

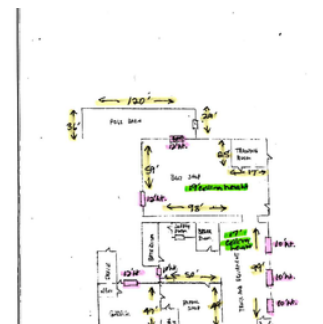
162 Tabor Avenue

162 Tabor Avenue, Falls Mills, VA, 24613

Industrial: Light Industrial For Lease

Prepared on July 01, 2025

1 of 1 Listings



Listing Details | Industrial For Lease

Suite	-
Sublease	-
Total Available Space	12,566 SF
Min Div/Max Contig	12,566 SF
Asking Rate	\$8.75 Annual/SF
Monthly Rate	\$9,163
Lease Type	Gross
Expenses	-
Vacant	Yes
Vacant Date	4/25/2025
Available Date	Now
Days On Market	67 days

Date Listed	4/25/2025
Last Modified	6/21/2025
Listing ID	42682271
Ceiling Height	17 ft
Dock High Doors	-
Grade Level Doors	-
Industr. Office Space	1,020 SF
Cranes	1
Crane Tonnage	5 Ton
Air Conditioned	Yes
Heated	Yes
Parking Spaces	-

Description

Industrial/light industrial property with 11 bay door entrances (5 - 10' height doors & 6 - 12' height doors). Space includes steel beam support structure with 17' and 19' center height space. A 5-ton hook crane spans a 99-ft by 14-ft space. Building use can be used with independent entrance and accessibility, allowing for each area to work independently of one another. 12,566 Sq/Ft total space includes office space. U.S. Highways 460 & 19 access area, with Interstate 77 in nearby proximity. Norfolk Southern mainline runs through Tazewell County with bulk and mixed freight service, containerized piggyback and team track service available. The property is located in the state designated Enterprise Zone with development incentive grants available.

Property Features

Location Details

Address	162 Tabor Avenue, Falls Mills, VA, 24613	In Opportunity Zone	Yes
County	Tazewell	Name	162 Tabor Ave
Parcels	014A 01030018-0018A,0019-0025		

Building Details

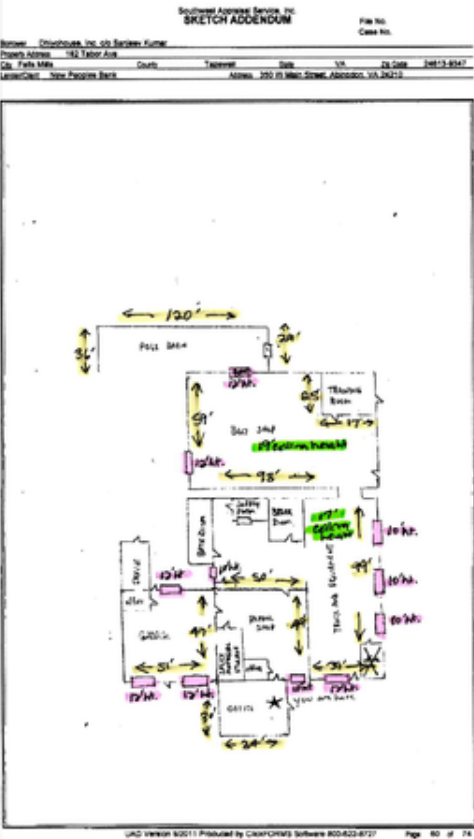
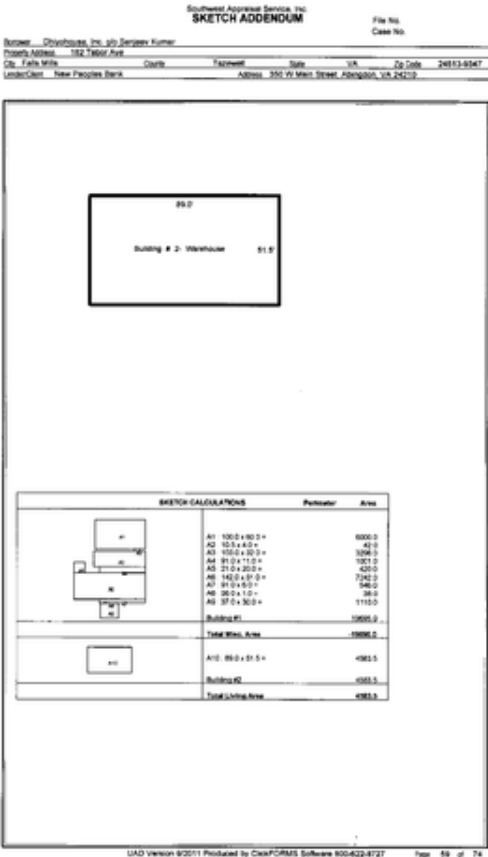
Sub Type	Light Industrial	Grade Level Doors	9
Building Status	Existing	Rail Doors	Not present
Building Size	12,566 SF	Sprinklers	-
Land Size	0.59 Acres / 25,539 SF	In Opportunity Zone	Yes
Number of Buildings	2	Water	Yes, County, Public
Number of Floors	1	Sanitary Sewer	Yes, County, Public
Year Built	1965	Cranes	1
Primary Constr. Type	Framed	Rentable Space	125,664 SF
Occupancy Type	Single Tenant	Restrooms	1
Yard	Yes: Paved	Air Conditioned	Yes
Electricity	-	Heated	Yes
Ceiling Height	-	Warehouse HVAC	No
Dock High Doors	Not present		

