

COTTONWOOD COMMERCIAL

A COMMERCIAL REAL ESTATE BROKERAGE

HARRISONBURG MULTIUSE+ FACILITY



OUTSTANDING 48,000 SF+ MANUFACTURING FACILITY
WITHIN HARRISONBURG, 3.44 ACRES, B-2 ZONING,
INDUSTRIAL/MANUFACTURING, STORAGE/WAREHOUSE,
OFFICE, RESIDENTIAL, EXCEPTIONAL OPPORTUNITY,
911 CHICAGO AVE FOR SALE AT \$3,490,000

- OUTSTANDING MULTIUSE+ FACILITY IN HARRISONBURG
- 48,000+ SF ON 3.44 ACRES
- STRATEGIC LOCATION AND ACCESSIBILITY
 - ✓ NEAR US-33, US-11, VA-42 AND INTERSTATE-81
- VERSATILE INFRASTRUCTURE:
 - ✓ INDUSTRIAL/MANUFACTURING/WAREHOUSE
 - 25,000 SF
 - FUNCTIONAL FACILITIES, LOADING DOCKS, STORAGE
 - ✓ OFFICE SPACE
 - 11,000 SF IN SEVERAL BUILDINGS
 - ✓ RESIDENTIAL
 - 3BR / 1BA 1,300 SF RESIDENCE
 - 3BR / 1BA 1,100 SF RESIDENCE
 - 3BR / 1BA MOVE-IN READY APARTMENT
- \$3,490,000

PROPERTY DETAILS

PARCELS: 38-F-1 (911 CHICAGO AVE)
38-F-28 (KUNTZ PROPERTY)
48-E-18 (ASHWOOD PROPERTY)

