



For Lease

Shen Valle Logistics Center

182 Johns Manville Dr, Edinburg, VA

Site A Features

\$6.00 PSF, NNN

- 25,000 - 50,000 SF
- Built in 1974 and renovated in 2014 (\$3M improvements)
- On-site, spring-fed well with 300,000 gallon/day capacity
- 1-2,500 KVA transformer, 6,000 amp, 227-480 volt, 3-phase, 4 wire service
- Primary substation on-site with possible upgrade to 30 KVA
- Connected to public sewer
- 12" gas line at 15 PSI; Washington Gas
- Rail to site
- 174 parking spaces
- Ceiling Height: 25' x 32' clear
- Column Spacing: 50' x 50'

Site A, B & C Features

Build to Suit

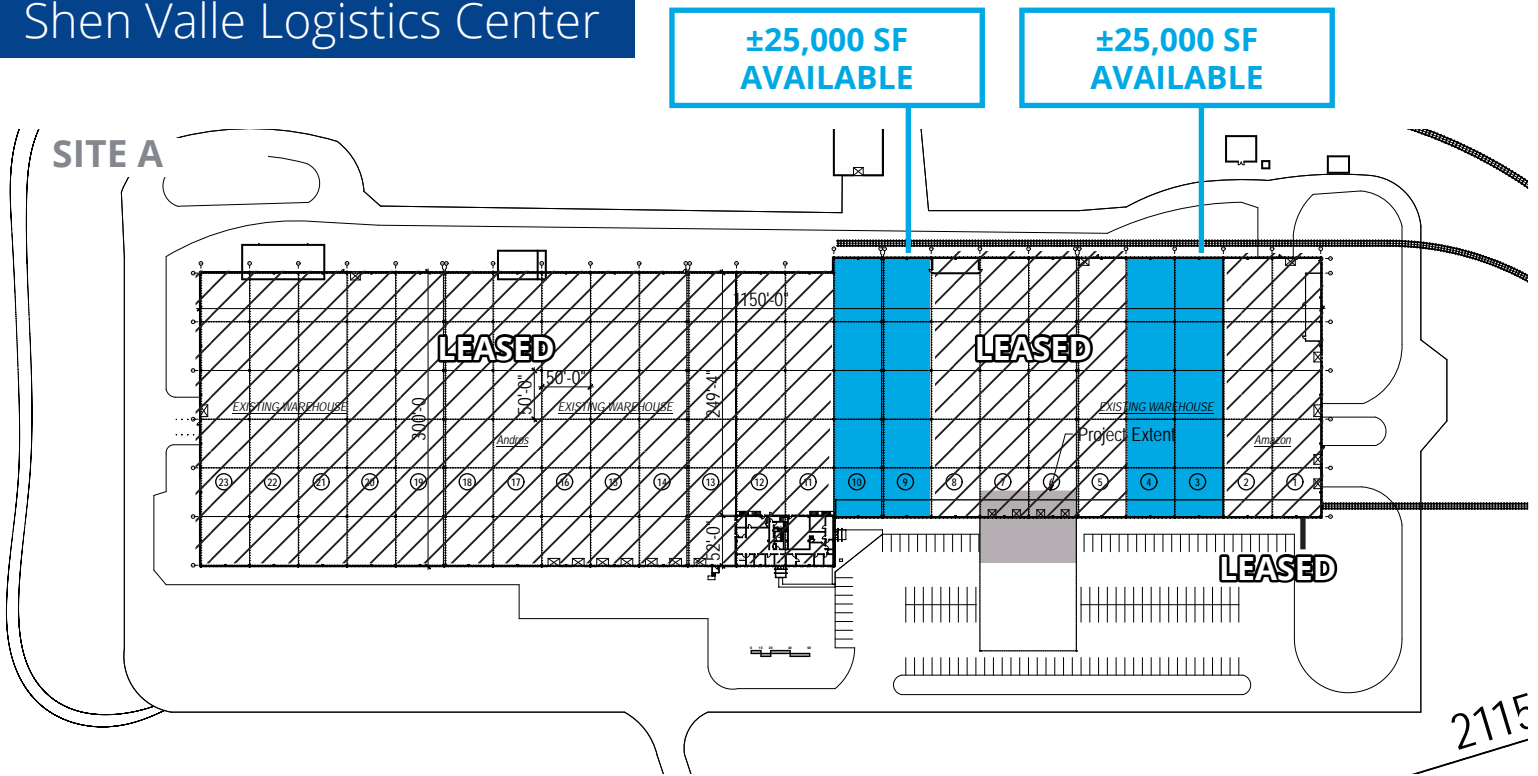
- 166 acres total
- Up to 2,000,000 of buildable space

Contact us:

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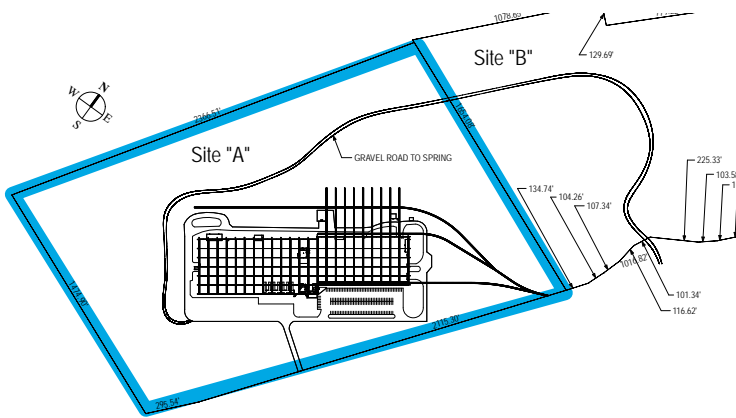
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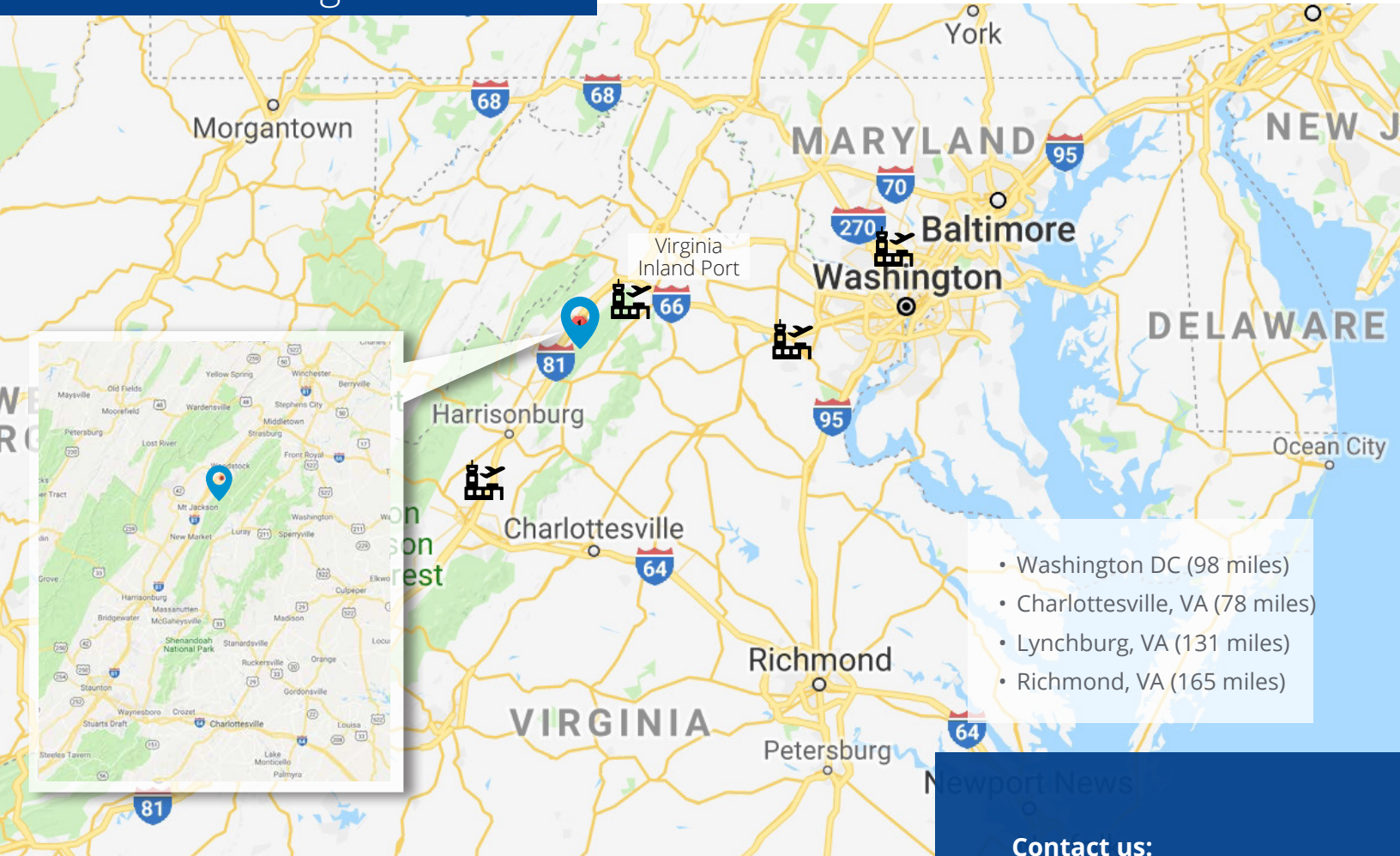


SITE A - Improvements Valued at approx. \$3,000,000

- New roof
- Upgrade and recommission all building systems, including but not limited to, major fire sprinkler system, electrical system, gas piping, domestic water system
- Added heating system to the entire warehouse
- Replaced Fire Alarm system entirely
- Demo existing interior loading docks, backfill and install new concrete slab
- Add all new loading docks equipment for 7 docks, including heavy duty industrial grade dock levelers with 10 years warranty, doors, seals and safety hooks, etc
- Demo 440' indoor rail road spare, back fill pit and add new concrete slab
- Add public sewer service with 250,000 gallons capacity
- Replace existing High Pressure Discharge lighting fixture with more efficient Fluorescent ones in the north half of the warehouse



Shen Valle Logistics Center



- Washington DC (98 miles)
- Charlottesville, VA (78 miles)
- Lynchburg, VA (131 miles)
- Richmond, VA (165 miles)

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