



60,000 SF - 150,000 SF available for lease

7021 Wolftown-Hood Rd., Madison, VA

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Former Plow & Hearth HQ

Property Profile

- Best suited for **industrial warehousing and manufacturing**, 60,000 SF - 150,000 SF of warehouse space with 60,000 SF of well-built office/open space
- Originally built in 1995, owner added 60,000 SF of warehouse space and new lobby in 2015
- Only large industrial offering on Rte 29N between Charlottesville, VA and Gainesville, VA (just south of DC)
- Large pylon signage opportunity
- Easy building access for shipping/distribution at 18 dock height doors, along with 3 drive-in doors
- Available Q1 2025 at \$6.75 SF, NNN



7021 Wolfstown-Hood Rd.

Building Specifications

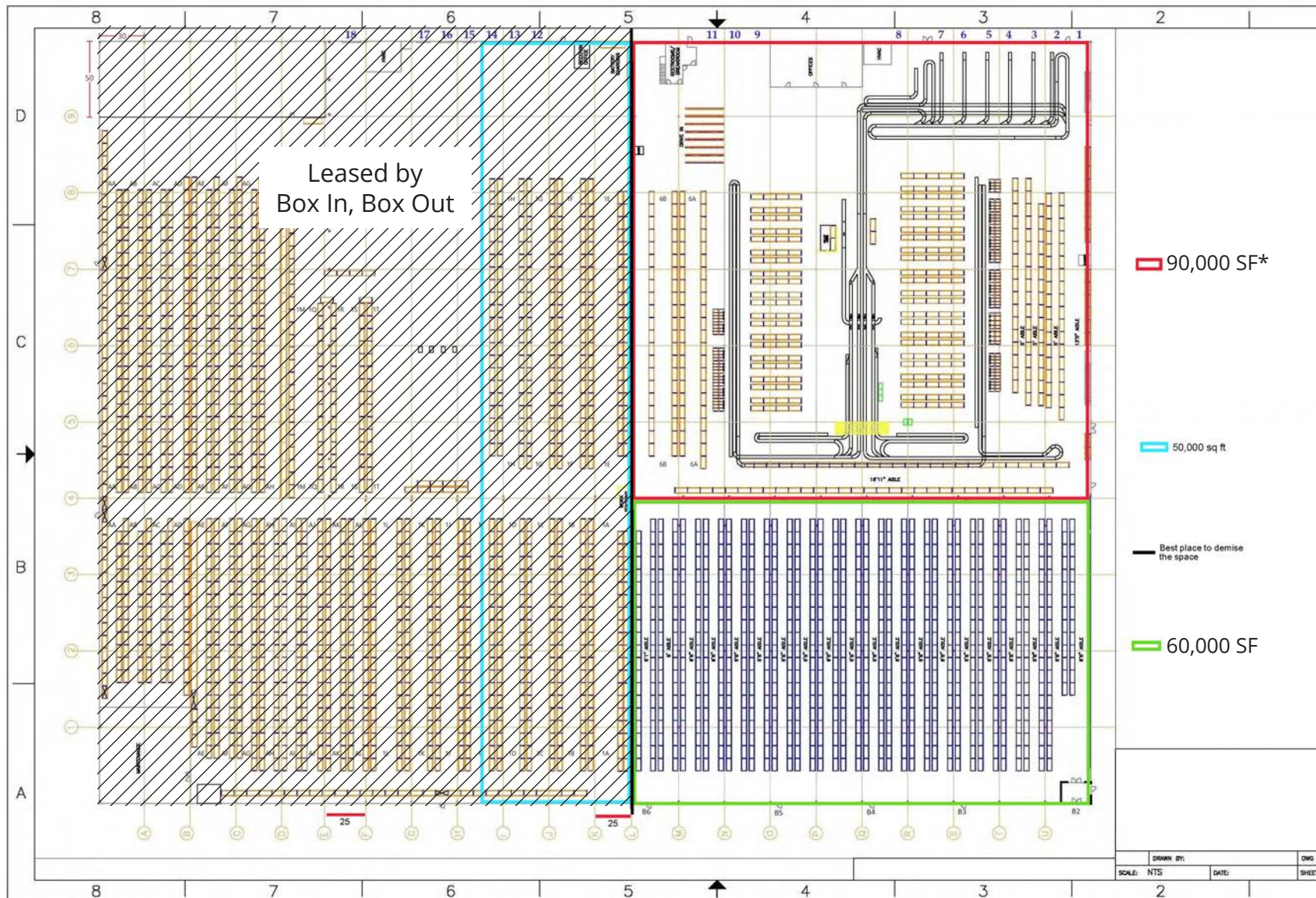
Address	7021 Wolfstown-Hood Rd., Madison, VA
Building Size	385,000 SF - 60,000-150,000 SF Warehouse space available for lease - 15,000-60,000 SF Office space available for lease
Acres	39.55
Zoning	M-1
Ceiling height	28-32'
Power	3 Phase/480V, 2000 Amps Heated, not cooled Warehouse space
Sprinklers	ESFR
Docks	18 dock height doors with 3 drive in doors.
Parking Spaces	350