PROPERTY ADDRESS: 38-F-1: 911 CHICAGO AVENUE
38-F-28 (KUNTZ): 921 CHICAGO AVENUE
48-E-18 (ASHWOOD): 1006 ASHWOOD ST

LAND ACREAGE: 38-F-1: 2.92 ACRES
38-F-28 (KUNTZ): 0.28 ACRES
48-E-18 (ASHWOOD): 0.24 ACRES
TOTAL: 3.44 ACRES

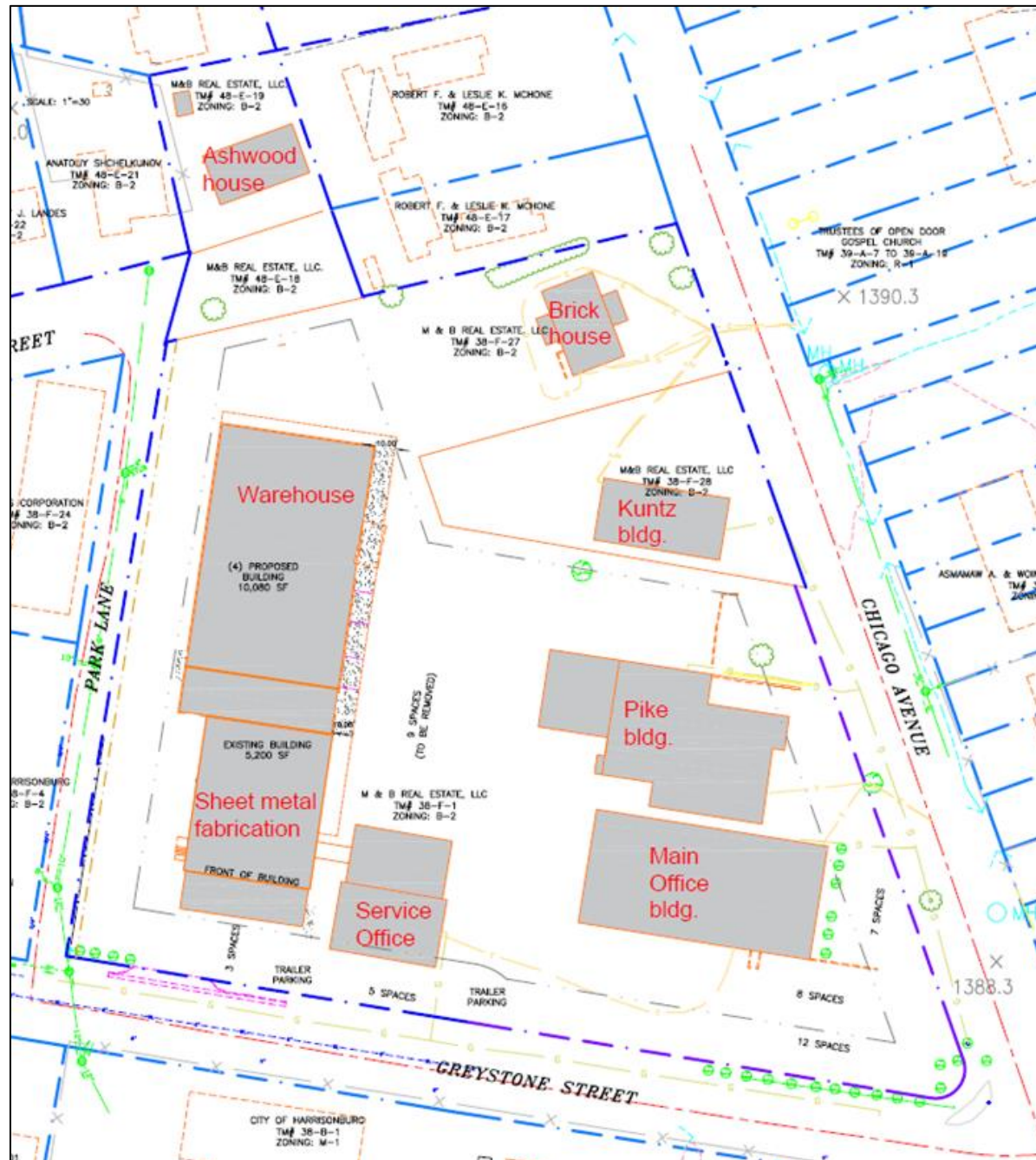
CURRENT ZONING: B-2

SITE



HARRISONBURG MULTIUSE+ FACILITY

SITE



HARRISONBURG MULTIUSE+ FACILITY

WAREHOUSE AND SHEET METAL FABRICATION



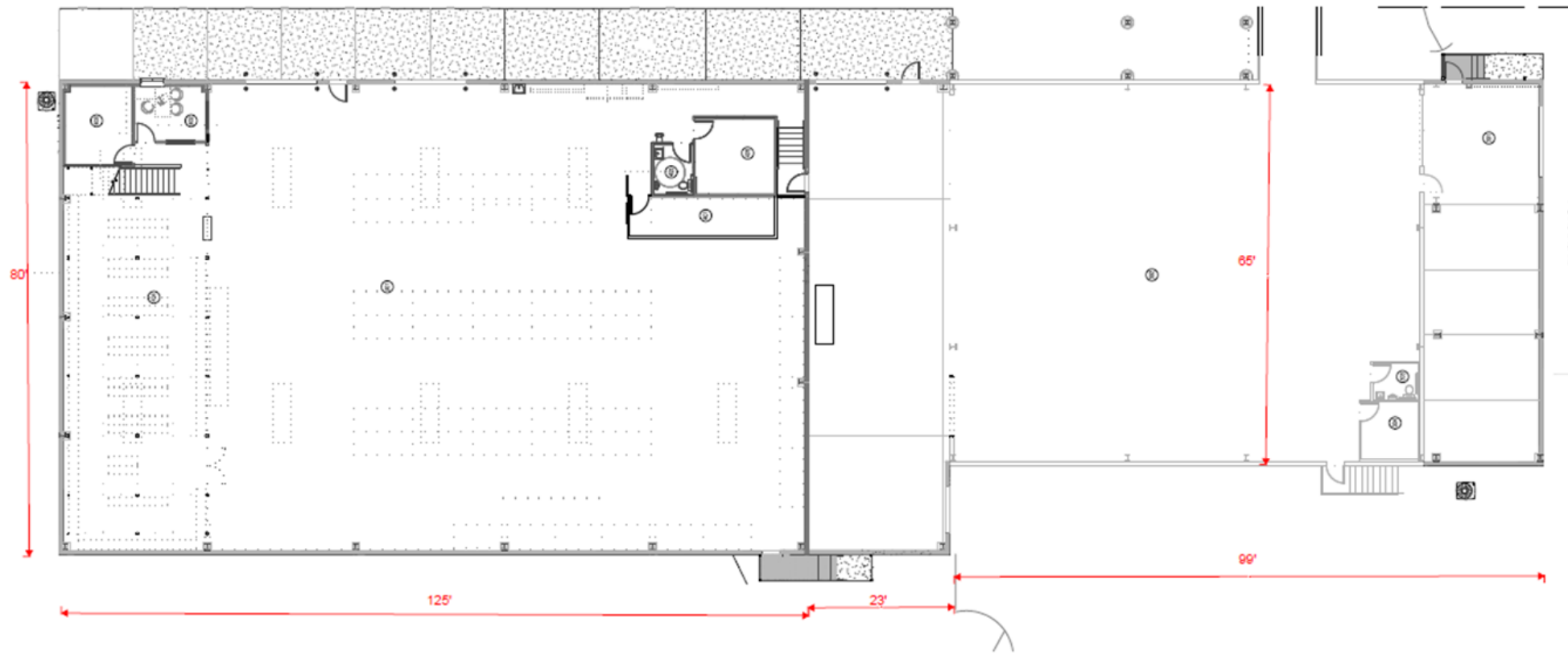
HARRISONBURG MULTIUSE+ FACILITY

WAREHOUSE AND SHEET METAL FABRICATION

17,280+ SF

Warehouse

Sheet metal fabrication



HARRISONBURG MULTIUSE+ FACILITY

WAREHOUSE



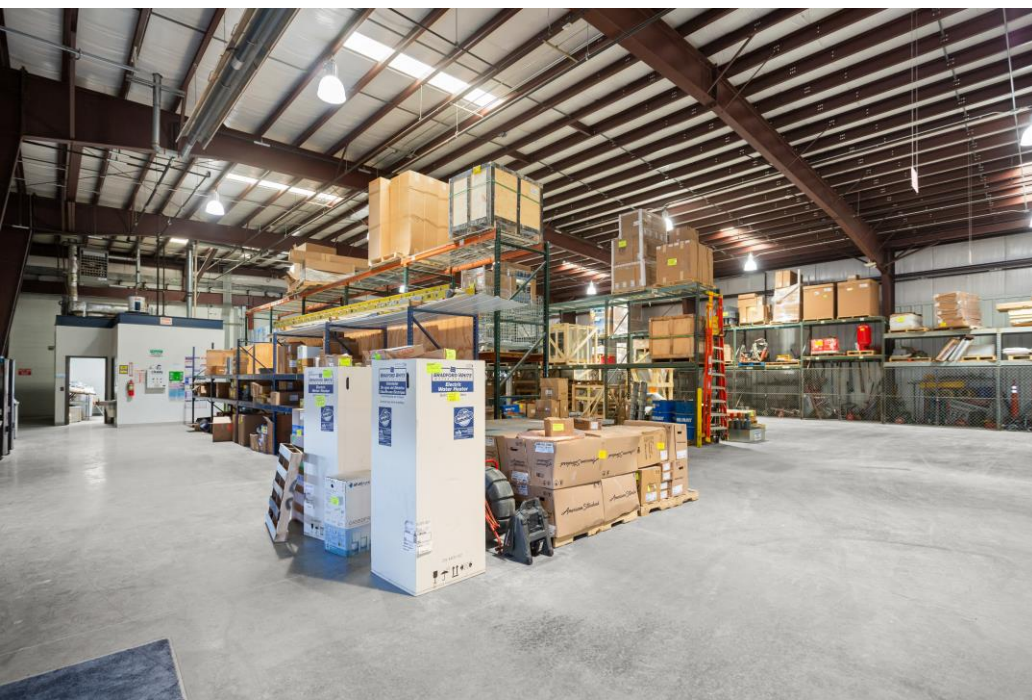
HARRISONBURG MULTIUSE+ FACILITY

SHEET METAL FABRICATION

A wide-angle photograph of a large industrial sheet metal fabrication facility. The space is filled with various pieces of machinery, including a large blue and yellow shearing machine in the center, and several roll-forming machines with yellow rollers in the background. In the foreground, there is a metal cart with a flat top and wheels, holding some materials. The floor is a smooth, light-colored concrete. The ceiling is high with a complex network of steel beams, pipes, and fluorescent lighting fixtures. On the right side, a blue scissor lift is partially visible. The overall atmosphere is that of a busy, well-equipped manufacturing environment.

