

FOR LEASE | INDUSTRIAL



601 GERMANNA HWY

CULPEPER, VA 22701



J. CARTER WILEY

703.753.9600

carter@thewileycompanies.com

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OFFERING SUMMARY

Property Type:	Industrial
Zoning:	M2
Building Size:	160,000 SF
Available Space:	15,000 SF
Warehouse Lease Rate:	\$8.00 SF/yr (Gross)
Storage Yard:	1-9.77 AC
Yard Lease Rate:	\$1.00 SF/yr (Gross)

LOCATION OVERVIEW

Located near the intersection of Rt. 15 and Rt. 522 on Germanna Hwy.

PROPERTY HIGHLIGHTS

- 15,000 SF of warehouse space available for lease
- 1 to 9.77 Acres of Outdoor Storage available for lease
- GROSS lease includes utilities, taxes, insurance, CAM
- 150 Watt LED overhead lights
- Modine infrared heaters @ 150,000 BTU/hr
- Overhead door 14'x20'; Portable dock available
- 20' clear ceiling
- Rail access



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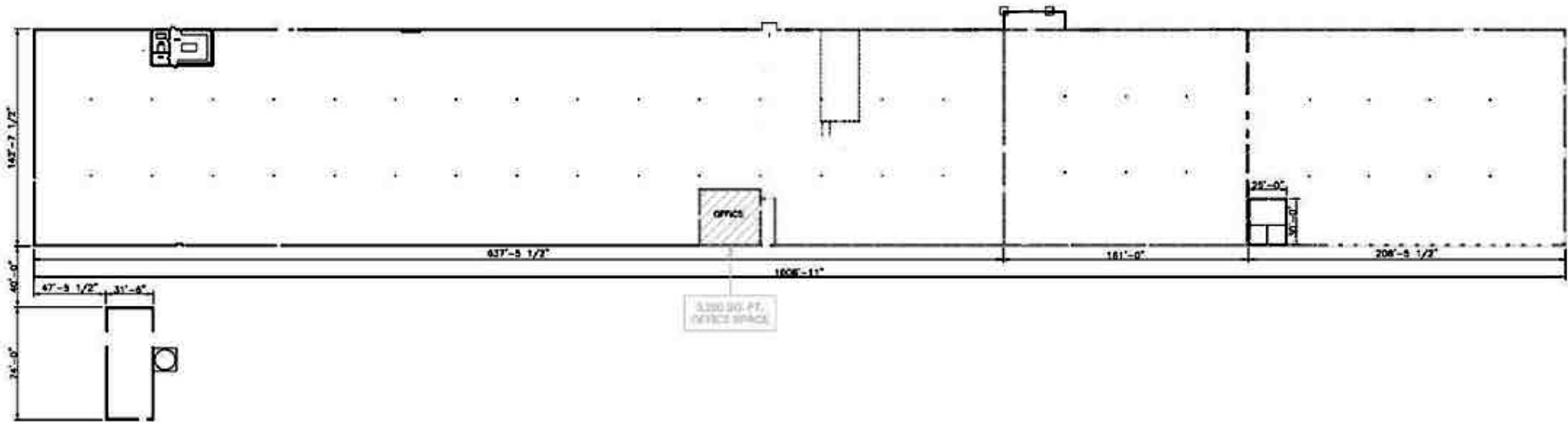
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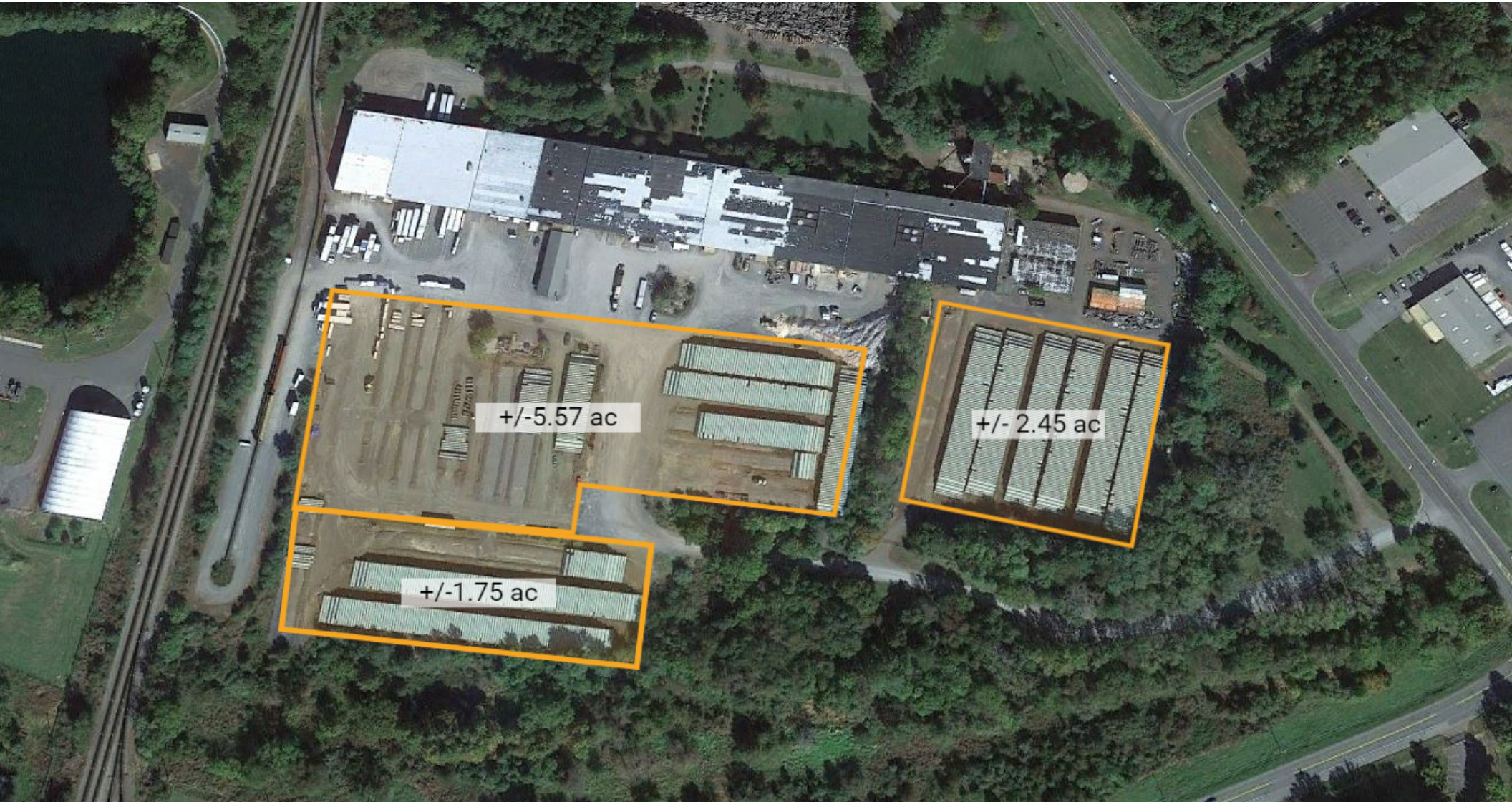
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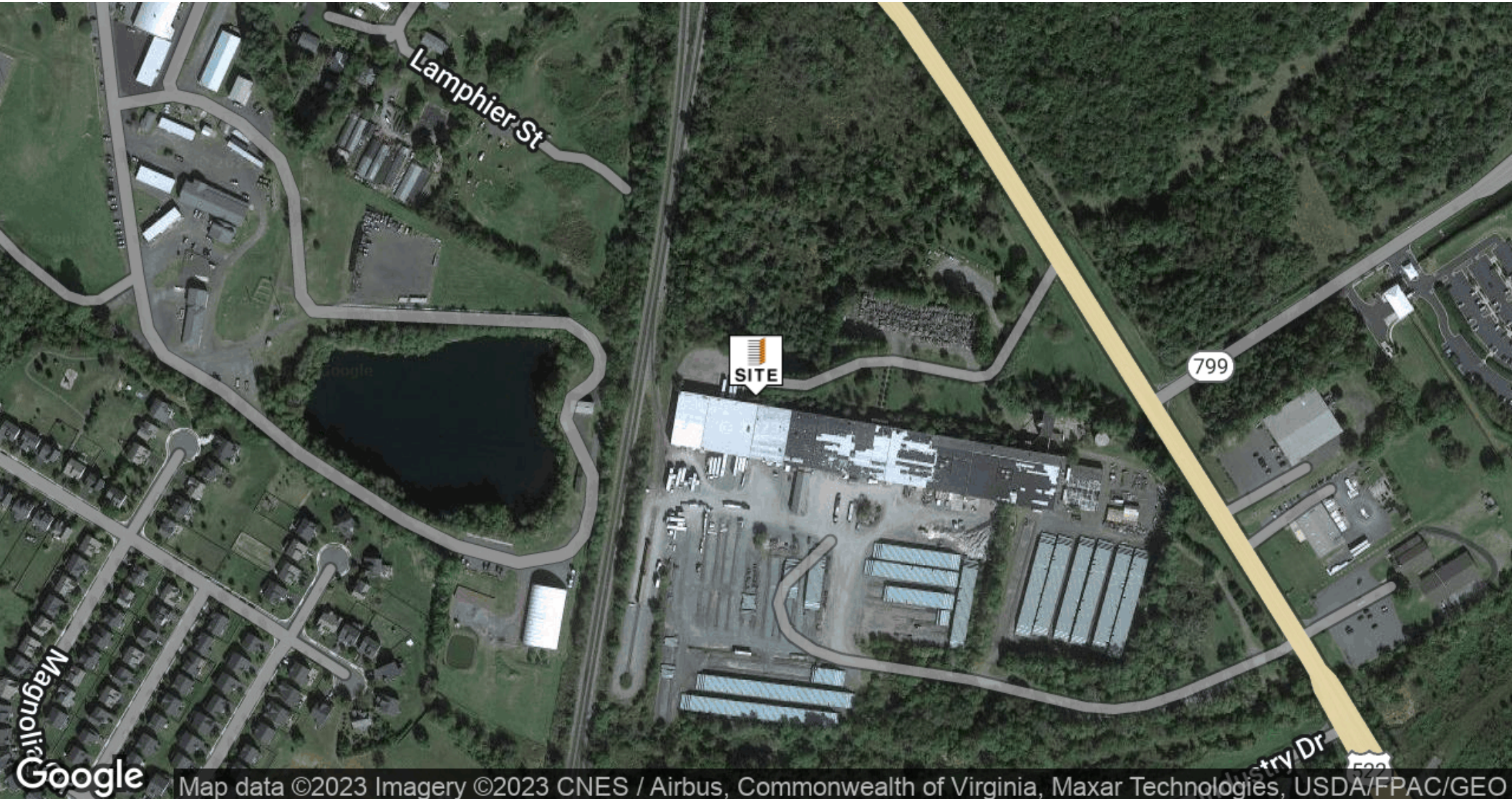
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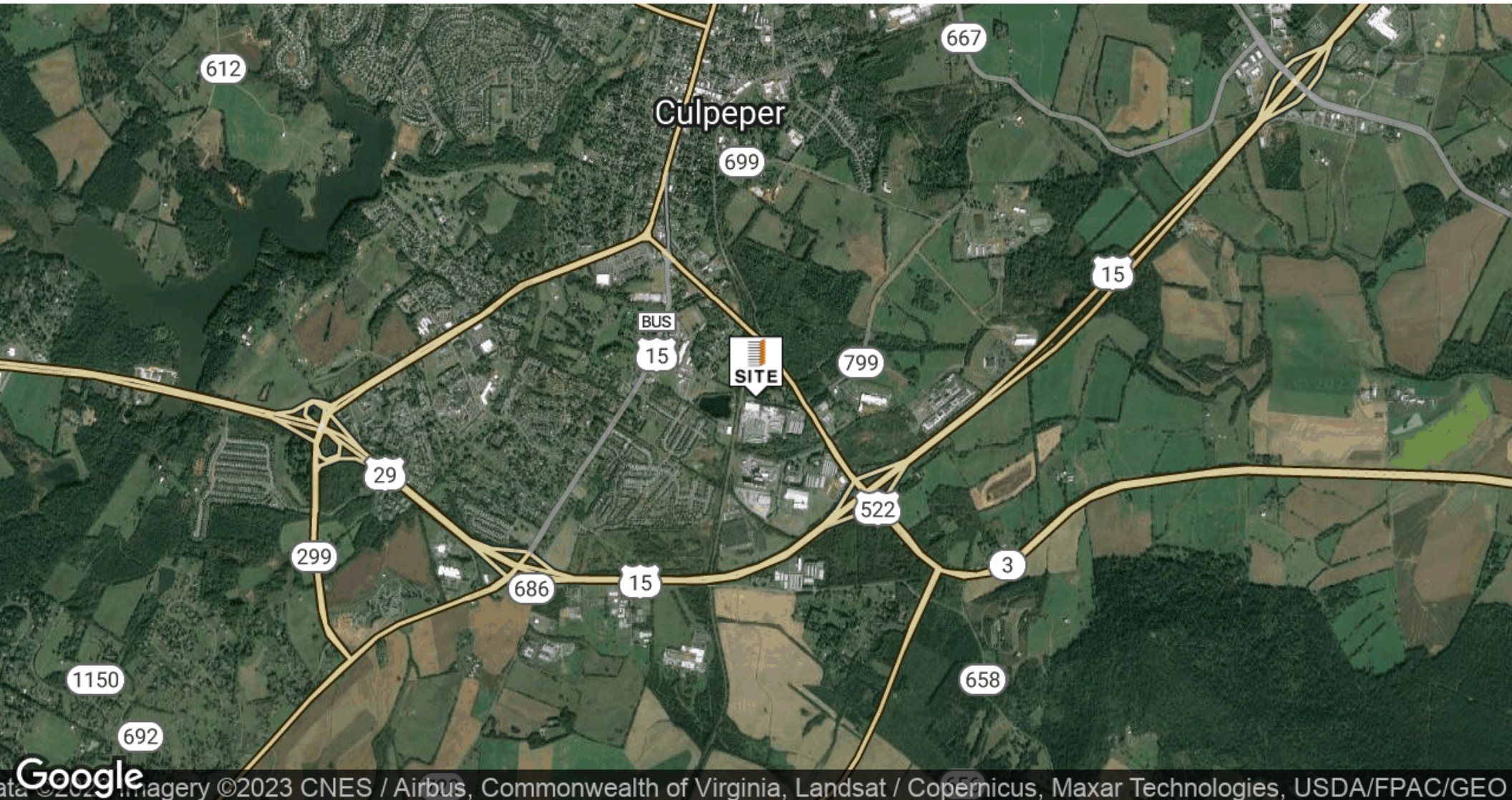
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