



NEW TO MARKET | WAREHOUSE/SHOP SPACE FOR SALE

1329 E. HIGH STREET
Charlottesville, VA 22902

600 E. Water Street, Suite C
Charlottesville, VA 22902
www.thalhimer.com



CUSHMAN &
WAKEFIELD

THALHIMER

1329 E. HIGH STREET

PROPERTY HIGHLIGHTS

- 8,326 SF on 0.3 acres
- 1,200 SF conditioned ancillary office
- Perfect owner operator investment
- Multiple roll up doors
- Ample power
- 16' clear height in main workshop

ZONING

Zoned CX-5: A mixed-use corridor designation which allows a wide variety of uses including housing, retail, restaurants, offices and neighborhood services as well warehousing up to 25,000 SF

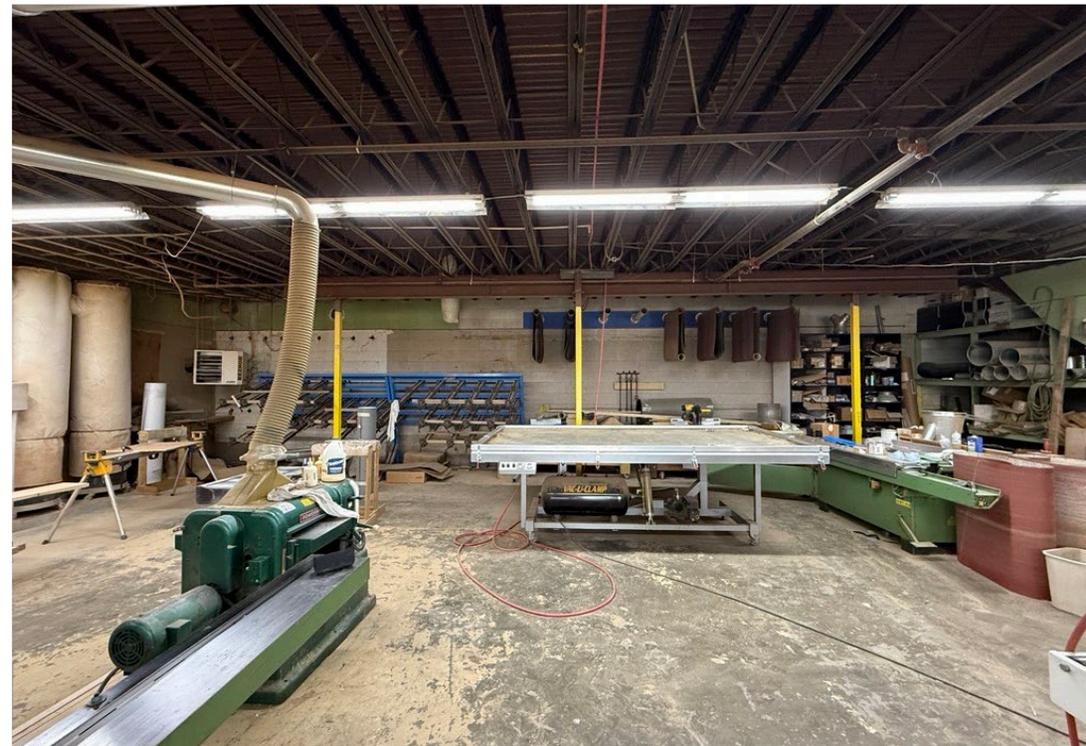
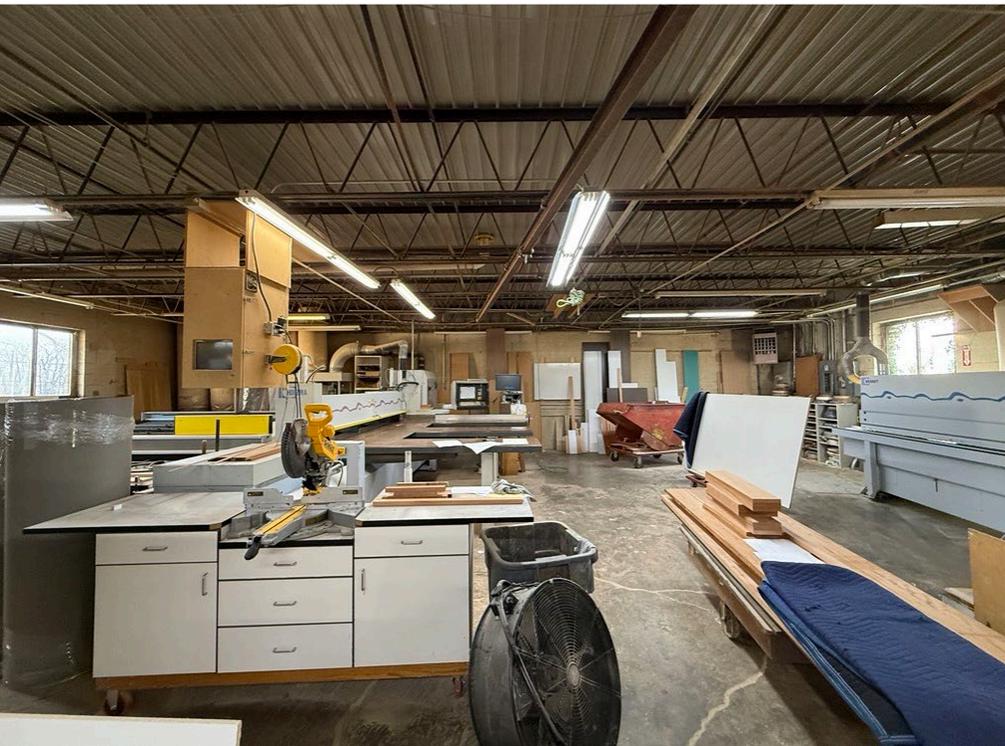
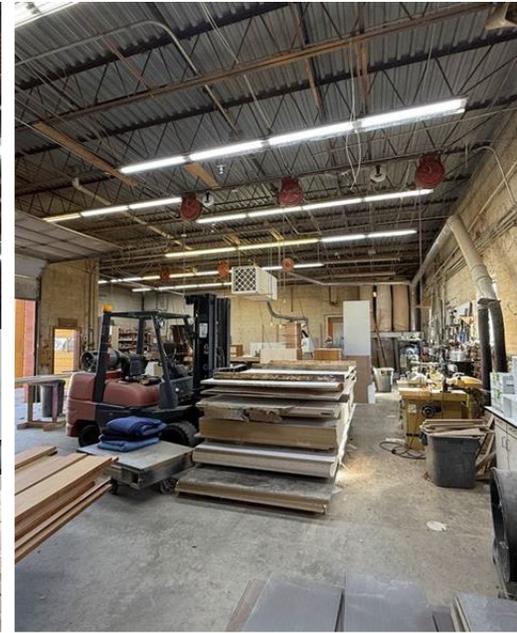