HARRISONBURG MULTIUSE+ FACILITY

WAREHOUSE / SHEET METAL FABRICATION



HARRISONBURG MULTIUSE+ FACILITY

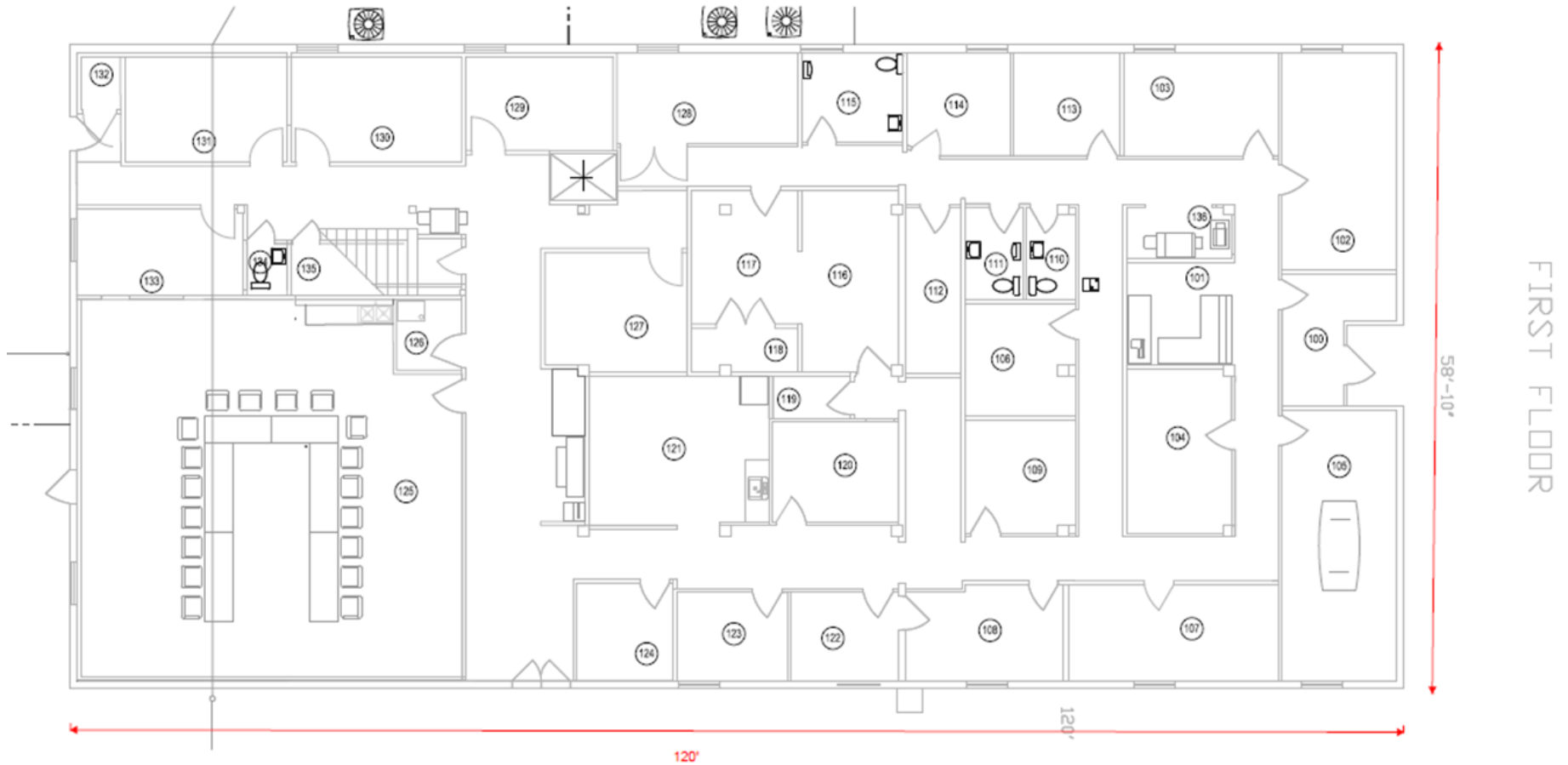
MAIN OFFICE



HARRISONBURG MULTIUSE+ FACILITY

FIRST FLOOR – MAIN OFFICE

7,200 SF



HARRISONBURG MULTIUSE+ FACILITY

MAIN OFFICE



HARRISONBURG MULTIUSE+ FACILITY

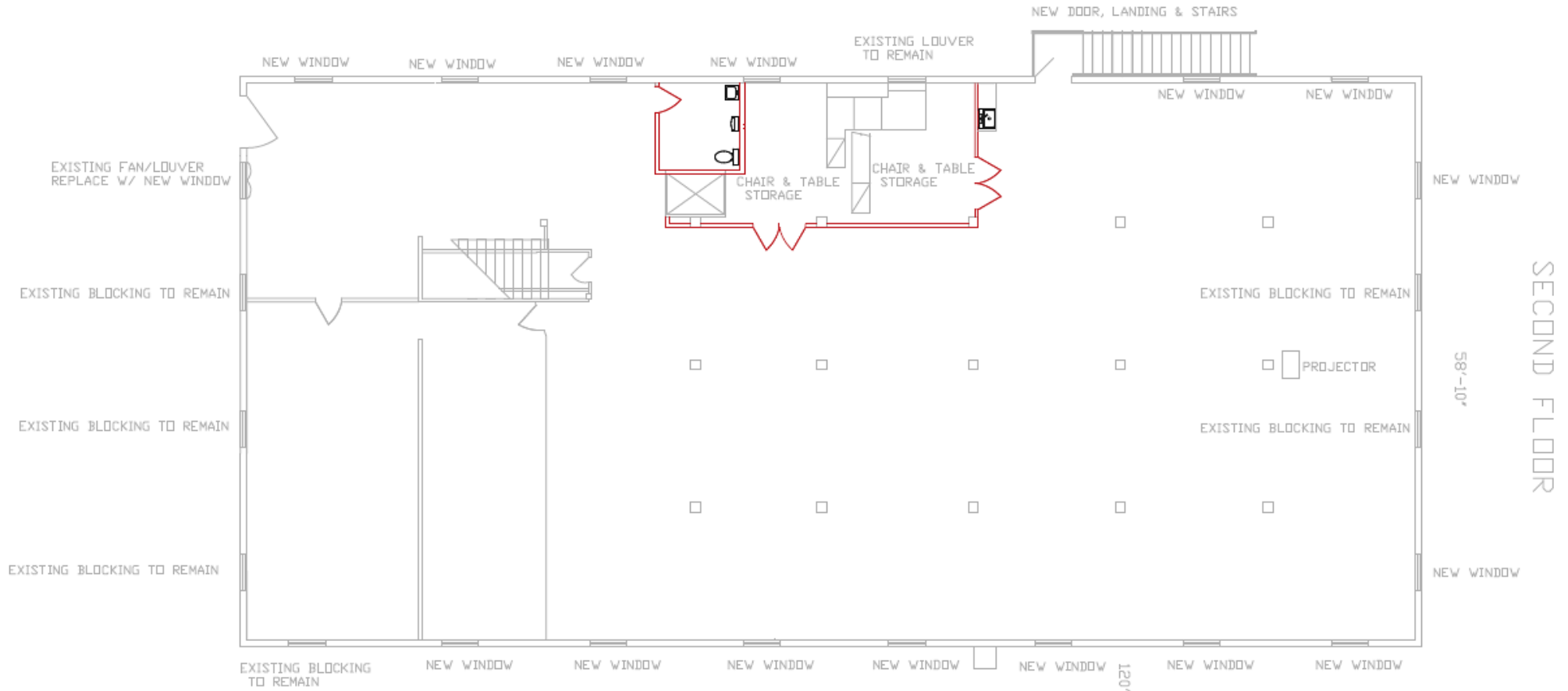
MAIN OFFICE



HARRISONBURG MULTIUSE+ FACILITY

SECOND FLOOR – MAIN OFFICE

7,200 SF



SPRAY INSULATION AT ROOF LEVEL
 PAINT ALL CEILING BLACK
 STUD ALL EXTERIOR WALLS
