

# PRIME SPACE IN WINCHESTER, VA WAREHOUSE/INDUSTRIAL



45,997 SQ. FT.

# 177 STINE LANE



Can be subdivided—30,885 / 15,112 sq. ft.

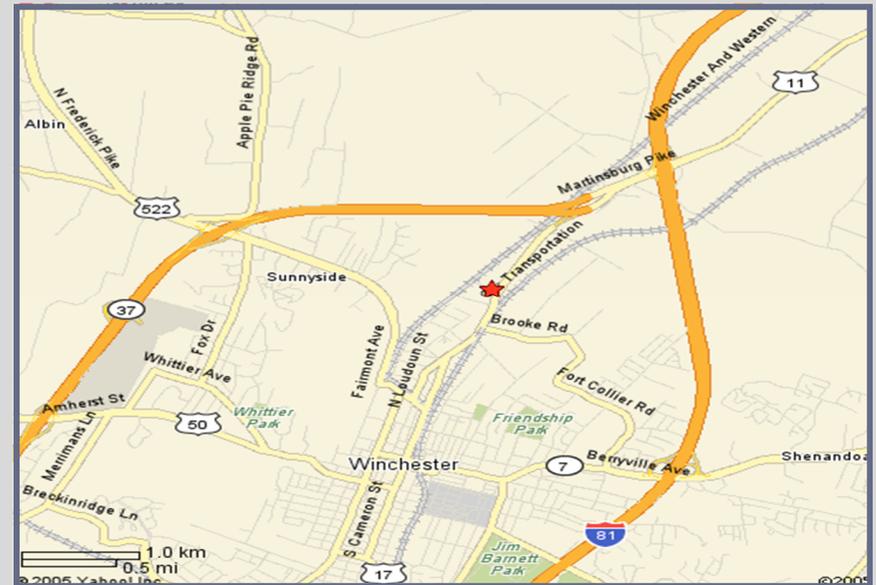
Single story with mezzanine & office areas

Precast pre-stressed concrete

- (3) docks with 9' x 10' door
- (2) 12' x 12' overhead doors at grade level
- (1) 16' x 14' overhead door at grade level
- (2) 9' x 10' dock doors with railroad access

Rail readily available—Connected to Norfolk Southern & CSX by short rail hauler W&W

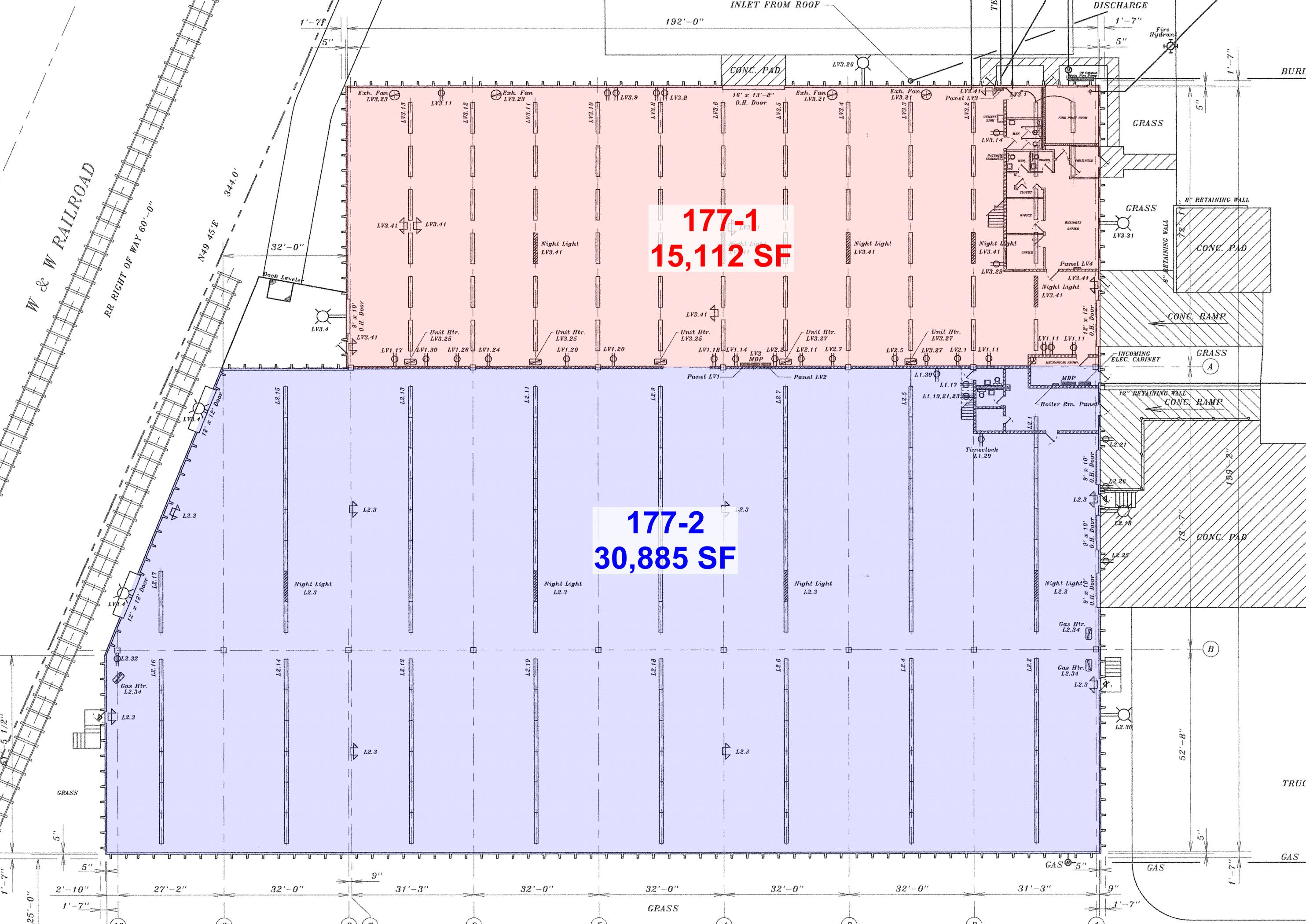
Electric	Rappahannock Electric Coop. 800 amp service
Gas	Washington Gas Gas - natural - 2"
Water	Frederick County Sanitation 8" line
Sewer	Frederick County Sanitation 8" line
Lighting	LED
Heating	Gas Fired Unit Heaters
Additional Data:	Insulated - Entire Building Floor - 6" Reinforced Concrete



