

Warehouse/Office For Lease

351 Station Road / Berryville, VA 22611



FOR LEASE

- 61,240 SF Industrial Space
- Variable Ceiling Height from 9'6" to 21'
- Space Sprinkled & Heated
- 12 Cross-Thru Dock Doors
- 3-Phase; 400 AMP
- MLS# VACL2002322
- Starting at \$5.00/SF Warehouse, \$10/SF

Demographic Summary

	10 mile radius	20 mile radius
Population	27,929	218,963
Projected 5 year growth	0.10	1.22
Median Income	\$100,204	\$90,026
Median Age	41.2	40.3

For more information please contact:
OakCrest Commercial Real Estate
 Marie DiLorenzo, CCIM
 Marie.DiLorenzo@OakCrestCommercial.com
 Cell | 540.533.7064
 Main | 540.504.0789
 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.

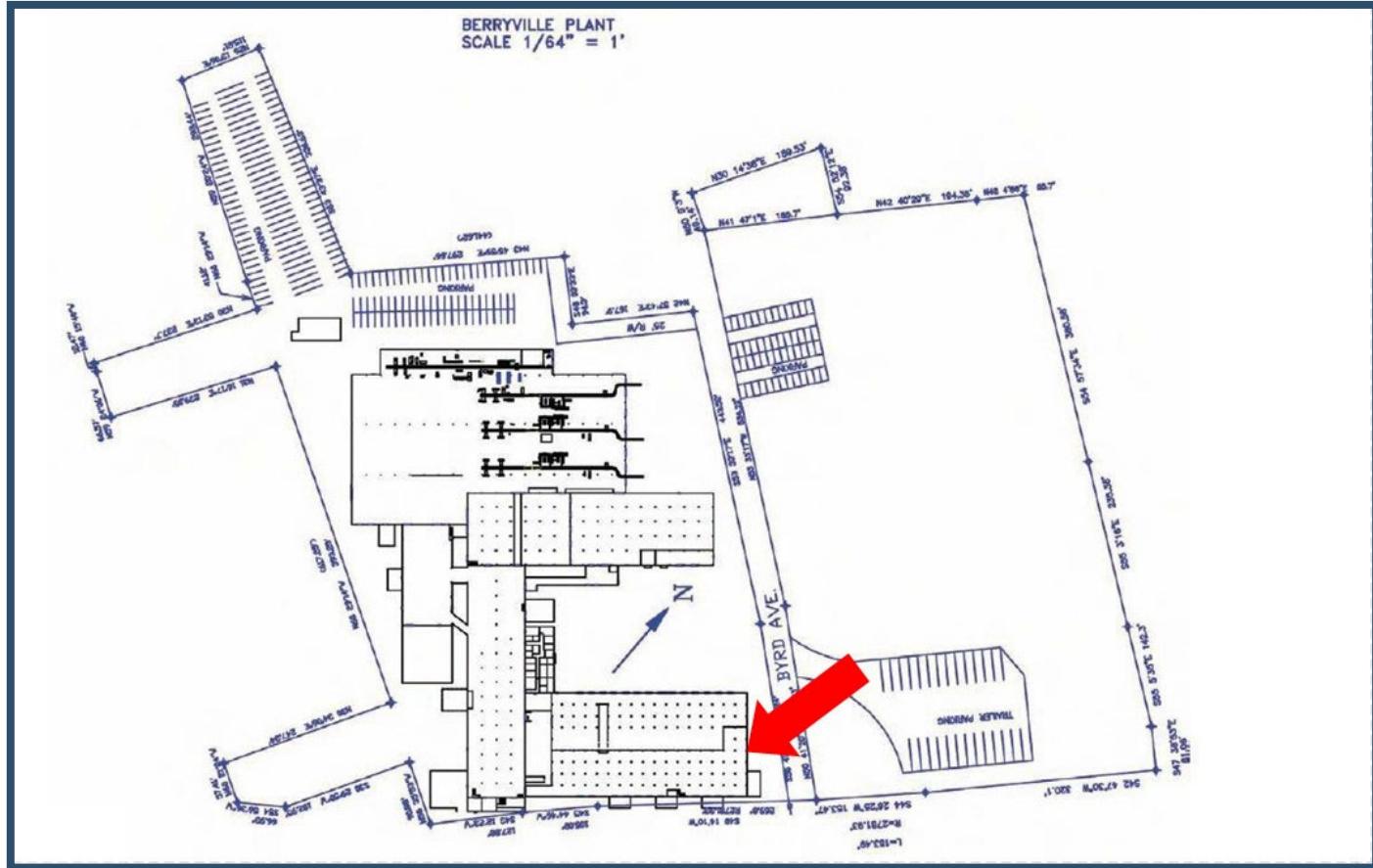
351 Station Road



351 Station Road



351 Station Road



351 Station Road

