

PRIME INDUSTRIAL SPACE IN BRIDGEWATER, VA

213 Dry River Road, Suite B, Bridgewater, VA 22812

Executive Summary



OFFERING SUMMARY

Available SF:	16,000 - 25,704 SF
Lease Rate:	\$9.95 SF/yr (Gross) No CAM Fees
Zoning:	M1
Utilities:	Public Water Public Sewer 3 Phase Electric
Ceiling Height:	21'
Docks:	(3) 9' x 8' Doors
Drive-In Door:	(1) 13' x 12'
Parking:	Private Paved
MLS#:	661515



PROPERTY OVERVIEW

Price reduction! Only \$9.95 SF/Gross lease! Prime industrial space available for lease in Bridgewater, VA. This fully conditioned facility offers approximately 16,000 SF to 25,704 SF of flexible space, ideal for a variety of uses, including warehouse and distribution, manufacturing, or light industrial use. Office area, approximately 1,900 SF. Warehouse / Production space, approximately 13,000 SF to 23,800 SF. All climate-controlled, fully heated, and air-conditioned. Includes fire sprinkler, three (3) truck-height docks with 9'x8' doors and one (1) grade-level 13'x12' drive-in door, 21' ceiling height. Conveniently located in Bridgewater VA, with easy access to major transportation routes (I-81, Rt. 42, Rt. 11).

For More Information:

Chad Dunham

540.246.6700

chad.dunham@cottonwood.com

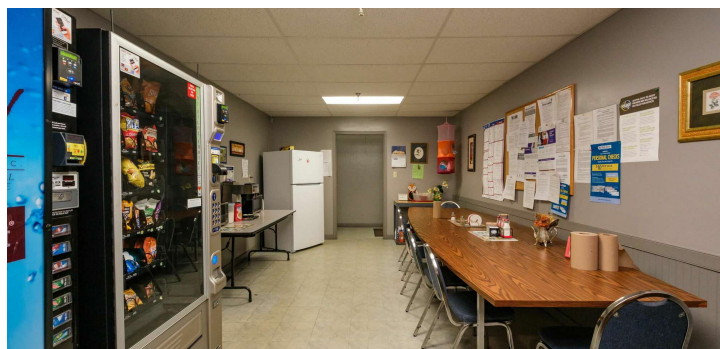
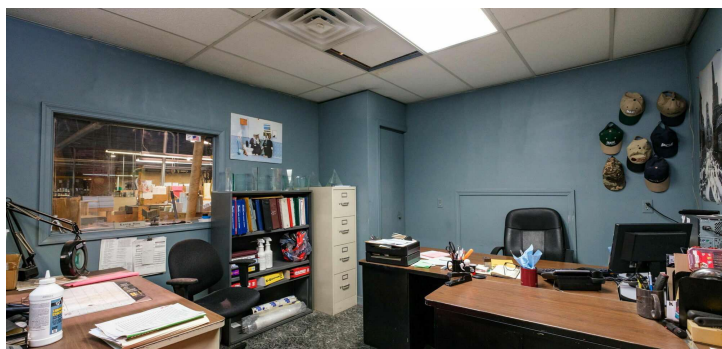
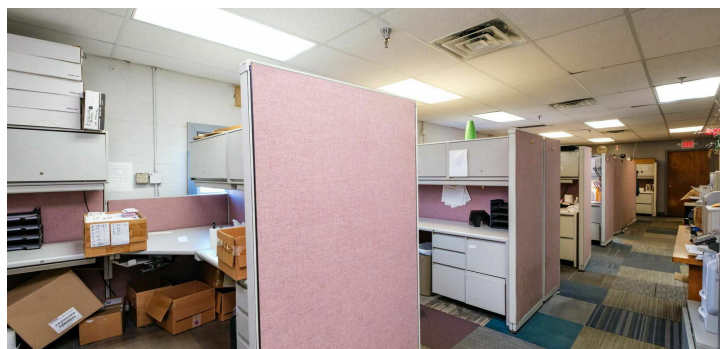
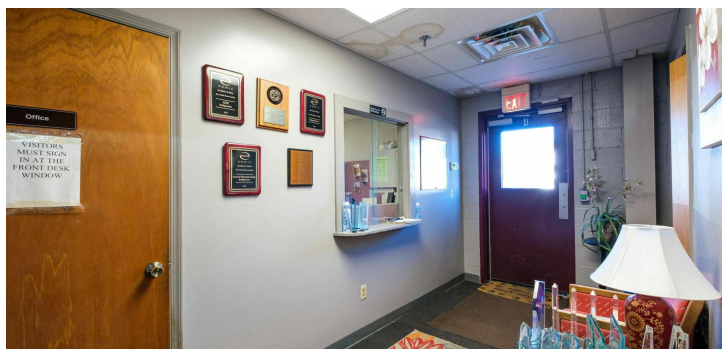
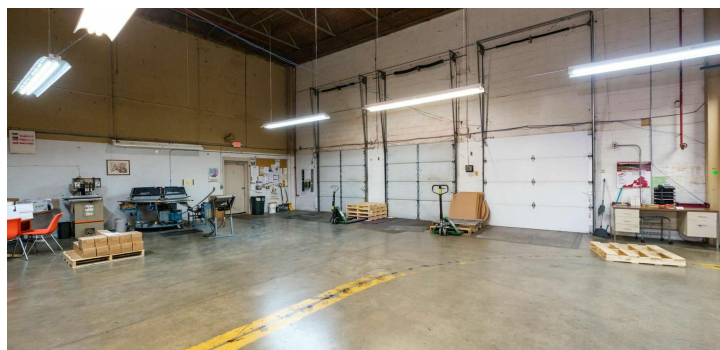
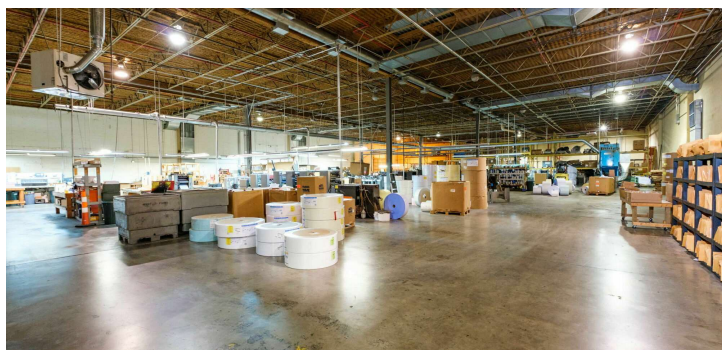
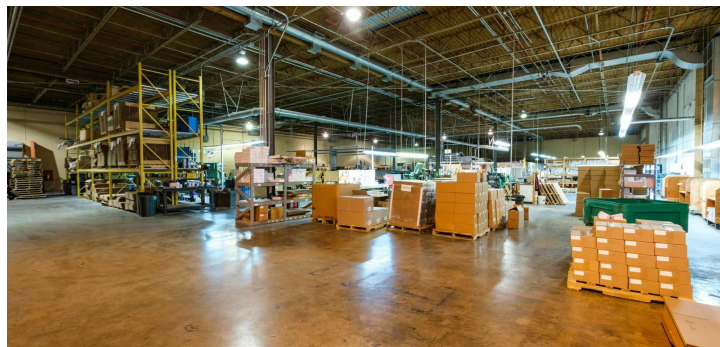
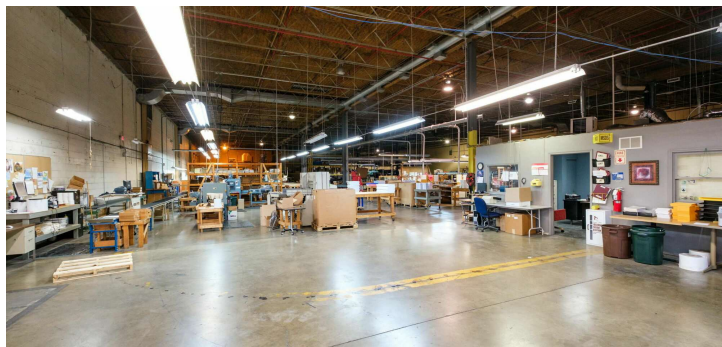
COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PRIME INDUSTRIAL SPACE IN BRIDGEWATER, VA