**Just 5 minutes from I-81**

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www.shockeyproperties.com





**177-1**  
**15,112 SF**

**177-2**  
**30,885 SF**

W & W RAILROAD

RR RIGHT OF WAY 60'-0"

N49 45° E  
344.0'

GRASS

GRASS

GRASS

GRASS

TRUCK

GAS

GAS

GAS

5"

27'-2"

32'-0"

31'-3"

32'-0"

32'-0"

32'-0"

32'-0"

31'-3"

9"

1'-7"

1'-7"

2'-10"

5"

32'-0"

9"

32'-0"

32'-0"

32'-0"

32'-0"

31'-3"

9"

1'-7"

1'-7"

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9"

1'-7"

1'-7"

5"

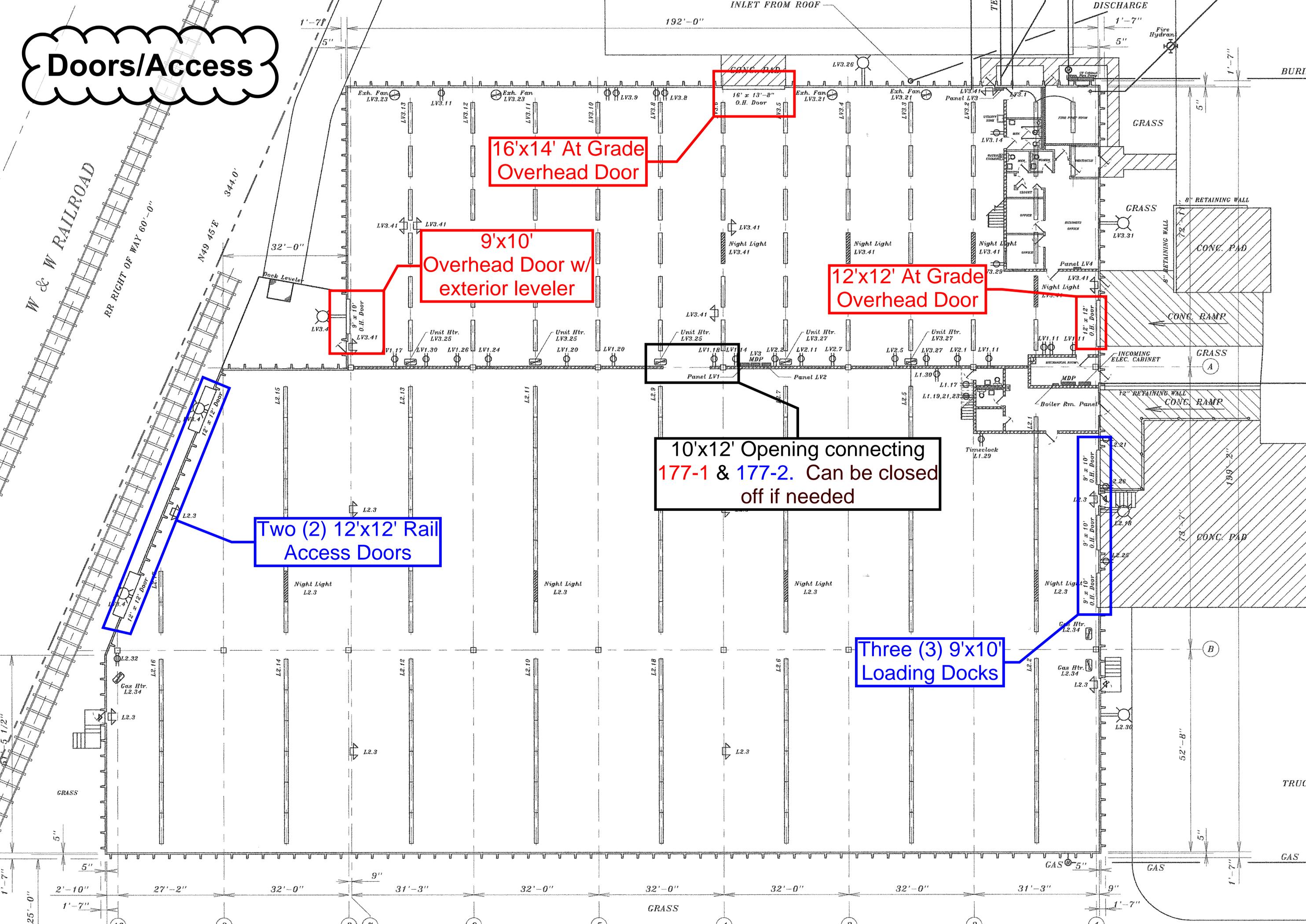
27'-2"