 ALL NEW SPRAY INSULATION AT EXTERIOR WALLS
 NEW SHEETROCK PAINTED ON ALL WALLS
 NEW LIGHTING ON 4 ZONES ALL DIMMABLE
 NEW ELECTRICAL OUTLETS
 PROJECTOR SCREEN OUTLET
 PROVISIONS FOR INTERNET CONNECTION

HARRISONBURG MULTIUSE+ FACILITY

SECOND FLOOR - MAIN OFFICE



HARRISONBURG MULTIUSE+ FACILITY

SERVICE OFFICE



HARRISONBURG MULTIUSE+ FACILITY

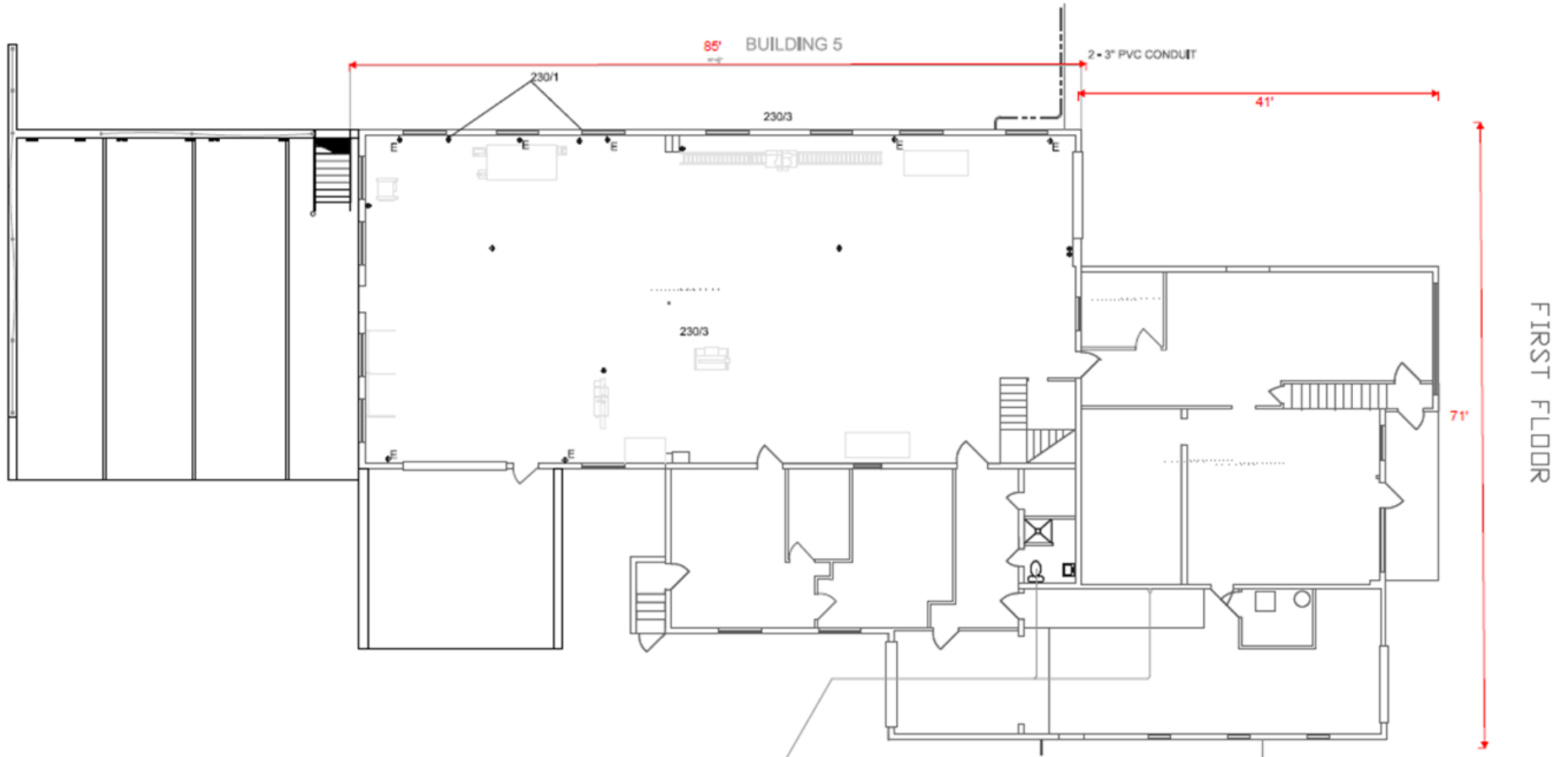
PIKE BUILDING



HARRISONBURG MULTIUSE+ FACILITY

FIRST FLOOR – PIKE BUILDING

8,291 SF (FIRST AND SECOND FLOOR)



