

# SMALL SHOP SPACE AVAILABLE FOR LEASE

9875 Cave Hill Road, Building 8, McGaheysville, VA 22840

## Executive Summary



### OFFERING SUMMARY

Available SF: 1,260 SF

Lease Rate: \$6.00 SF/yr (Gross)  
Electric Included

Zoning: A2

Ceiling Height: 16 Feet  
Clear

Door: 14' x 9'10"  
Ground Level

MLS#: 668407



### PROPERTY OVERVIEW

Nice shop / storage space for lease. Ideal for Boat & RV storage, material or supply storage or individual mechanic service / repair. Approx. 1260 SF building (21' wide x 60' deep) and includes: 3 ton crane, 14' tall x 9'10" wide ground level door, 16' ceiling clear height, 3 phase electricity. Only \$6 SF / year Gross lease (No CAM / NNN fees) and includes electric. Minimal parking. Additional space may be available if needed.

For More Information:

Chad Dunham

540.246.6700

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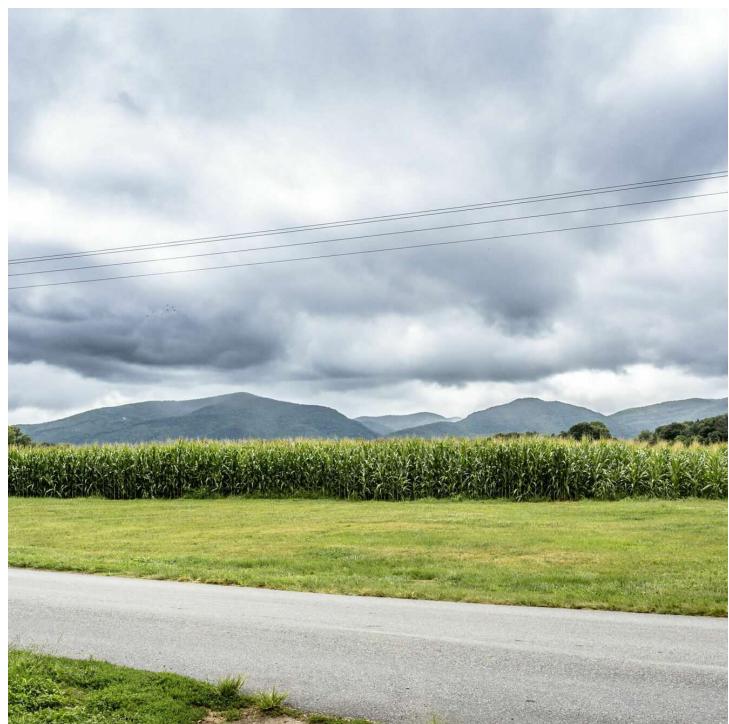
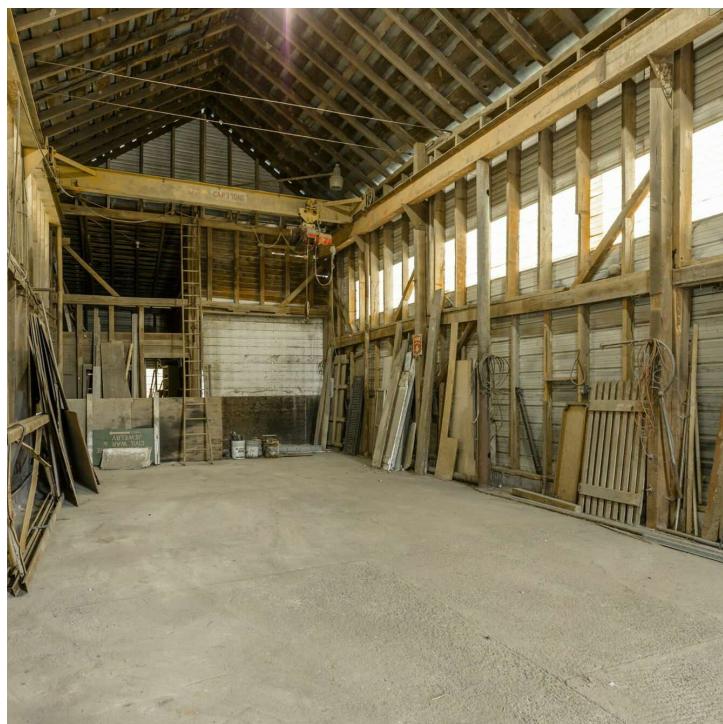
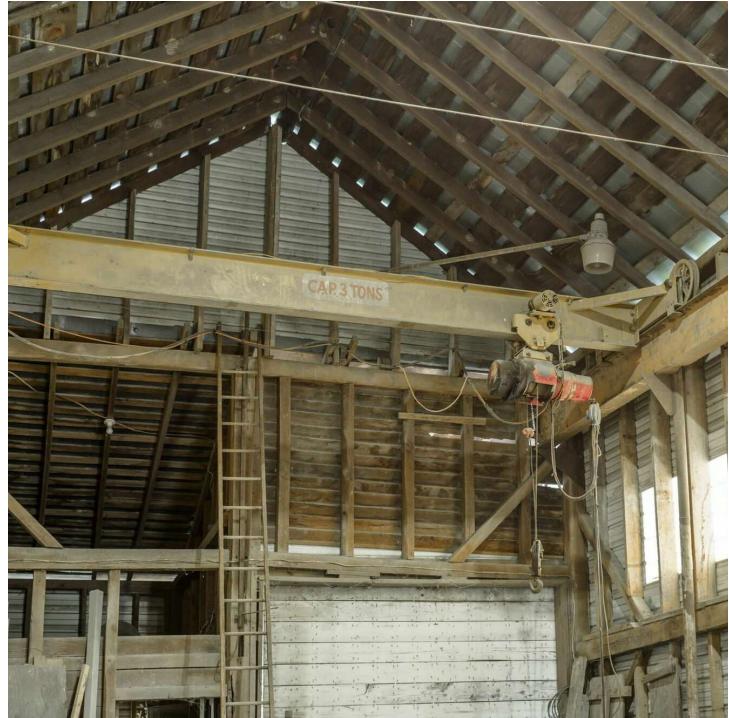
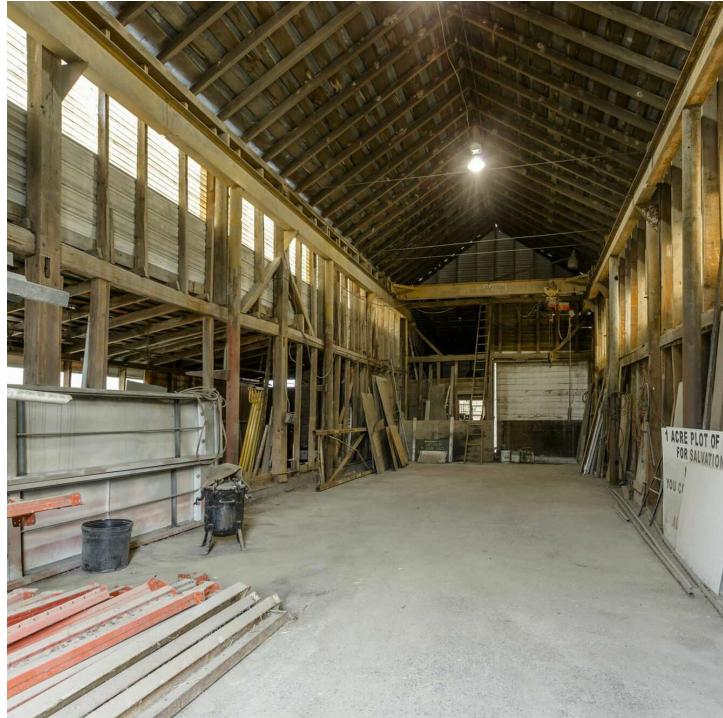
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### Additional Photos



