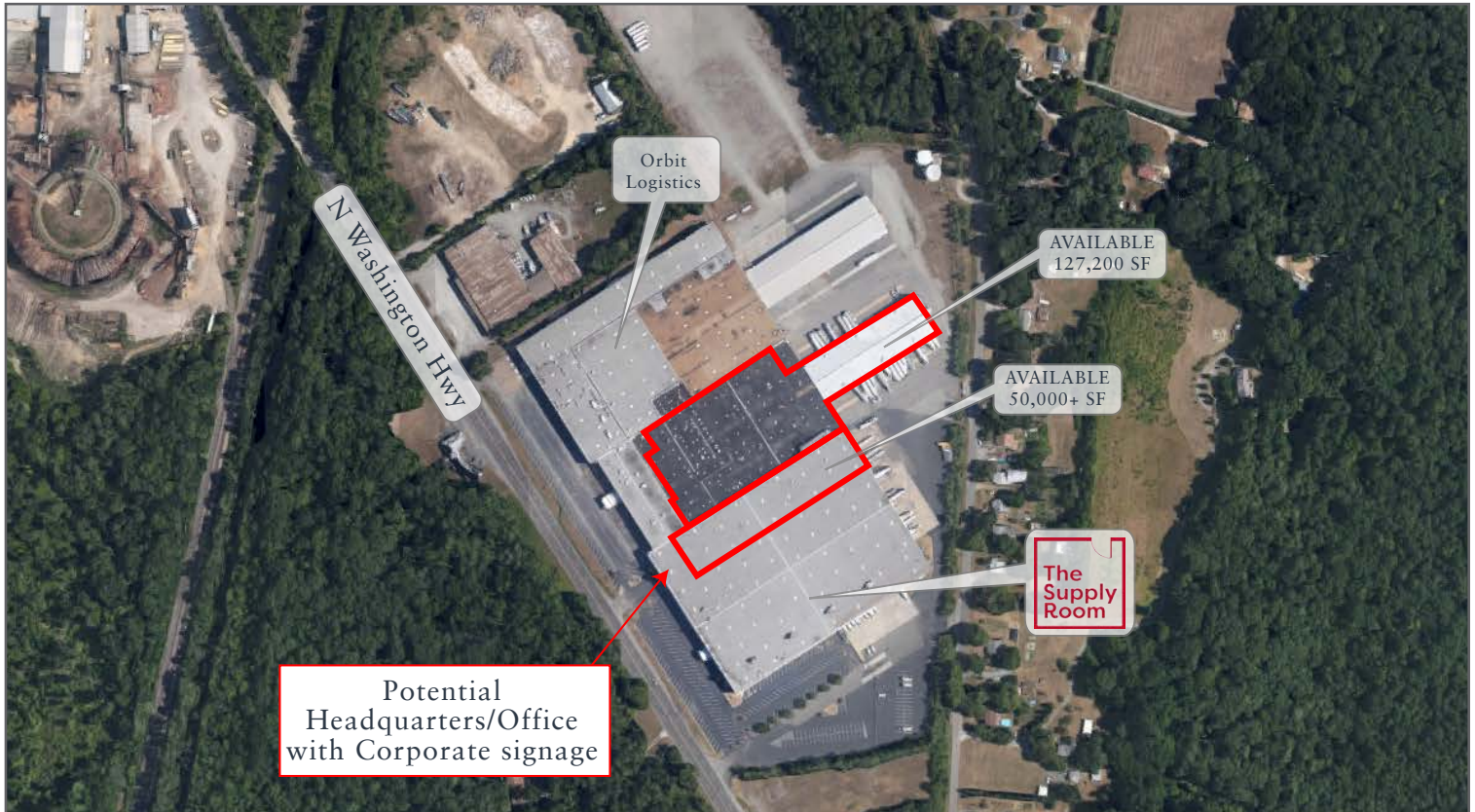
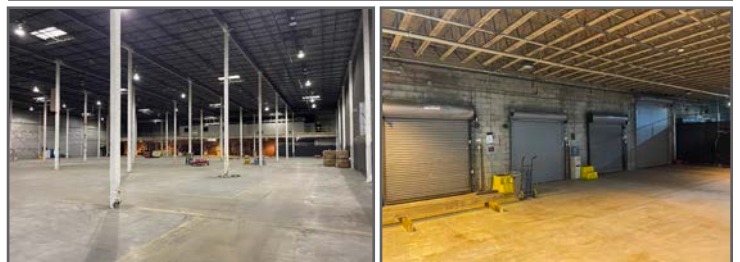