213 Dry River Road, Suite B, Bridgewater, VA 22812

Interior Photos



For More Information:

Chad Dunham

540.246.6700

chad.dunham@cottonwood.com

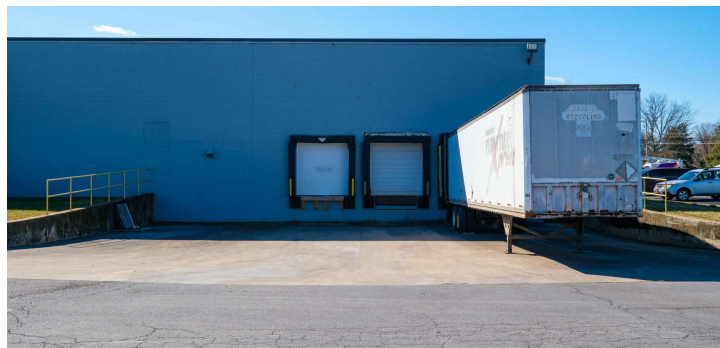
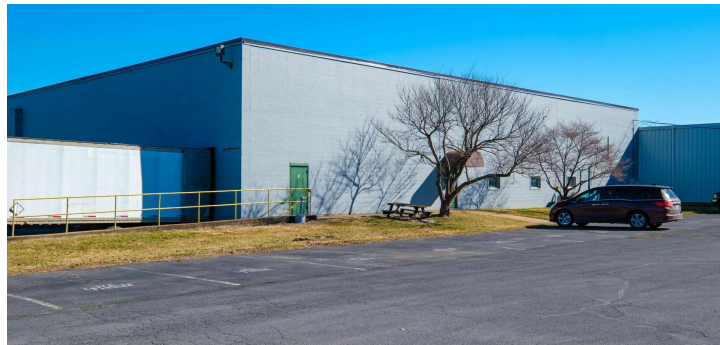
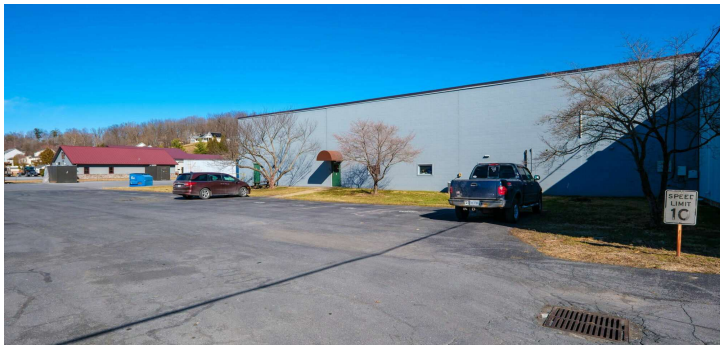
COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PRIME INDUSTRIAL SPACE IN BRIDGEWATER, VA

213 Dry River Road, Suite B, Bridgewater, VA 22812

Exterior Photos



For More Information:

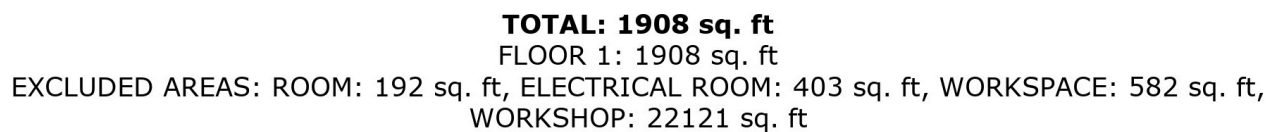
Chad Dunham

540.246.6700

chad.dunham@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

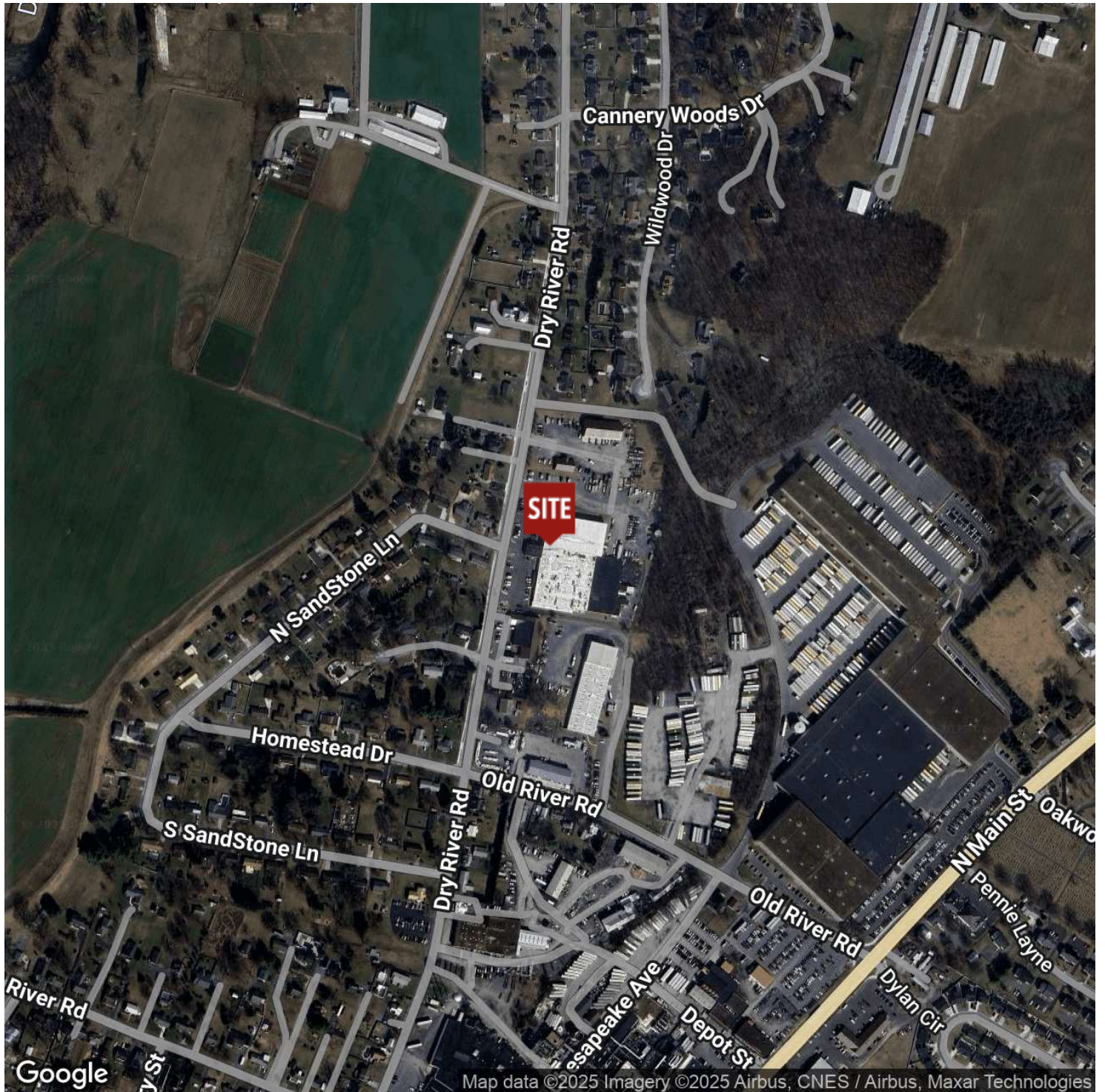
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



PRIME INDUSTRIAL SPACE IN BRIDGEWATER, VA

213 Dry River Road, Suite B, Bridgewater, VA 22812

Location Map



For More Information:

Chad Dunham

540.246.6700

chad.dunham@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.