

4500 Early Road, Harrisonburg, VA

EARLY ROAD DISTRIBUTION CENTER

TOTAL SF

100,000 SF – 357,673 SF
Available for Lease

NEWMARK

Grant Bates
Executive Managing Director
t 434-882-1176
grant.bates@nmrk.com

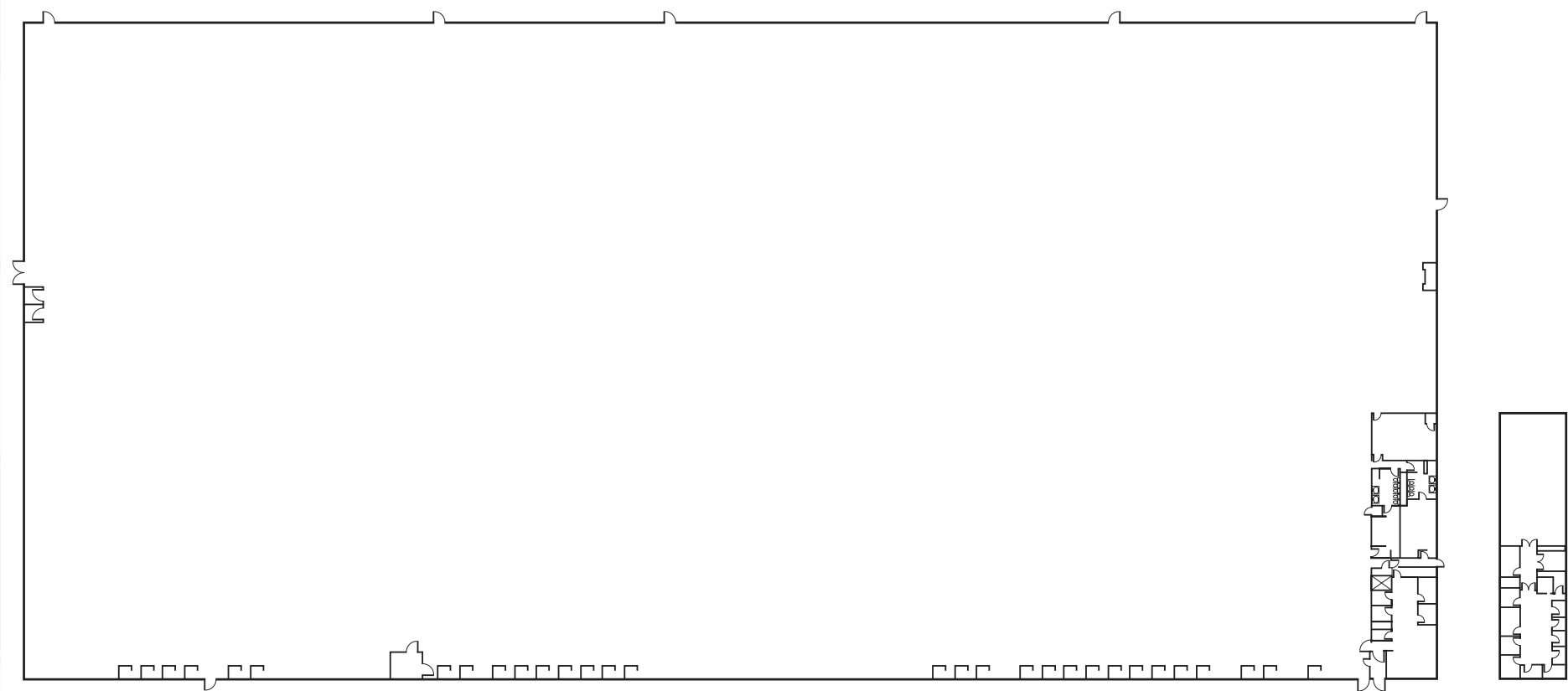
Wyant Wharton
Associate
t 434-906-9373
wyant.wharton@nmrk.com

Building Specs

- 100,000 SF - 357,673 SF available for lease
- 9,892 SF office
- 28' clear
- 40' x 54' column spacing
- Two drive-in doors
 - 12' x 12'
 - 23' x 16'
- 30 dock high doors 9' x 10' with Rite Hite packages
- 91 trailer spaces
- 6 natural gas Cambridge heaters in warehouse
- Power: (1) 4,000 amp and (1) 400 amp. Both are 277/480 volt, 3-phase, 4 wire systems
- Sprinkler: wet system for warehouse, dry system for office
- LED lighting



Floor Plan



4500 EARLY ROAD
HARRISONBURG VA
352,954 TOTAL SF
9,892 SF OFFICE

The Area

● Access to Markets

The Valley's geographic positioning allows businesses to reach a significant portion of the U.S. population within a day's drive. This access is key for industries requiring rapid distribution channels to major urban centers, including Washington D.C., Philadelphia, New York, and Atlanta.