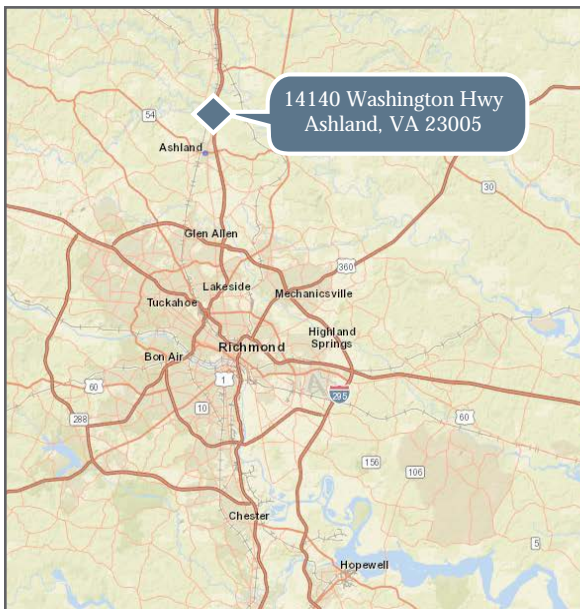
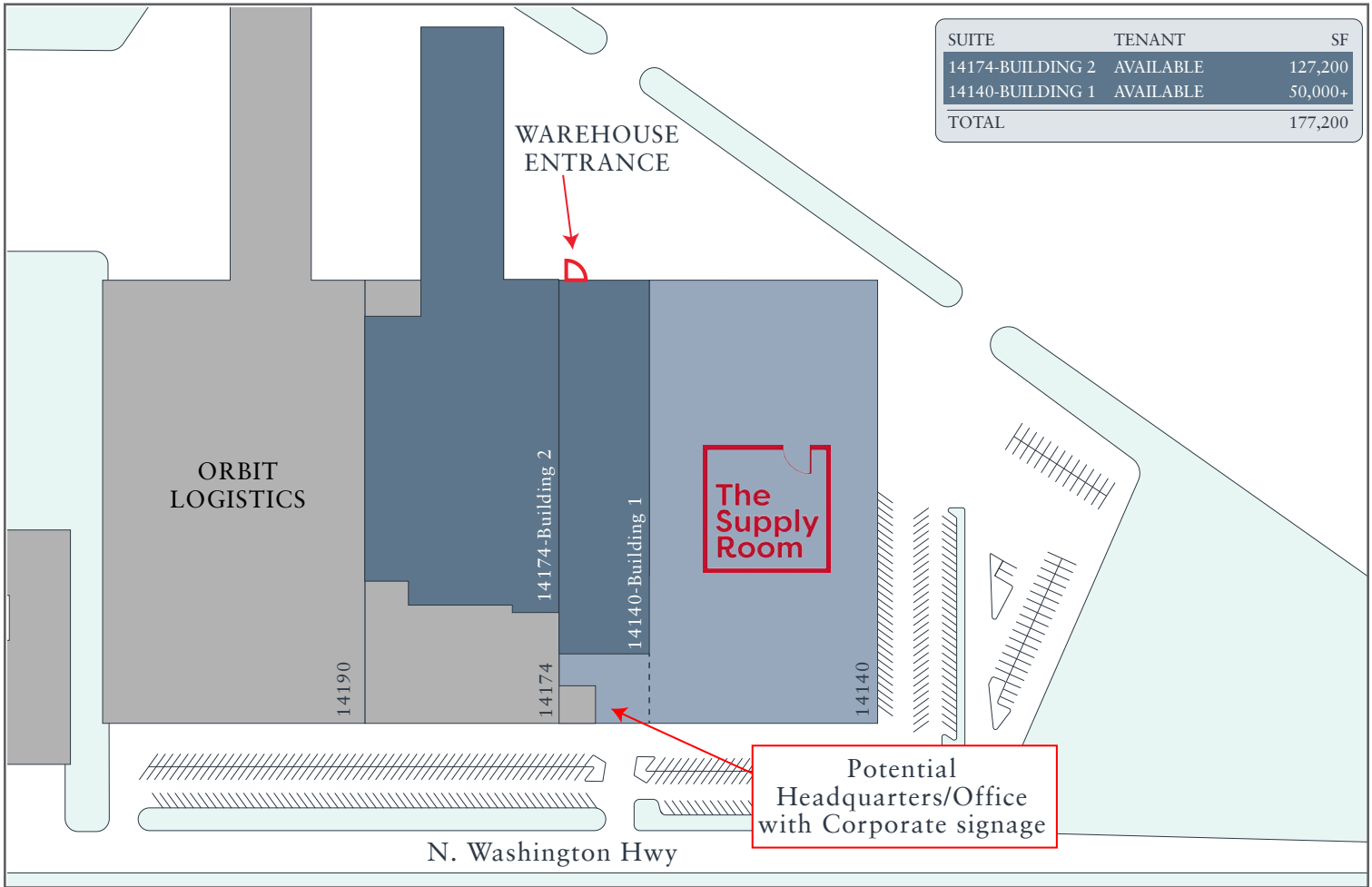