- Conveyor belt system in place
- Office space includes private offices, large front windows, call center/cubical space, large conference and meeting areas
- Fantastic lobby/reception area fronts the office space(s)
- Building offers a cafeteria style area for break/meals



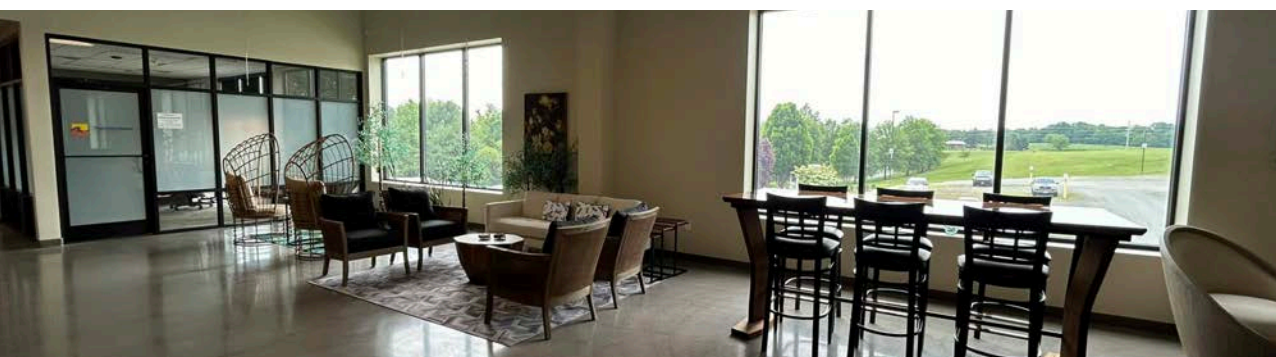