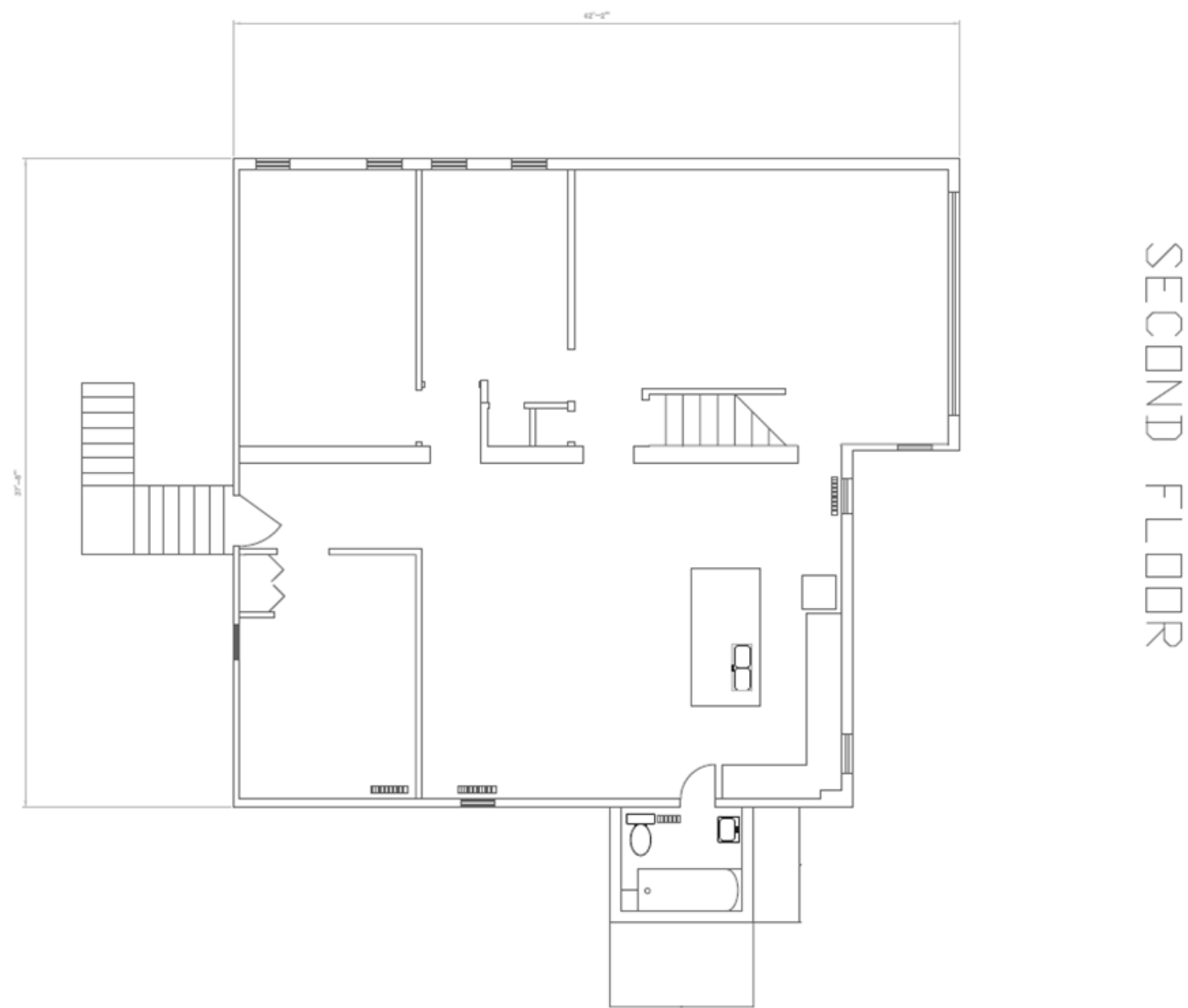
HARRISONBURG MULTIUSE+ FACILITY

FIRST FLOOR – PIKE BUILDING



HARRISONBURG MULTIUSE+ FACILITY

SECOND FLOOR – PIKE BUILDING



HARRISONBURG MULTIUSE+ FACILITY

SECOND FLOOR – PIKE BUILDING



HARRISONBURG MULTIUSE+ FACILITY

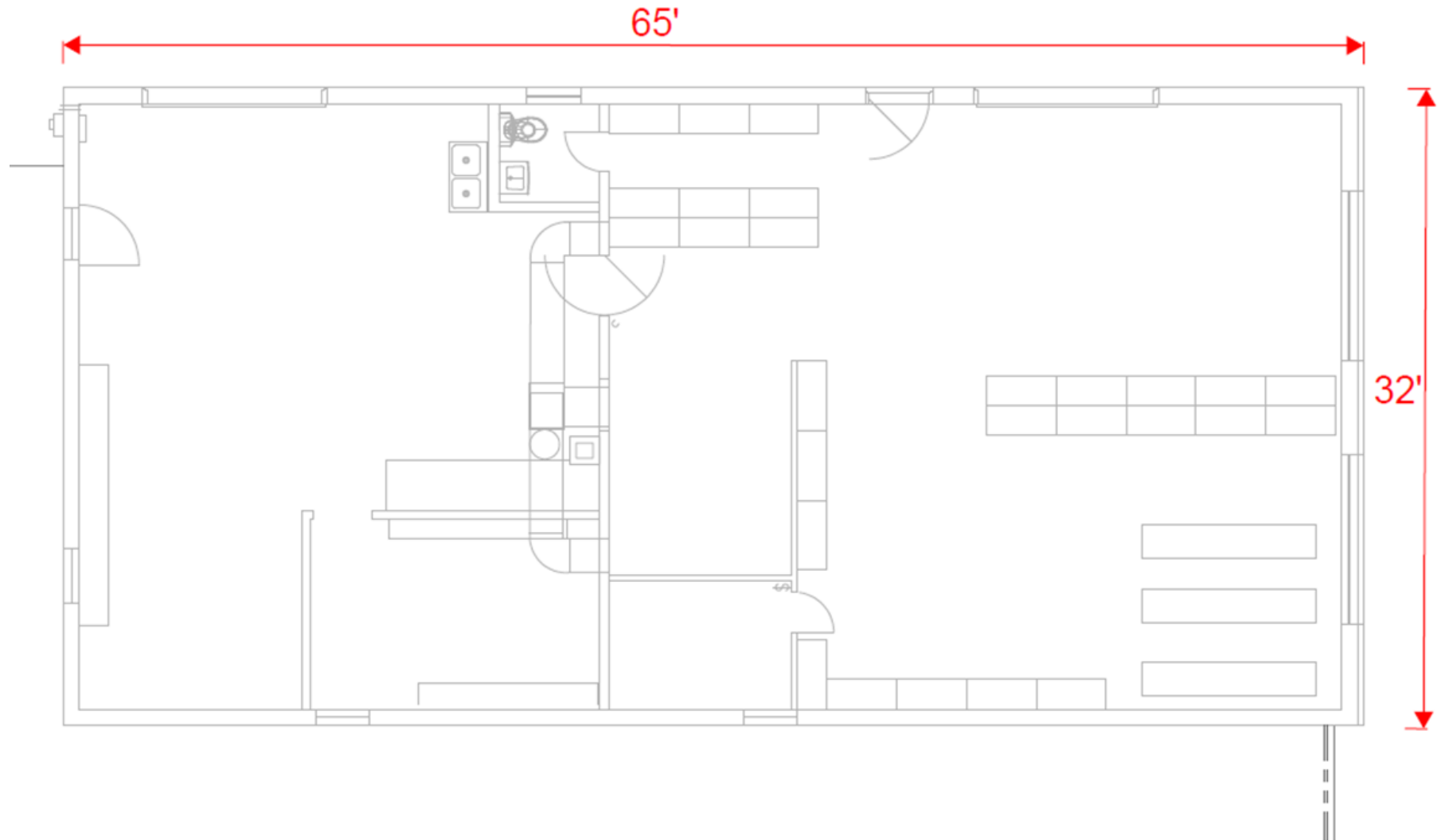