● Workforce and Education

A strong local workforce supported by educational institutions, including 7 technical schools and 11 colleges/universities, fuels the industrial sector. Initiatives aimed at workforce development ensure a steady supply of skilled labor pertinent to various industries. Collaborations between the private sector and educational institutions foster specialized training programs that align with the needs of industries in the area.

● Affordable Cost of Doing Business

Compared to other regions in the Eastern U.S., the Shenandoah Valley often offers a more cost-effective environment for businesses. This includes competitive land and property prices, lower costs of living, and attractive incentives from both state and local governments aimed at fostering industrial growth.



● Quality of Life

Besides logistical and economic benefits, the Shenandoah Valley is known for its natural beauty, recreational opportunities, and quality of life. This aspect can be instrumental in attracting and retaining top talent, a critical factor for businesses in today's competitive landscape.

● Supportive Business Environment

Virginia's business-friendly policies, combined with active economic development efforts in the Shenandoah Valley, create a supportive environment for industrial companies. The area offers various incentives such as tax credits, financing, and grants designed to aid the establishment and expansion of businesses.

These strategic advantages make the Shenandoah Valley an attractive location for industrial operations, offering a blend of logistic efficiency, market access, skilled labor, and a supportive economic environment that can drive business success.

Aerial Map

STRAIGHT TO THE POINT



DISTANCE TO I-81
2.0 MILES - 4-5 MIN



DISTANCE TO 64
29 MILES - 35 MIN



DISTANCE TO 55
52 MILES - 55 MIN



EXIT
243 1.8 MILES - 4 MIN



TENNECO

PCA
PACKAGING CORPORATION
OF AMERICA

Lakeside Book Company
We print, store, and sell your books.