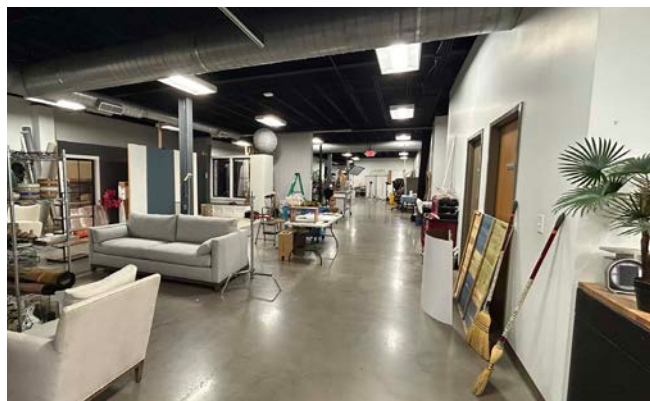
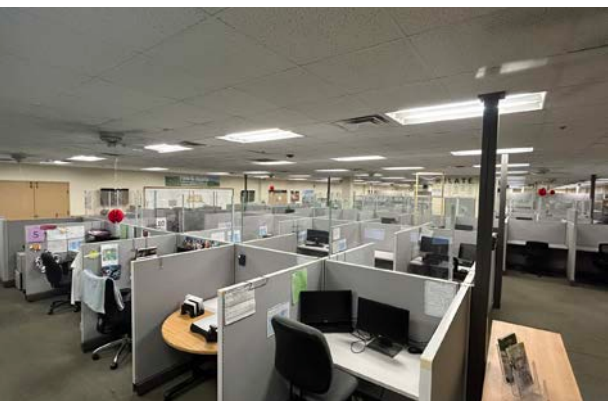
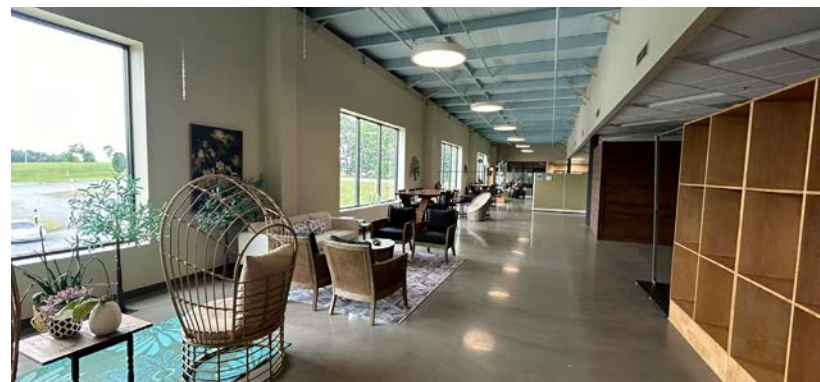
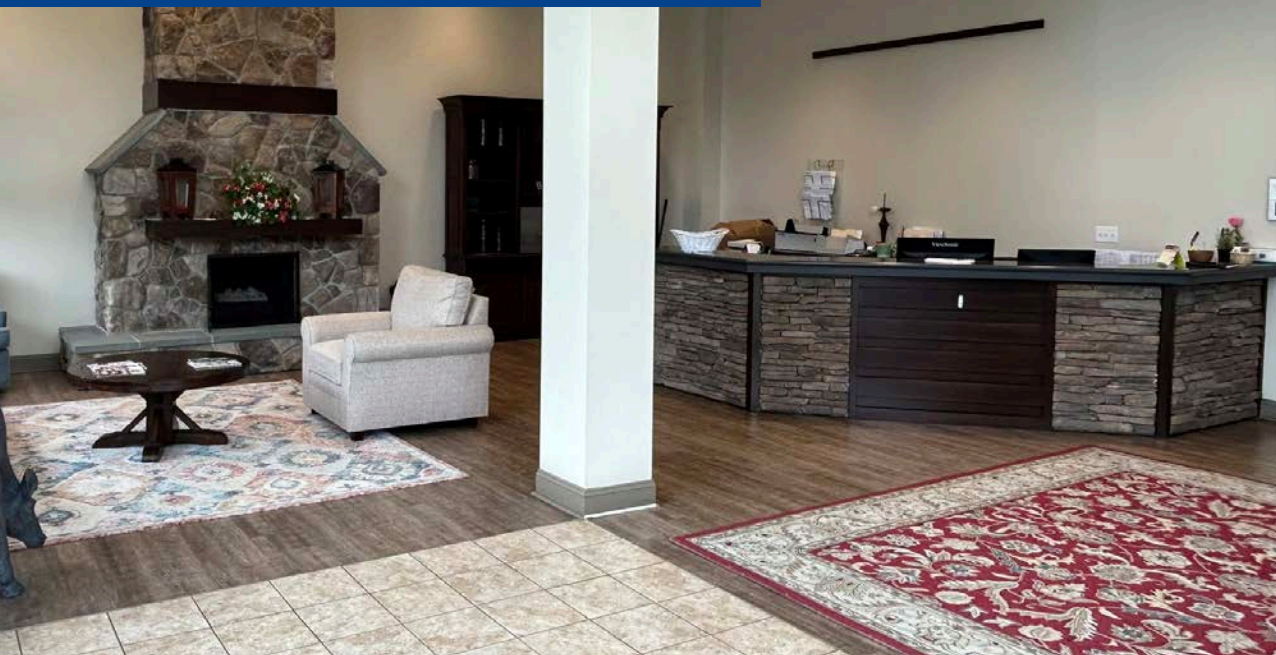
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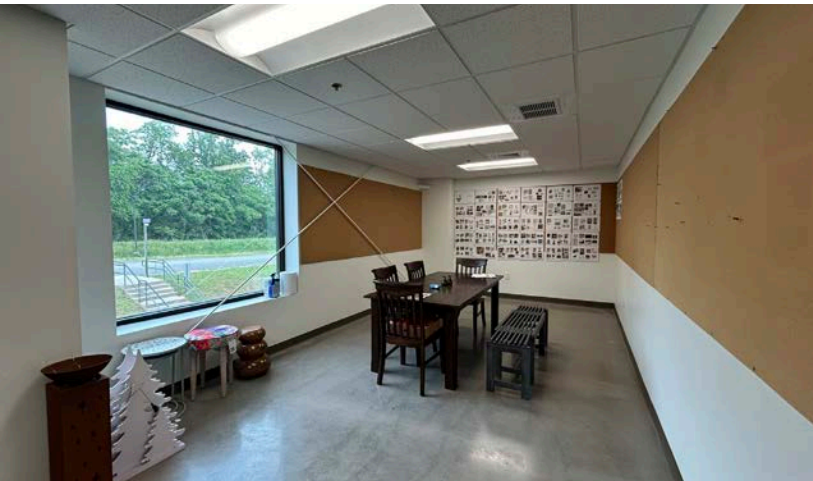
60,000-150,000 SF warehouse space