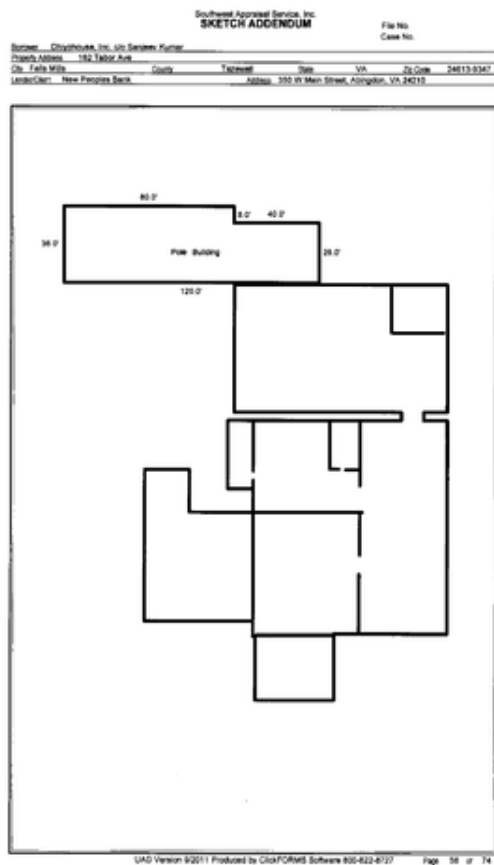
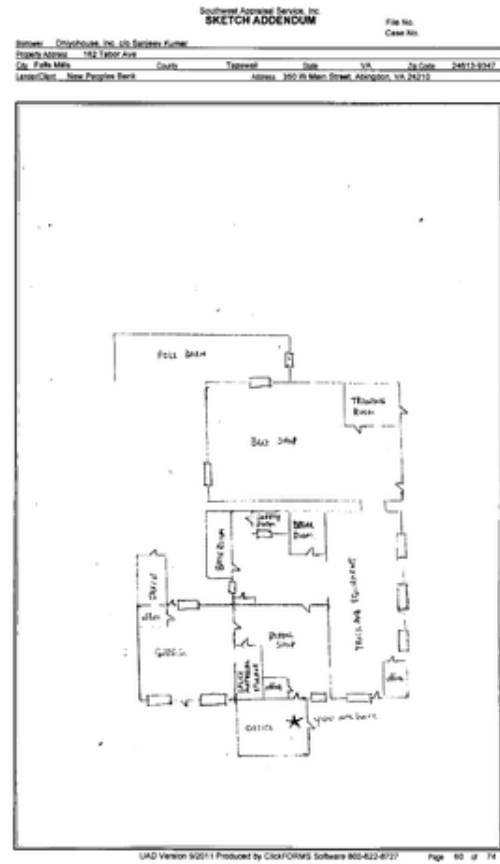
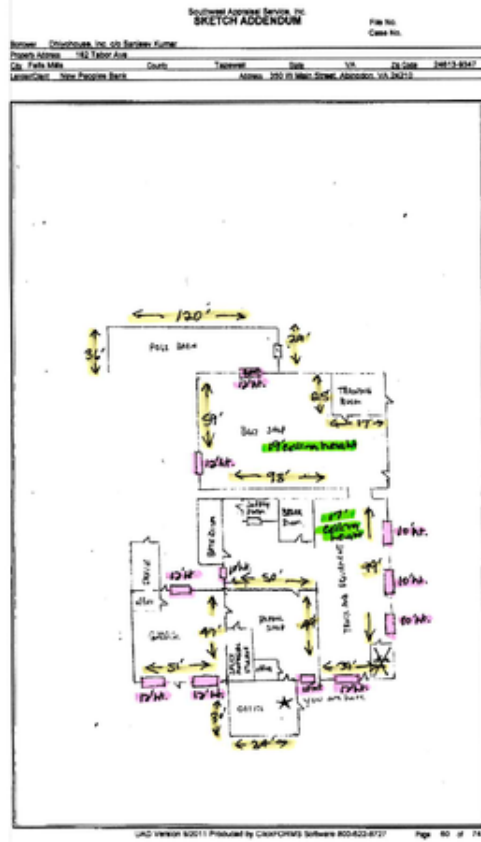
Property Listings

1 Listing | 12,566 SF | \$8.75 Annual/SF

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Doors	Office	Yard	Power
For Lease	Industrial	-	12,566 SF	\$8.75 Annual/SF Gross	Now	17 ft	-	1,020 SF	-	- / - / 3Ø

Additional Photos





Southeast Appraisal Service, Inc.
SKETCH ADDENDUM

Form No. _____ Case No. _____

Client: Chrysalis, Inc. c/o Sergey Kimer



Property Address: 152 Timber Ave

City: Richmond County: Henrico State: VA Zip Code: 23133-8547

Map/Parcel: New Peoples Bank Address: 550 W. Main Street, Arlington, VA 22202

89.0'

Building # 2: Warehouse 51.5'

Sketch Calculations	Particular	Area
	A1: 100.0' x 80.0' =	8000.0
	A2: 10.0' x 4.0' =	40.0
	A3: 100.0' x 30.0' =	3000.0
	A4: 80.0' x 11.0' =	880.0
	A5: 21.0' x 20.0' =	420.0
	A6: 140.0' x 97.0' =	13580.0
	A7: 87.0' x 6.0' =	522.0
	A8: 30.0' x 1.0' =	30.0
	A9: 37.0' x 30.0' =	1110.0
Building #1:		15952.0
Total Bldg Area:		15952.0
	A10: 89.0' x 51.5' =	4583.5
Building #2:		4583.5
Total Building Area:		4583.5

LAD version 9/2011 Produced by ClioFORMS Software 900-622-8727 Page 59 of 74



Contact



Fred McClellan
276-492-3839
fredmcclellan@fredmcclellan.com

Virginnessee Real Estate Consultants