

Industrial Property For Sale

345 Estep Road / Stephens City, VA 22655



Incredible Property

This incredible property is over 7 Acres zoned Industrial, and is positioned less than a mile from Interstate 81!!! Truck and Trailer parking space is abundant. The building is 6,000 square feet with a bonus enclosed mezzanine over the office space with a full interior staircase. The building has 3 drive-thru bays. The office space and entry space are nicely divided and 3 bathrooms, one with a full shower, are included. The training room / breakroom and kitchen area is large and useful. The bays have high ceilings and waste oil heaters. All showings by appointment with listing agent only.

Asking \$3,000,000

Demographic Summary

	10 mile radius	20 mile radius
Population	67,734	181,756
Projected 5 year growth	0.39	0.86
Median Income	\$84,954	\$85,650
Median Age	39.6	40.6

For more information please contact:
OakCrest Commercial Real Estate

Paige Manuel

Paige.manuel@OakCrestCommercial.com

Cell | 540.247.4974

Main | 540.504.0786

126 North Kent Street Winchester, VA 22601

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it.

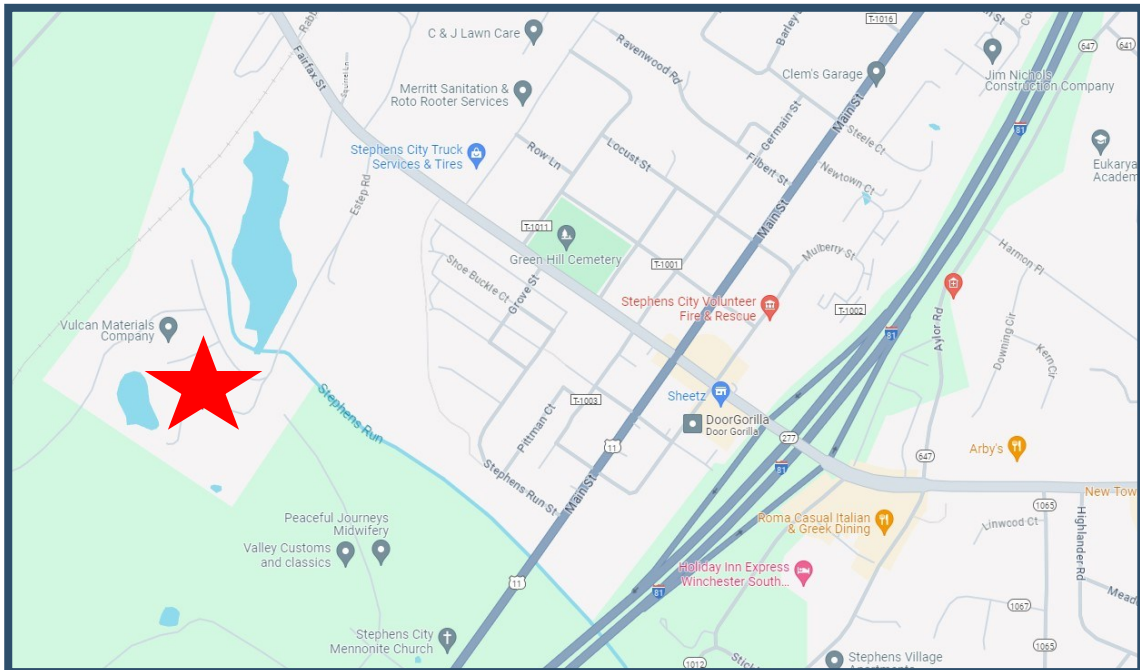
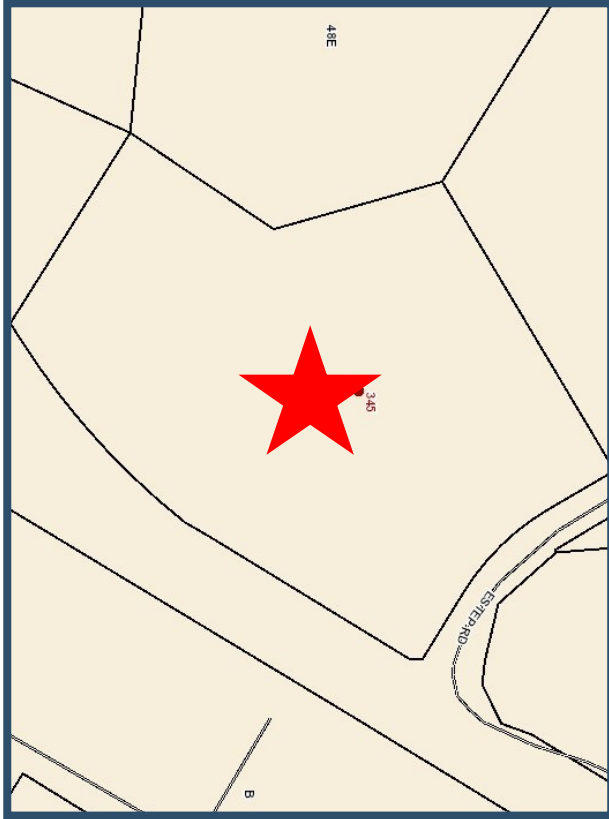
It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimate used are for example only and do not represent the current or future performance. You and your advisor should conduct a careful independent investigation of the property

to determine to your satisfaction the suitability of the property for your needs.