Use Category Specific Use	Residential			Residential Mixed Use			Corridor Mixed Use			Node Mixed Use			Industrial Mixed Use		Special		Use Standards	
	R-A	RN-A	R-B	R-C	RX-3	RX-5	CX-3	CX-5	CX-8	NX-3	NX-5	NX-8	NX-10	IX-5	IX-8	CV		CM
Transportation																		
Passenger terminal	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-
Helipad	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S
Vehicle Sale & Service																		
Vehicle repair or service (up to 1 acre)	-	-	-	-	-	-	P	P	-	-	-	-	-	-	P	P	-	-
Vehicle repair or service (1+ acres)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Vehicle sale or rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Fueling station	-	-	-	-	-	-	P	P	-	P	P	-	-	-	P	P	-	3.4.4
INDUSTRIAL USES																		
Industrial & Manufacturing																		
Bakery, wholesale (up to 4000 SF)	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Bakery, wholesale (4000+ SF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Low-impact industrial and manufacturing (up to 4000 SF)	-	-	-	-	-	-	P	P	-	P	P	-	-	-	P	P	-	P
Low-impact industrial and manufacturing (4000+ SF)	-	-	-	-	-	-	S	S	-	S	S	S	-	-	P	P	-	P
High-impact industrial and manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-
Research and development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P
Warehouse & Distribution																		
General warehouse and distribution (up to 25,000 SF)	-	-	-	-	-	-	P*	P*	-	P*	P*	-	-	-	P*	P*	-	3.4.5
General warehouse and distribution (25,000+ SF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	-	3.4.5
Data center	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P	P	-	P	3.4.5
Distribution storage yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	-	3.4.5
Recycling drop-off center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Self-service storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Vehicle storage yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	-	3.4.5

KEY: P – Use permitted by right S – Special Use Permit required * – Use standards apply - – Use not allowed



1329 E. HIGH STREET PROPERTY PHOTOS





FOR MORE INFORMATION, CONTACT:

JENNY STONER

Senior Vice President

434 234 8417

jenny.stoner@thalhimer.com

MATT GREENE

Vice President

434 333 0089

matt.greene@thalhimer.com

600 E. Water Street, Suite C.
Charlottesville, VA 22902
thalhimer.com

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