

FOR LEASE

# WAREHOUSE WITH OFFICE SPACE

463 INDUSTRY ROAD  
WAYNESBORO, VA 22980



18,030+/- SF

ZONED HEAVY INDUSTRIAL

FOR LEASE \$10/SF/YR NNN



## PROPERTY OVERVIEW

18,030 square feet total with a perfect split of office and warehouse space. 15,600SF of warehouse with additional storage space and 2,430SF of office space. 3 dock doors and one 14' drive in door. The warehouse is fully sprinkled with a dry system, fully climate controlled and insulated, has a clean room and 3-phase electric. There is also a Track Crane with a 2 ton capacity and 22' ceilings. The warehouse sits on 2.23 acres with a paved parking lot with 43 spaces. The property is less than 10 minutes from Interstate 64 and near the I-81 interchange.



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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.



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