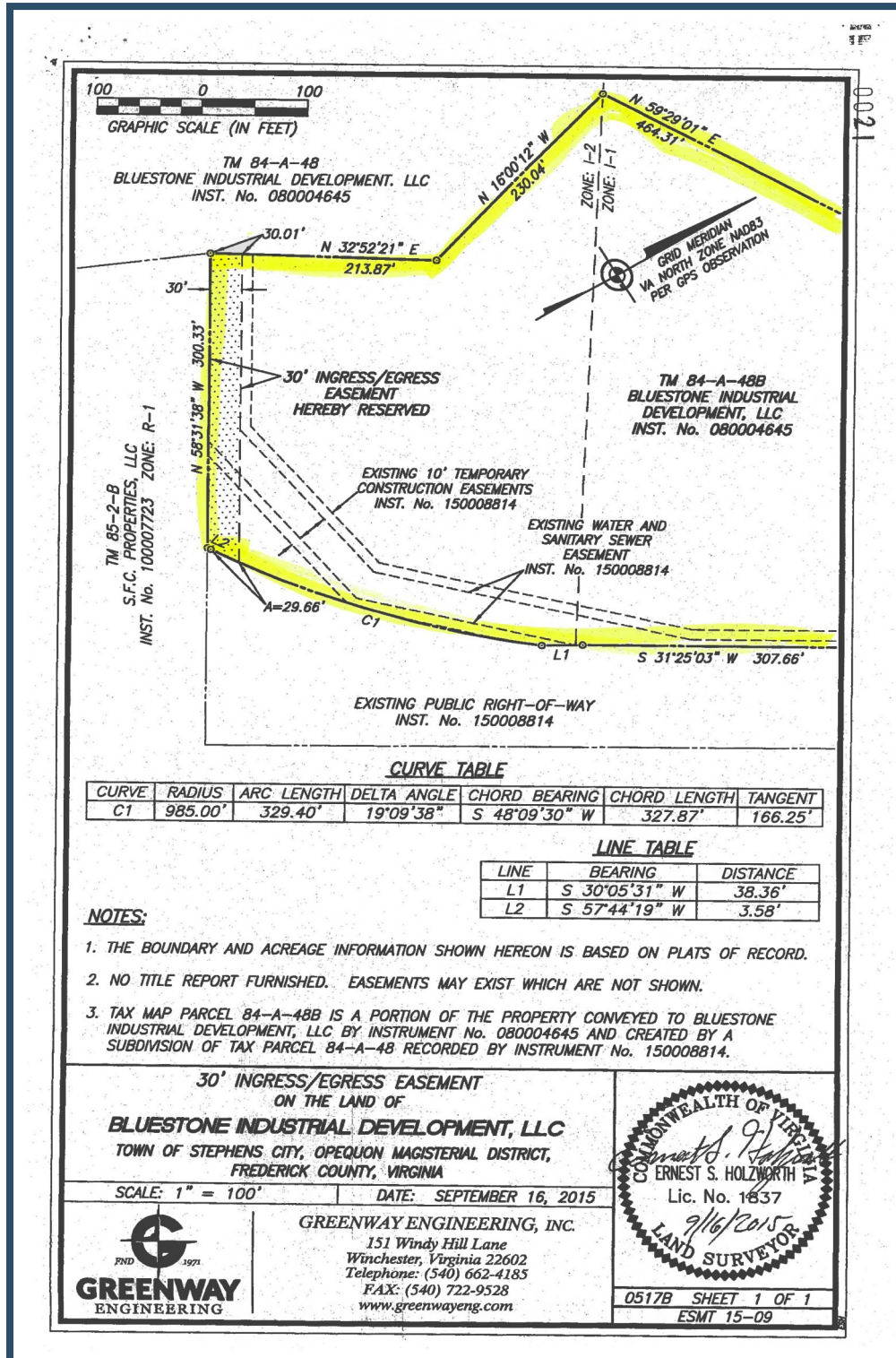
345 Estep Road



345 Estep Road



345 Estep Road



345 Estep Road