KUNTZ BUILDING



HARRISONBURG MULTIUSE+ FACILITY

KUNTZ BUILDING

2,080 SF



HARRISONBURG MULTIUSE+ FACILITY



935 CHICAGO AVE HOUSE



HARRISONBURG MULTIUSE+ FACILITY

935 CHICAGO AVE HOUSE

1,300 SF

935 Chicago Ave
Brick House

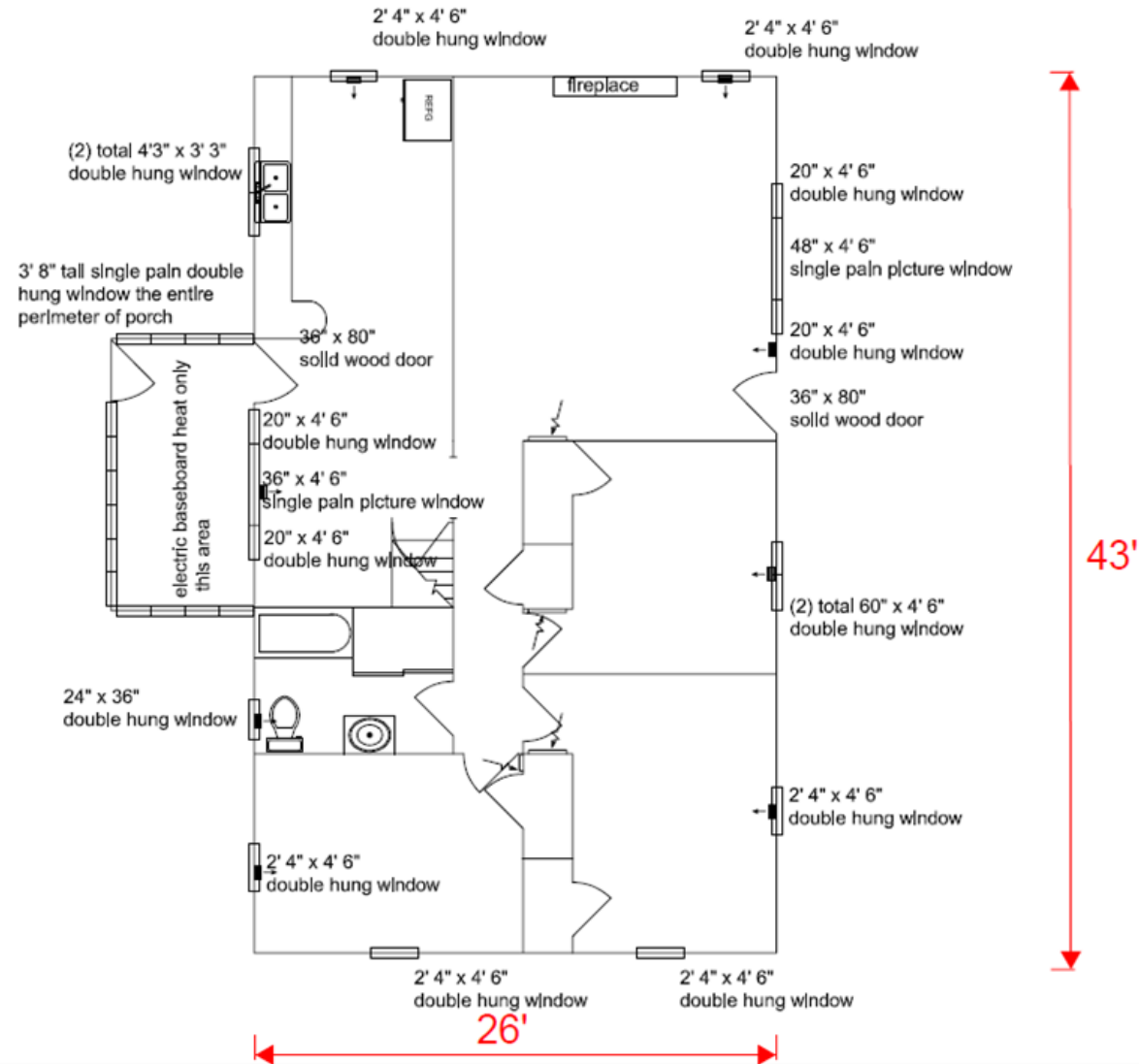
NOTES:

ALL ROOMS HAVE 8' CEILINGS

ATTIC HAS 4" BLOWN IN INSULATION

FULL BASEMENT ALL BUT TOP 18" UNDERGROUND

BASEMENT HAS (4) 32" X 17" SINGLE PANE WINDOWS, (1) 32" INSULATED EXTERIOR DOOR



HARRISONBURG MULTIUSE+ FACILITY

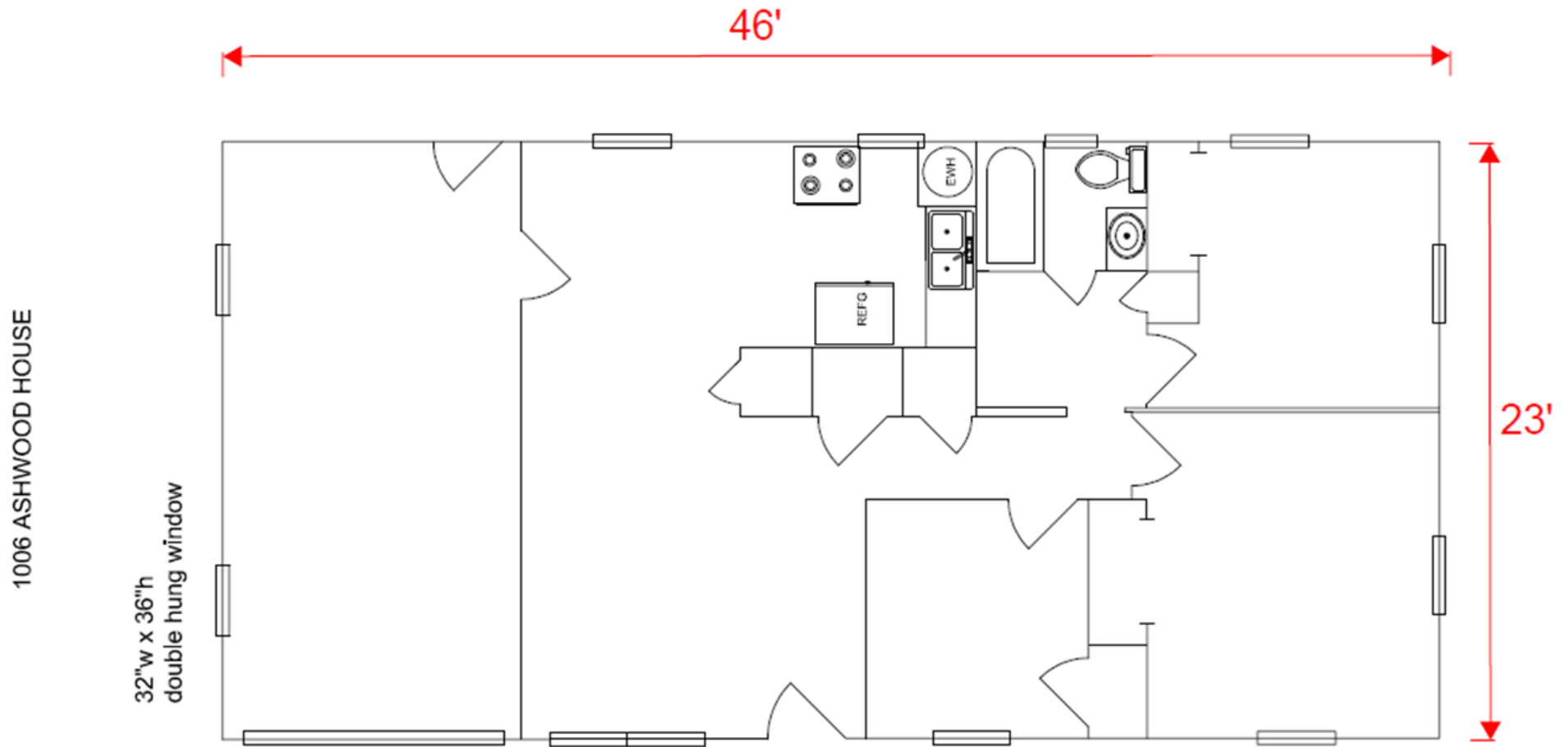
1006 ASHWOOD HOUSE



HARRISONBURG MULTIUSE+ FACILITY

1006 ASHWOOD HOUSE

1,168 SF (864 SF LIVING AREA)



HARRISONBURG MULTIUSE+ FACILITY

DEVELOPMENT OVERVIEW

- APPROXIMATELY 3.44 ACRES
- 48,000 SF FACILITIES

FEATURES VERSATILE INFRASTRUCTURE

- INDUSTRIAL
- MANUFACTURING
- STORAGE
- WAREHOUSE
- OFFICE
- RESIDENTIAL
- RETAIL POTENTIAL

CITY

- EAGER TO SUPPORT NEW BUSINESS DEVELOPMENT
- FLEX OPTIONS MAY BE AVAILABLE



BENEFITS OF THIS LOCATION

- B-2 ZONING WITH INDUSTRIAL SPECIAL USE PERMIT
- STRATEGIC LOCATION AND EASY ACCESSIBILITY
- NEAR US-33, US-11, VA-42 AND INTERSTATE-81
- HARRISONBURG ONE OF THE FASTEST GROWING CITIES IN VIRGINIA
- ONLY 17 MILES TO SHENANDOAH VALLEY REGIONAL AIRPORT
- FAVORABLE DEMOGRAPHICS
- FAVORABLE ECONOMIC OUTLOOK FOR HARRISONBURG
- NEAR RECENTLY APPROVED QUARRY HEIGHTS 900-HOME PROJECT
- POTENTIAL OPPORTUNITY FOR MULTIFAMILY REZONING
- GREAT 1031 EXCHANGE
- POTENTIAL TWO-YEAR LEASE BACK



DISCOVER WHAT'S POSSIBLE



GAIN A TALENTED (AND GROWING!) WORKFORCE

Tap into a pipeline of more than 6,000 college graduates each Year. With 19 colleges, universities and technical centers in The Shenandoah Valley, it's no surprise Harrisonburg is the 2nd fastest growing metro in the state with 17% population Growth. And how about reviews.com recognizing Harrisonburg as One of the top 10 best places for millennials to move in the US!

ENJOY THE LOW COST OF DOING BUSINESS

Forbes ranked Harrisonburg #3 for Lowest Cost of Business in Best Small Cities for Business. Plus, Harrisonburg is home to Two Opportunity Zones and two HUB Zones.