32'-0"

31'-3"

32'-0"</

# Doors/Access



16'x14' At Grade Overhead Door

9'x10' Overhead Door w/ exterior leveler

12'x12' At Grade Overhead Door

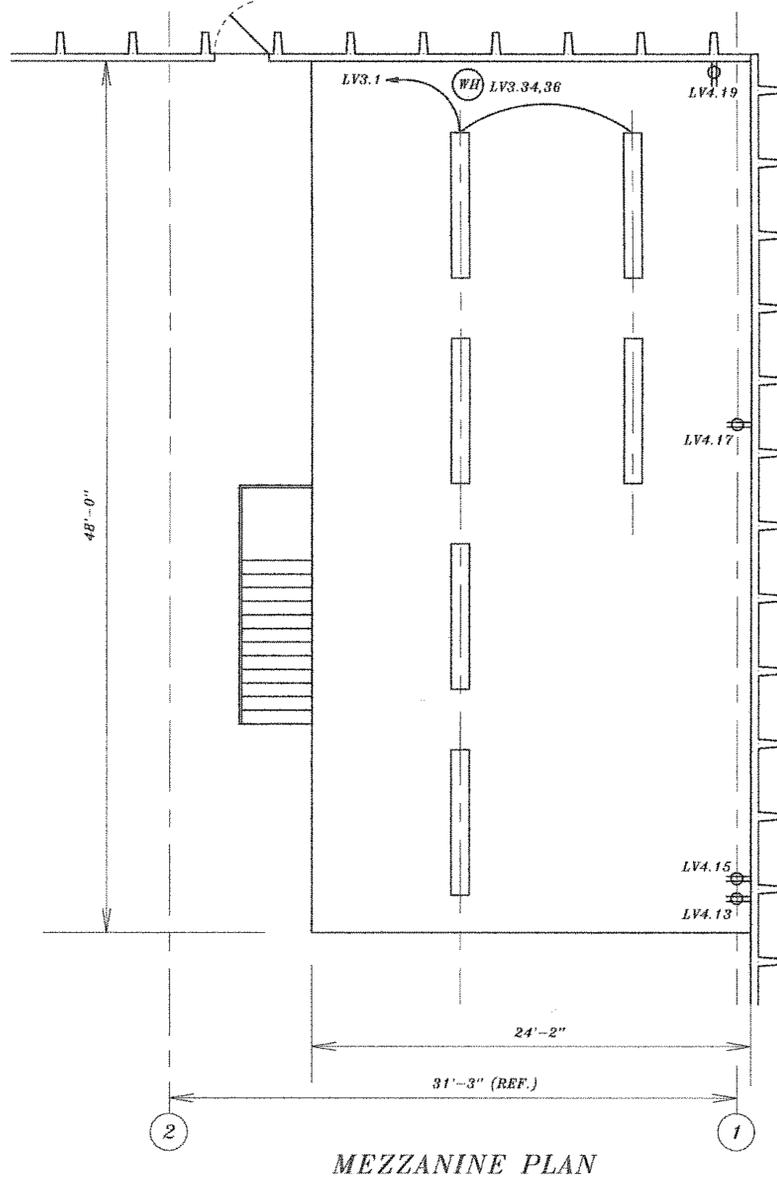
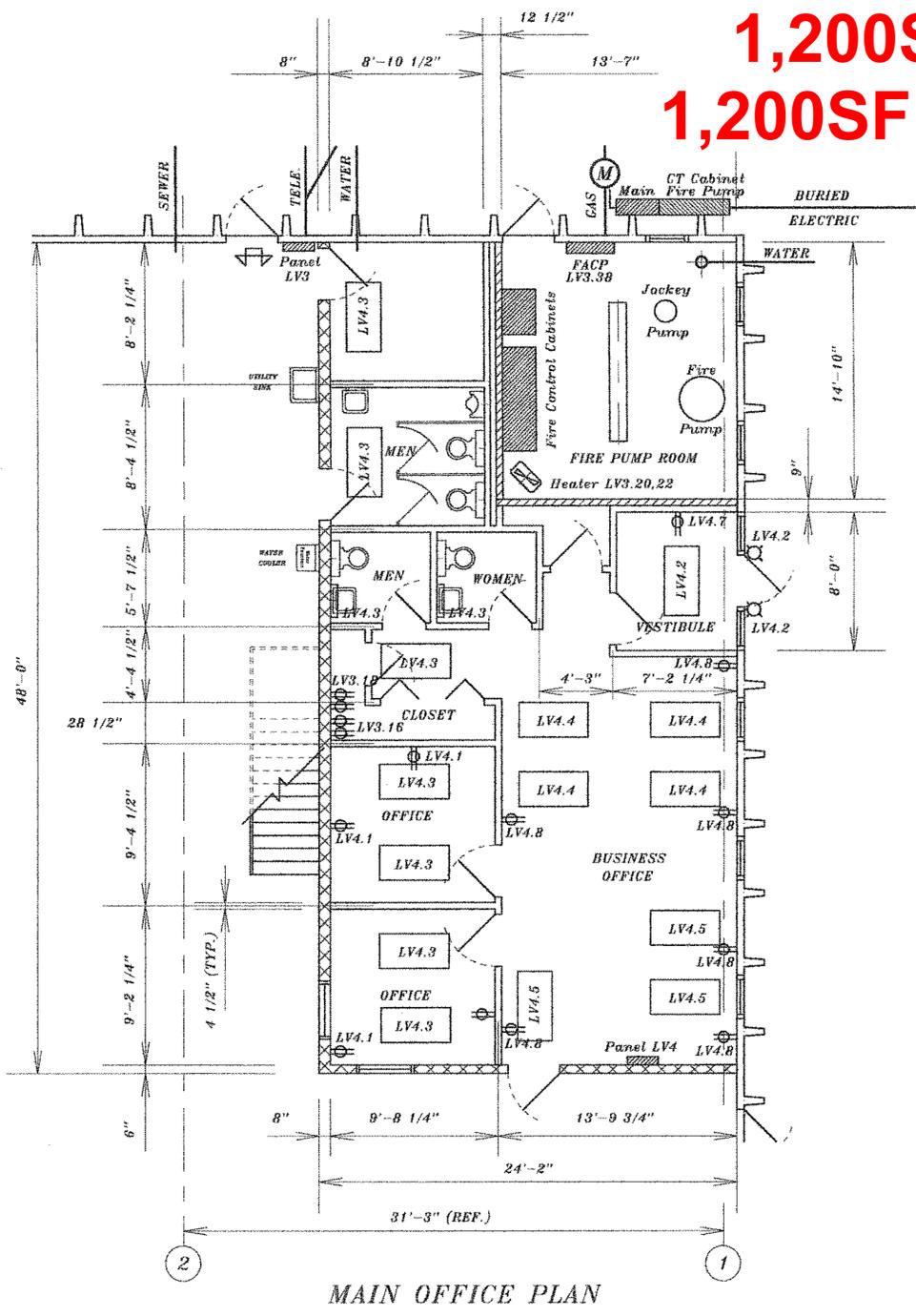
10'x12' Opening connecting 177-1 & 177-2. Can be closed off if needed

Two (2) 12'x12' Rail Access Doors

Three (3) 9'x10' Loading Docks

# Office & Mezzanine

## 177-1 1,200SF Office 1,200SF Mezzanine



## 177-2 450SF Office 550SF Mezzanine