*All racking and conveyor system removed from section outlined in RED.

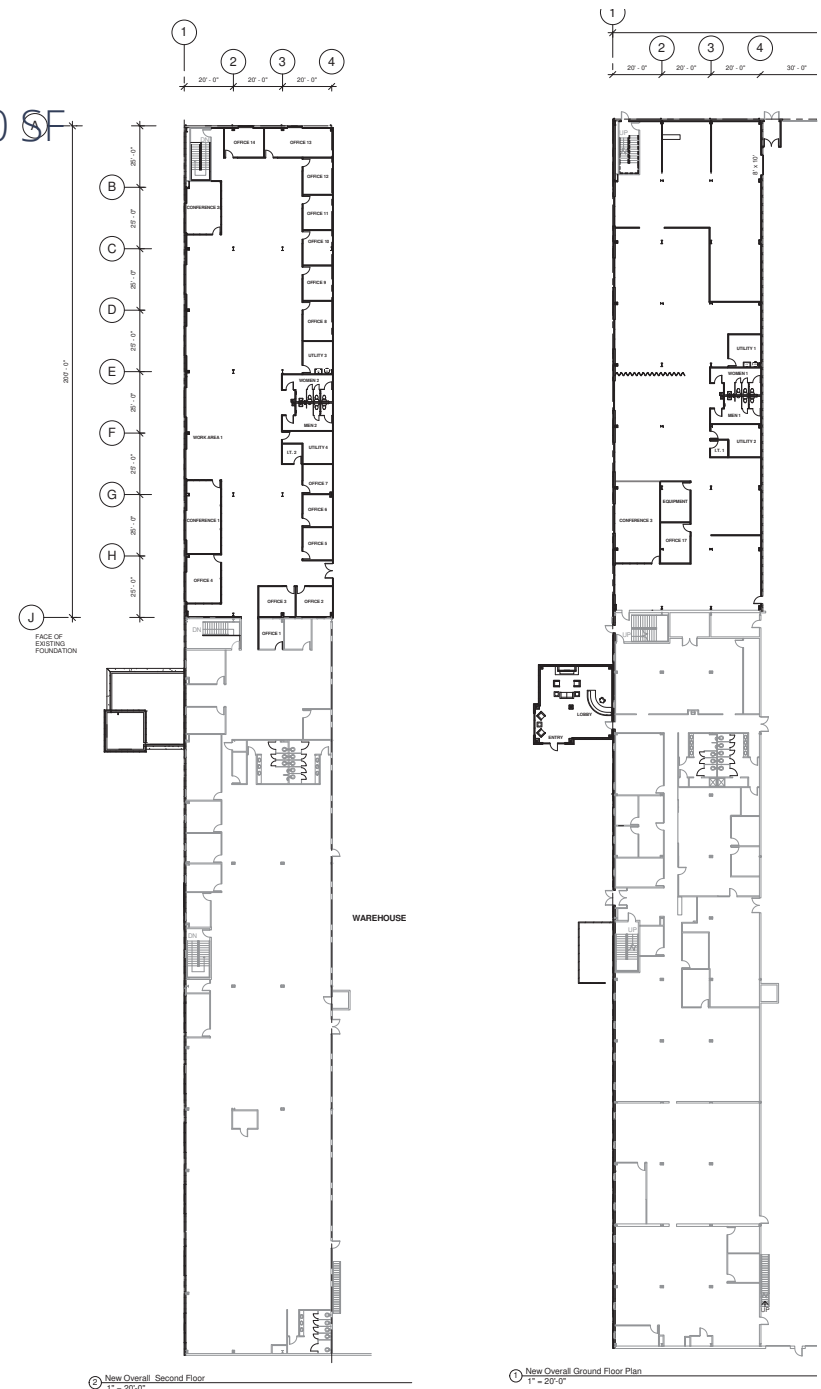
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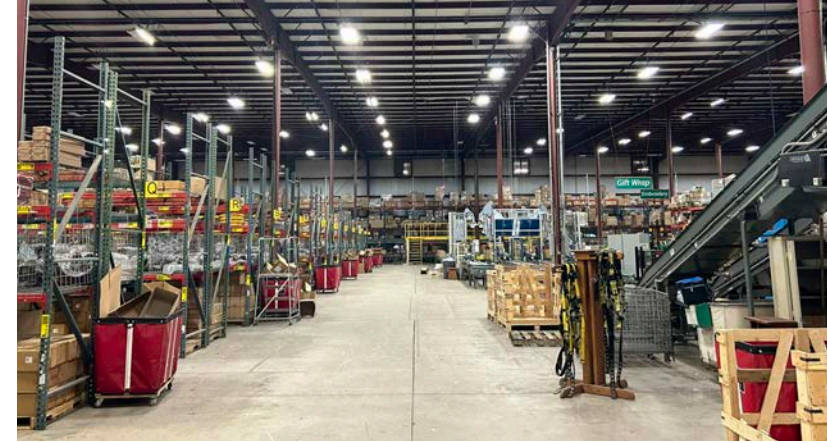
15,000-60,000 SF
office space



© New Overall Second Floor
1" = 20'-0"

© New Overall Ground Floor Plan
1" = 20'-0"

7021 Wolftown-Hood Rd.



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- Richmond Marine Terminal (90 miles)
- Washington, DC (91 miles)
- Baltimore, MD (129 miles)
- Norfolk, VA (177 miles)
- Port of Virginia (179 miles)
- Greensboro, NC (203 miles)
- Philadelphia, PA (231 miles)
- Raleigh, NC (254 miles)
- Charlotte, NC (294 miles)
- New York, NY (316 miles)
- Knoxville, TN (390 miles)
- Atlanta, GA (533 miles)
- Detroit, MI (541 miles)
- Indianapolis, IN (581 miles)
- Chicago, IL (716 miles)
- St. Louis, MO (776 miles)



Location Details

- Madison County, Virginia
- Located less than one mile from Rte 29
- Property is 26 miles north of I-64
- Approximately 34 miles west of I-81, accessible via Rte 33W
- 15 miles north of Albemarle County/Charlottesville
- 58 miles south of I-66/DC connector

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