LSC COMMUNICATIONS

FedEx

SHERWIN
WILLIAMS

Walmart

Exit 243

4500 Early Rd

INTERCHANGE
OUR EXPERTISE. YOUR VALUE.
MANAGING THE FUTURE OF TRANSPORTATION

Pitman Farms

FleetPride
HEAVY DUTY PARTS & SERVICE

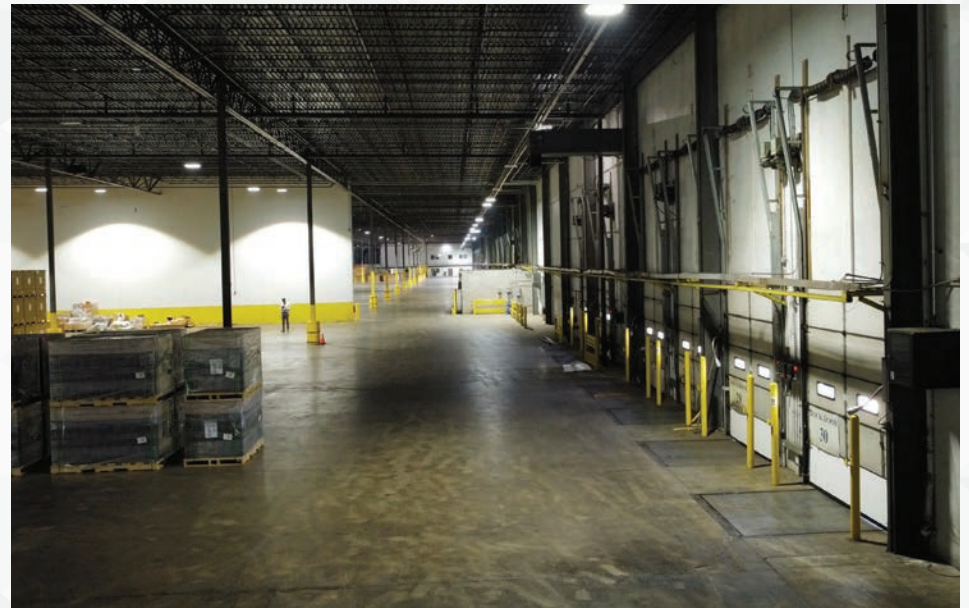
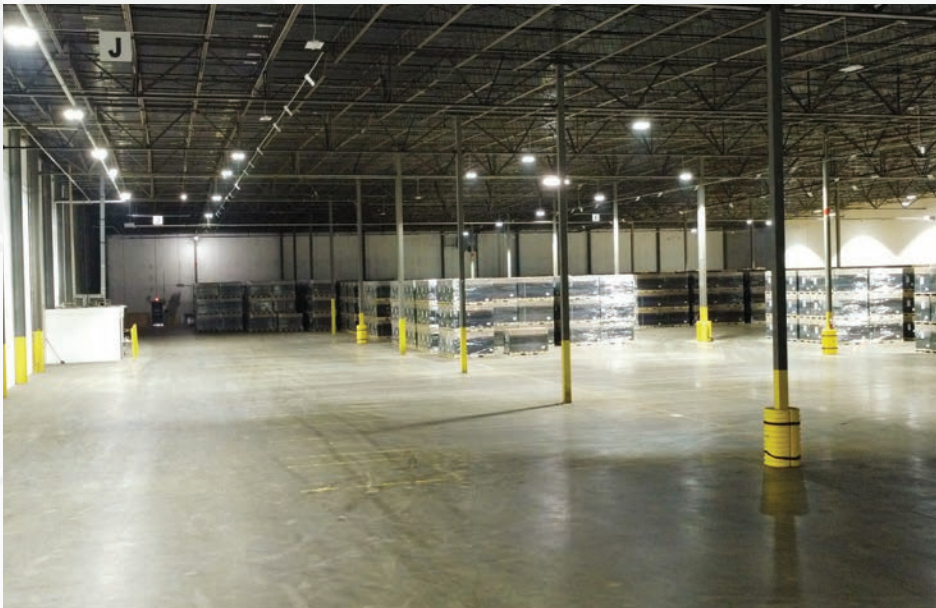
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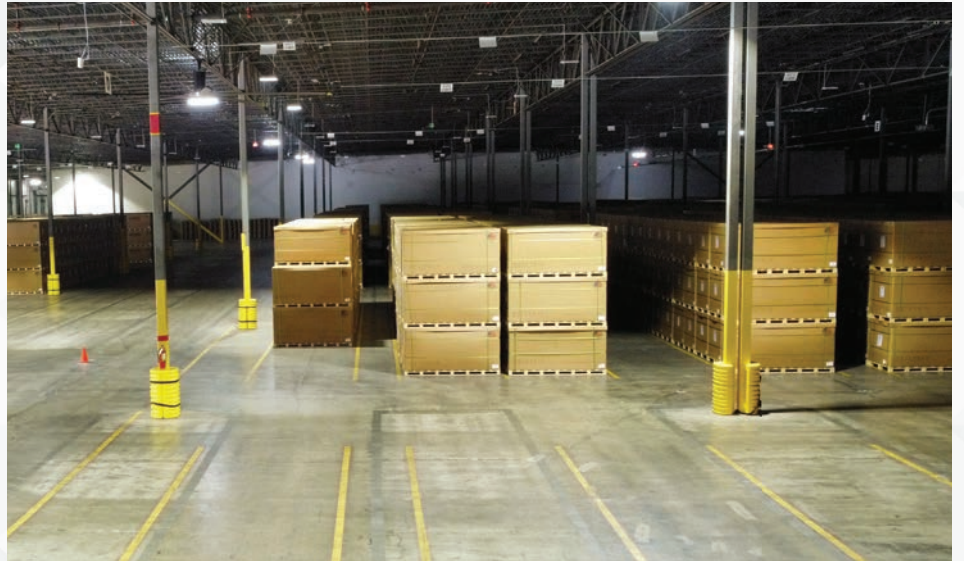
DANONE
ONE PLANET. ONE HEALTH