WATCH YOUR EMPLOYEES THRIVE HERE

- #1 Most Popular Mid-Size City People Are Moving To – moveBuddha.com
- One of America's Top 10 Mountain Bike Towns – National Geographic Society
- Best Place to Be a Millennial – Blue Ridge Outdoors Magazine
- #6 in America's Favorite Towns – Travel & Leisure
- #1 Top Cities for Starting a Business in the U.S. – PennyGeeks.com

www.HarrisonburgDevelopment.com

COTTONWOOD COMMERCIAL

A COMMERCIAL REAL ESTATE BROKERAGE

HARRISONBURG

Harrisonburg
51,158
People



Rockingham County
85,397
People



The Harrisonburg-Rockingham Metropolitan Statistical Area is home to over 136,000 people. Harrisonburg, founded in 1780, is the County seat, an important education, commercial, technology, and government center, and home to James Madison University. Downtown Harrisonburg was named Virginia's first culinary district in 2014 and is an awarded bicycle-friendly community. Rockingham County is the largest producer of agricultural products in Virginia with many agritourism opportunities such as farmers markets, u-pick farms, cideries, wineries, and breweries. Bridgewater, Broadway, Dayton, Elkton, Grottoes, Mount Crawford, and Timberville are the County's seven incorporated towns.



Recreation: George Washington and Jefferson National Forests, Skyline Drive, Shenandoah National Park, Appalachian Trail, and Massanutten Four-Season Resort. Local parks and recreation programs, golf courses, tennis courts, swimming pools, bike trails, and ball fields are abundant.

Attractions: Court Square Theater, Edith J. Carrier Arboretum, Explore More Discovery Museum, Forbes Center for Performing Arts, Fort Harrison House, Harrisonburg Fire Department Museum, Green Valley Book Fair, Hardesty-Higgins House Visitors Center, Hugo Kohl's Museum of American Jewelry Design and Manufacturing, Rockingham County Fairgrounds, Shenandoah Heritage Market, Mineral Museum, and the Virginia Quilt Museum.

2023 Facts & Figures Harrisonburg & Rockingham County

Jobs People Region

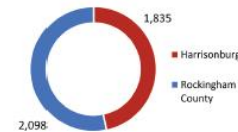
Median Household Income, 2022

Harrisonburg \$56,050
Rockingham County \$73,232

Top 3 Employment Sectors

- Manufacturing
- Educational Services
- Health Care & Social Assistance

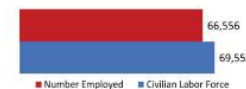
Number of Business Establishments: All Industries, 2022



Higher Education

- James Madison University
- Eastern Mennonite University
- Bridgewater College

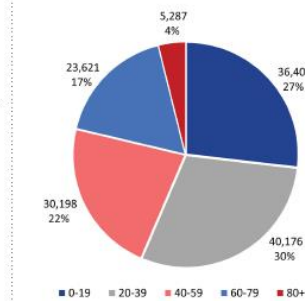
Labor Force, 2022



Unemployment Rate, 2018-2022



Age of Population, 2022



Population Growth, 2012-2022



Highest Level Education Attainment, 2022

Locality	High School	Some College/2 Year Degree	Bachelor's or Higher
Harrisonburg	25.7%	22.6%	35.2%
Rockingham County	36.4%	22.0%	28.8%

Public Schools, 2022-2023

K-12 Student Enrollment	17,423
Total Graduates & Completers	1,327
Percent Continuing Education	61.6%

Central Shenandoah Planning District Commission
www.cspdc.org
(540) 885-5174
Staunton VA 24401



Median Home Value, 2022

Harrisonburg \$263,700
Rockingham County \$266,900

Total Housing Units, 2022

54,291

Number of Households, 2022

48,754

Transportation

- Road: Interstates 81
- Rail: CSX, Norfolk Southern, Shenandoah Valley Railroad, and Chesapeake Western
- Air: Shenandoah Valley Regional Airport
- Port: Virginia Inland Port (65 miles north)

Sentara RMH Medical Center provides healthcare services

1 All-Seasons Resort
111 Identified Caves
27 Miles of Interstate
2,026 Farms

Local Government

www.harrisonburgva.gov
www.rockinghamcountyva.gov

Data Sources:
Weldon Cooper Center, United States Bureau of Labor Statistics, United States Census Bureau, United States Department of Agriculture, Virginia Department of Education, & Virginia Employment Commission.

HARRISONBURG

COTTONWOOD COMMERCIAL

A COMMERCIAL REAL ESTATE BROKERAGE

HARRISONBURG

Considering
a corporate
move or
expansion?

GAIN A TALENTED WORKFORCE

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HARRISONBURGDEVELOPMENT.COM

**WATCH YOUR
EMPLOYEES
THRIVE HERE**

Best Place
to Be a Millennial
Blue Ridge
Outdoors Magazine

One of America's
Top 10 Mountain
Bike Towns
National Geographic Society

#1 Most Popular
Mid-Size City People
Are Moving To
moveBuddha.com



HARRISONBURG



HARRISONBURG LOCATION

Harrisonburg, VA is one of the fastest growing cities in the Commonwealth of Virginia, recently surpassing Charlottesville. With 21% growth over the last ten years, new employment opportunities and the continued expansion of JMU, this trend is expected to continue. The city size is expanded with Harrisonburg's status as a regional destination for consumers well outside the traditional drive-time radius. The site sits off the intersection with 57,000 daily vehicles travelling Interstate-81 daily and along Route-11 / South Main Street's 13,000 daily travelers.

HARRISONBURG AREA

The Harrisonburg / Rockingham County area is nestled in the heart of the historic and scenic Shenandoah Valley in west central Virginia. The area is bounded on the west by the Allegheny Mountains and on the east by the crest of the Blue Ridge Mountains. The Harrisonburg Metropolitan Statistical Area is a hub for technology development with a highly skilled and professional workforce, James Madison University, affordable labor rates, and a climate for technical innovation. Harrisonburg specializes in growing information technology businesses for health and security solutions.

"ONE OF AMERICA'S FAVORITE TOWNS"

FOR FURTHER INFORMATION ON
THIS OR OTHER COMMERCIAL
PROPERTIES, PLEASE CONTACT

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(540) 820 - 7008

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HARRISONBURG, VA 22801

WWW.COTTONWOOD.COM



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