

Real Estate Auction

Thursday, Sept.10, 2026 at 12:30PM
710 4th St, Shenandoah, VA

Bid online at
bid.trfauctions.com



710 Fourth St
Shenandoah, VA

18' x 140' Storage Shed

13,300 SF Shop
Heated & Cooled

Covered Dock

Rear Parking

7,475 SF Office

10'x10'
Drive-In Door

Paved Parking
21 Marked Spots

Side Street Access

Courtyard
Entrance

Fourth St / Rt.340

Page County

Former Sullivan Mechanical Contractors Facility on Rt.340 710 4th St, Shenandoah, VA (Page County)



Corporate Reception Area



7,475 Sq.Ft. Office Space



13,300 Sq.Ft. Shop



18' x 140' Storage Shed

20,775 Sq.Ft. Industrial Facility on Rt.340

- Fabrication Shop: 13,300 sq.ft. fully heated & cooled w/ covered dock, drive-in door, (2) fireproof storage rooms, single and 3-phase power, and air lines throughout
- Corporate Office: 7,475 sq.ft. w/ professional reception area, luxurious executive offices, 22+ additional offices, boardroom, meeting rooms, kitchen and break rooms
- Storage Shed: 18' x 140' machinery shed with concrete floor
- 1.84 acre lot (Page Co. parcels 102A4-5-1 thru 102A4-5-10)
- Zoned I-1 Industrial w/ public water & sewer
- Paved parking in front of shop with 21 marked spaces plus gravel lots in front of storage shed and behind office
- Long frontage on Rt.340 (4th St) plus side street access



Fully Heated & Cooled Shop!

LOCATION

- 20 miles from I-81 in Harrisonburg
- 1 hour from Waynesboro, Charlottesville, Culpeper, Warrenton, and Front Royal
- 2 hours from DC

DIRECTIONS: From Harrisonburg, US-33E 16mi to exit for Waynesboro/Front Royal. Take US-340N 6mi on right.

AGENT ON SITE

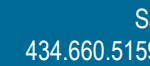
- Thu, Aug.27 from 12-2PM
 - Thu, Sept.3 from 12-2PM
 - Wed, Sept.9 from 12-2PM
 - Other dates by appointment
 - Agents - please call office to show. Coded lockbox available.
- TERMS:** 10% deposit day of sale. Close on or about 30 days. 5% buyer's premium. See website for complete terms.

Full details & photos online at trfauctions.com



www.TRFAuctions.com

434.847.7741



Torrence, Read, & Forehand Auctions | 101 Annjo Ct, Forest, VA 24551 | info@trfauctions.com | VAA501

Sale Site Phones for Auction Day:
434.660.5159 | 434.610.3182 | 434.610.2597