14140-14174 N. WASHINGTON HWY



- » Available for Lease: 50,000 SF± and 117,000 SF±
- » 33 feet high-bay warehouse
- » 2,500 SF± Mezzanine Office
- » Zoned M-2 Light Industrial
- » Wet Sprinkler System
- » 480v, 2500 AMP, 3-Phase Service
- » Dock Height Loading
- » 10 loading dock doors - 9 truck height and 1 concrete ramp with oversized door





5 MILE DEMOGRAPHICS

Population 20,070

Avg. HH Income \$95,713

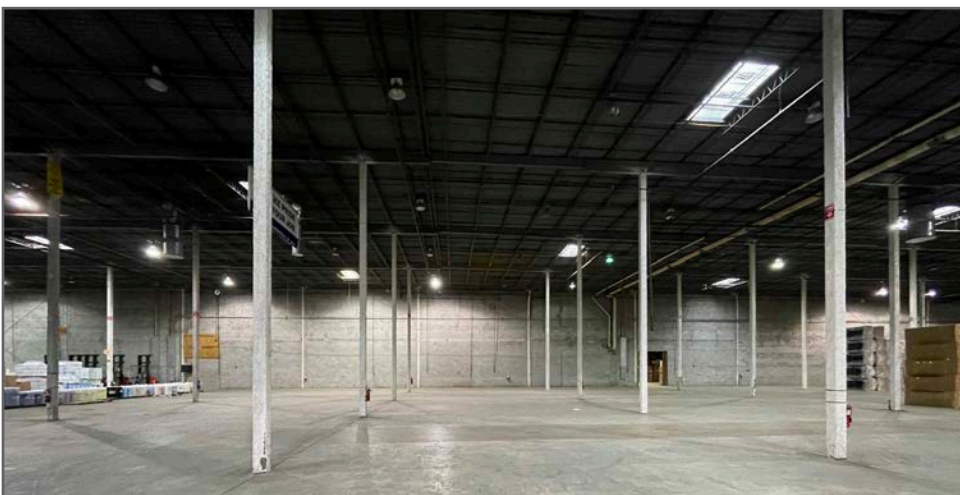
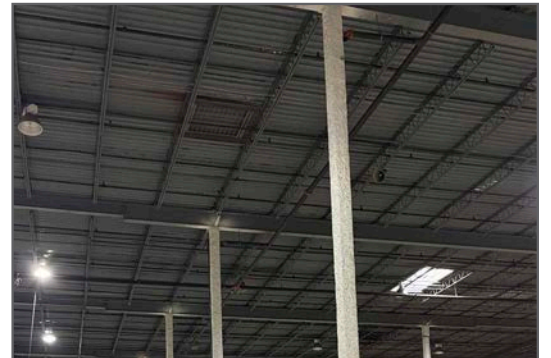
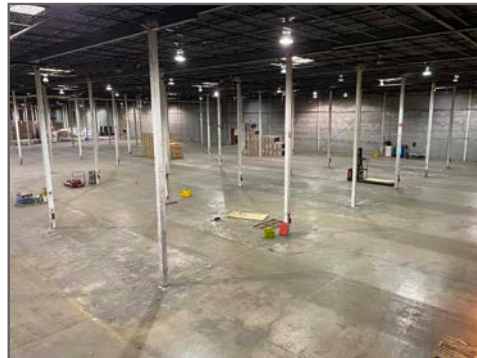
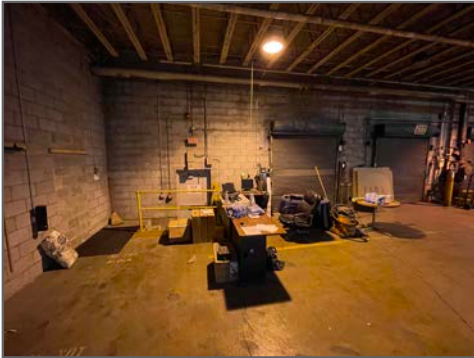
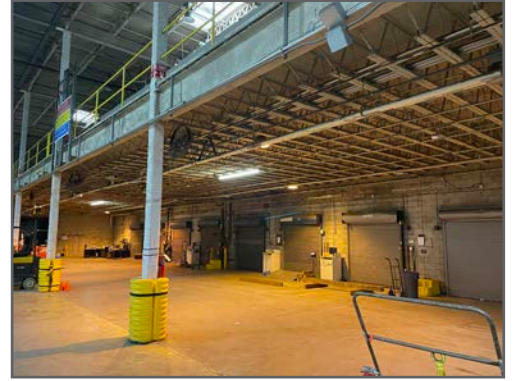
TRAFFIC COUNT

N. Washington - 9,400 AADT





SEAFORD CAPITAL PARTNERS



14140-14174 N. Washington Hwy
Ashland, VA 23005



Matt Klump
mk@seafordcapital.com
833.732.3673