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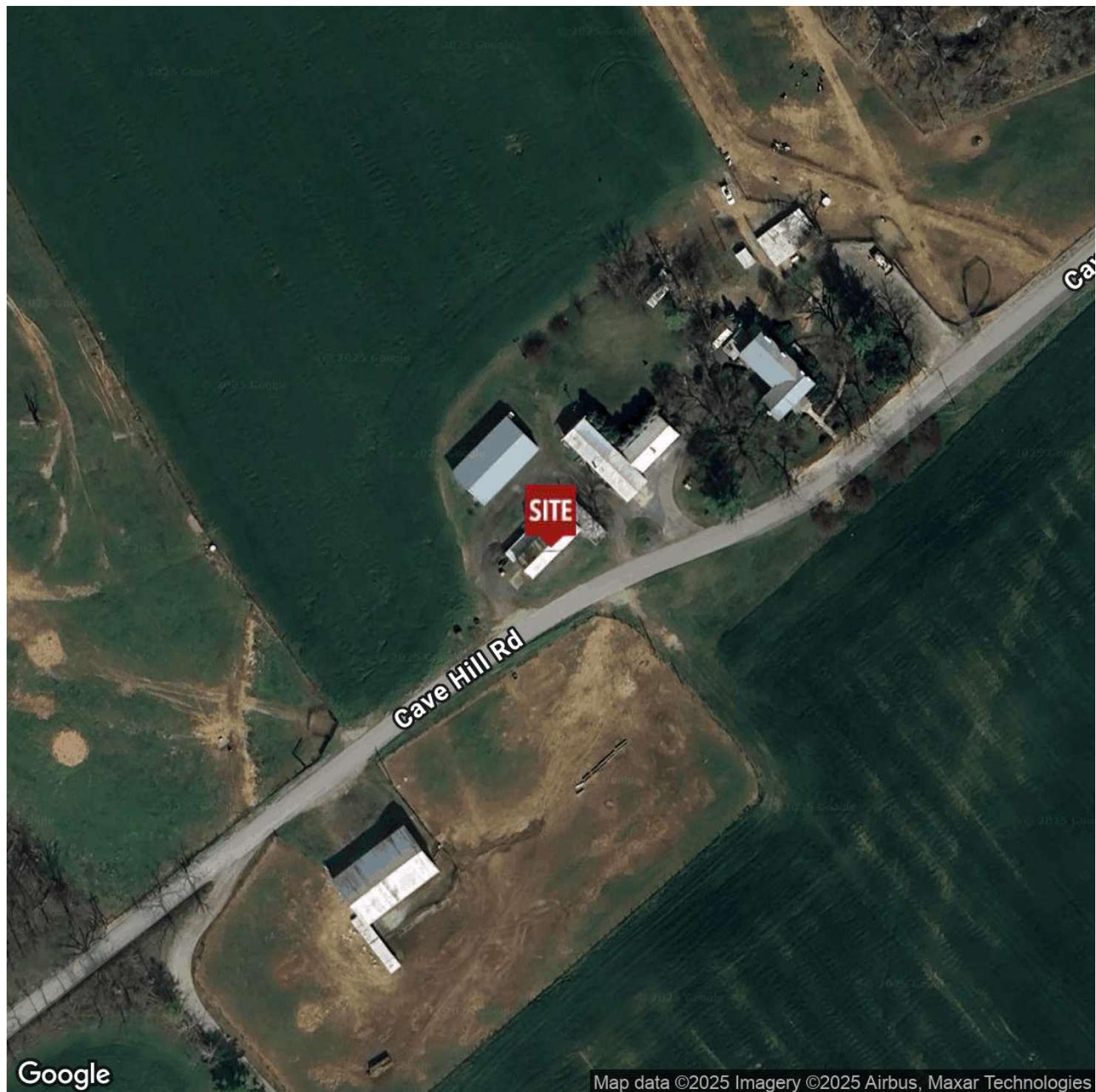
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### Location Map



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