Exit 240

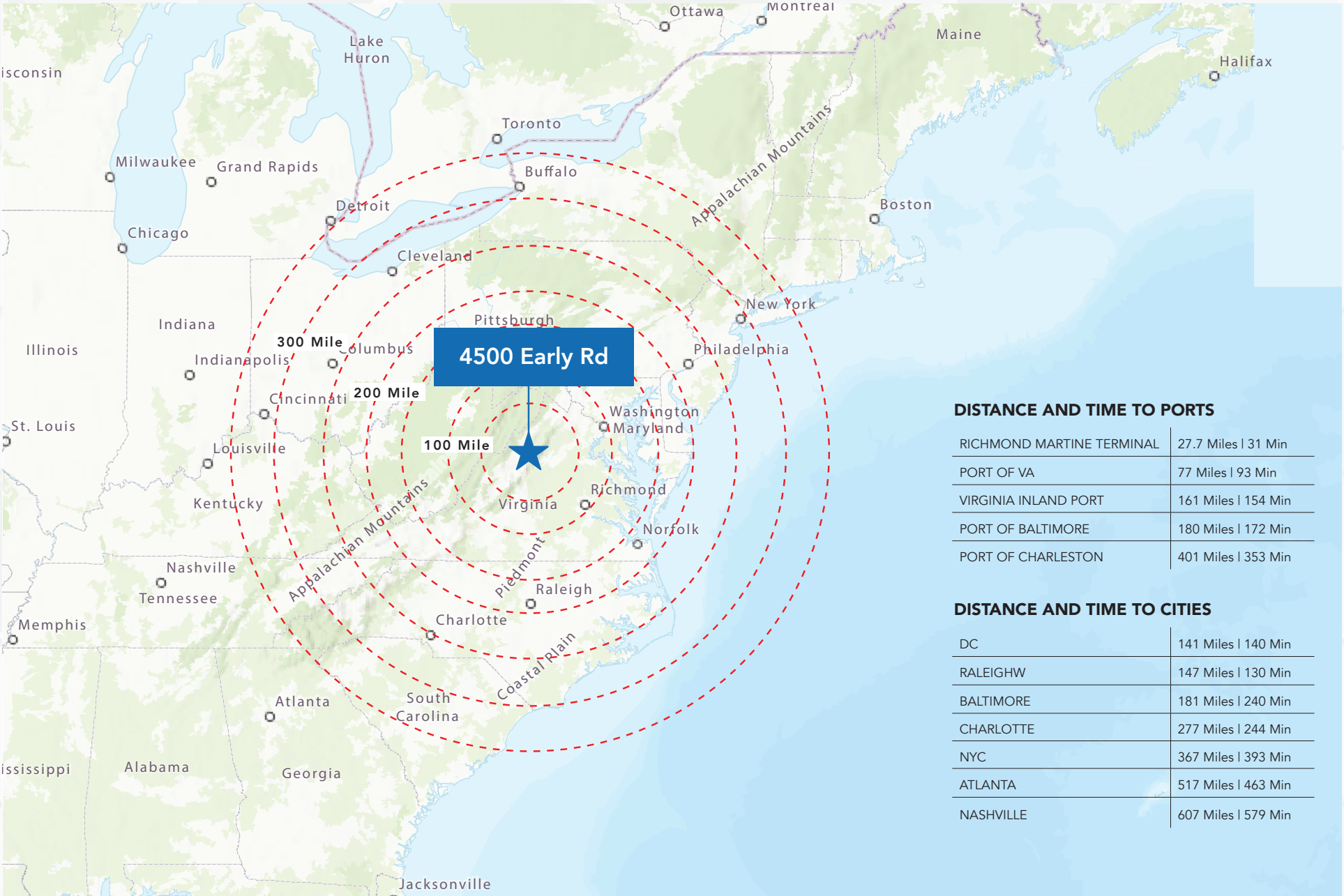
Highlights

- **Strategic I-81 Location:** Immediate access to Interstate 81 via Exit 243, providing exceptional regional connectivity throughout the Mid-Atlantic.
- **Exceptional Clear Height:** Featuring 28-foot clear heights, among the most competitive warehouse specifications in the Harrisonburg market, ideal for modern distribution and high-density racking.
- **High-Capacity Distribution Facility:** Equipped with 30 dock-high doors, 2 drive-in doors, and 91 trailer parking spaces to support efficient logistics and high-volume operations.
- **Flexible Leasing Opportunities:** Up to 357,673 SF available, accommodating a wide range of distribution, manufacturing, and e-commerce users.
- **Robust Infrastructure:** Features 4,000-amp/480V power, ESFR-compatible sprinkler systems, LED lighting, and 40' x 54' column spacing for efficient industrial operations.





Travel Times



DISTANCE AND TIME TO PORTS

RICHMOND MARTINE TERMINAL	27.7 Miles 31 Min
PORT OF VA	77 Miles 93 Min
VIRGINIA INLAND PORT	161 Miles 154 Min
PORT OF BALTIMORE	180 Miles 172 Min
PORT OF CHARLESTON	401 Miles 353 Min

DISTANCE AND TIME TO CITIES

DC	141 Miles 140 Min
RALEIGHW	147 Miles 130 Min
BALTIMORE	181 Miles 240 Min
CHARLOTTE	277 Miles 244 Min
NYC	367 Miles 393 Min
ATLANTA	517 Miles 463 Min
NASHVILLE	607 Miles 579 Min



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