

FOR LEASE

# WAREHOUSE WITH OFFICE SPACE

463 INDUSTRY ROAD  
WAYNESBORO, VA 22980



18,030+/- SF

ZONED HEAVY INDUSTRIAL

FOR LEASE \$12.95/SF/YR NNN



## PROPERTY DETAILS

- 15,600 SF warehouse space
- 2,430 SF office space
- (3) dock doors
- (1) 14' drive-in door
- 2 ton capacity Track Crane
- 22' ceiling height
- 3-phase electric
- Fully sprinkled with dry system
- Climate controlled & insulated
- Mezzanine storage
- 2.23-acre lot
- 43 parking spaces



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**Lee & Associates**  
COMMERCIAL REAL ESTATE BROKERAGE

All information herein, including square footage, is believed to be accurate, but not guaranteed or warranted. Any and all parties are responsible for verifying information prior to leasing.



## PROPERTY OVERVIEW

18,030 square feet total with a perfect balance of warehouse and office space. The warehouse is in excellent condition and has all the tools for a business to thrive. Take advantage of the 3 dock-doors, 14' drive-in door and a 2-ton Track Crane. The location is convenient to access I-64 traveling East and West connecting you to anywhere you need to go in Virginia or out of State.



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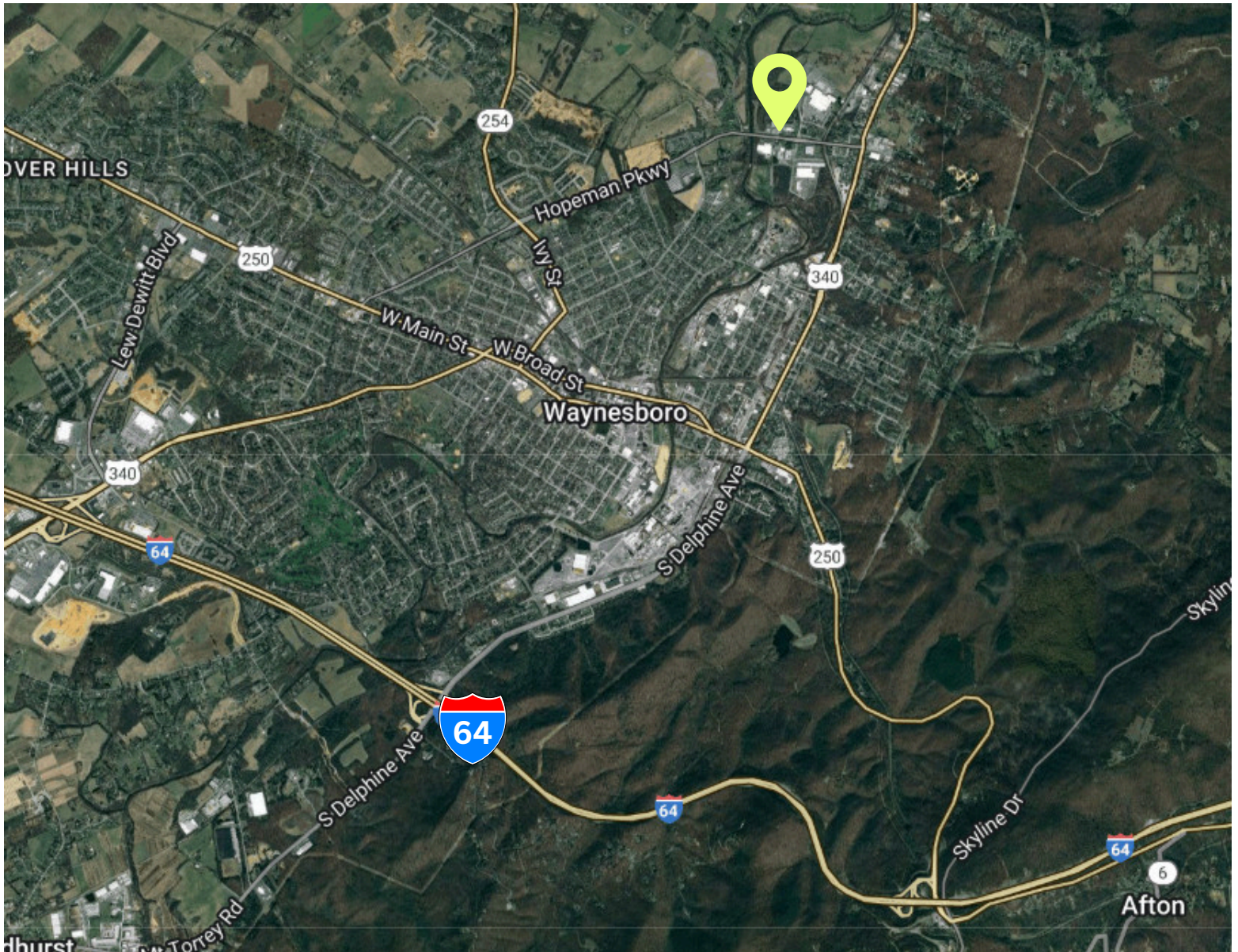
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## LOCATION

Located conveniently near Interstate 64, it is only an 8 minute drive (4.2 miles) to access the Interstate to run East to Richmond and I-95 North or South or West to Staunton to access I-81 North or South. The property lies along a heavy industrial area where other national and local businesses have established their operations.



## DRIVE TIMES

- 4.2 miles to I-64 East/West (8 minutes)
- 13.3 miles to I-81 North/South (16 minutes)
- 24 miles to Charlottesville (26 minutes)
- 29 miles to Harrisonburg (30 minutes)
- 93 miles to Richmond @ I-95 (1 Hour 25 minutes)

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