

FOR LEASE

611 WILLIAMS AVENUE
SHENANDOAH, VA 22849



2 SPACES AVAILABLE

FOR LEASE AT \$3.95/SF/YR

NNN LEASE

Versatile square footage within 66,594 square foot building on 11.9 acres for lease. This building has drive in and dock doors, a large break area, private offices and great ceiling heights. It has AC and oil heat, 3-phase electric. The large lot offers room for storage and parking for all. The available suite is 1 of 2 within the building. Located only 2 hours from both Washington DC and Richmond, VA.



JEFF ROBB

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Lee & Associates
COMMERCIAL REAL ESTATE BROKERAGE

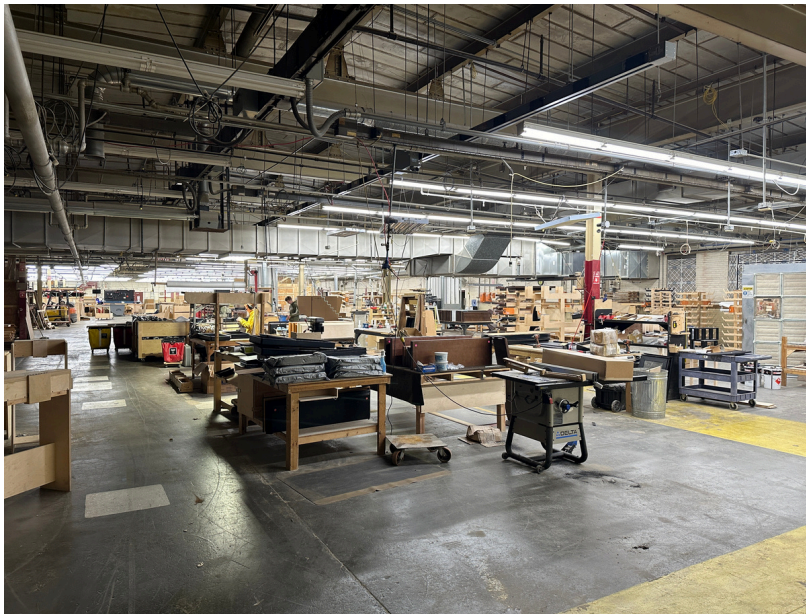
All information herein, including square footage, is believed to be accurate, but not guaranteed or warranted. Any and all parties are responsible for verifying information prior to leasing.



- Public water and sewer
- Fully fenced property
- 19' ceiling height with 12' clear height
- 5 dock doors



- Oversized drive in door
- Private offices
- Guard shack at entrance
- 3-phase electric



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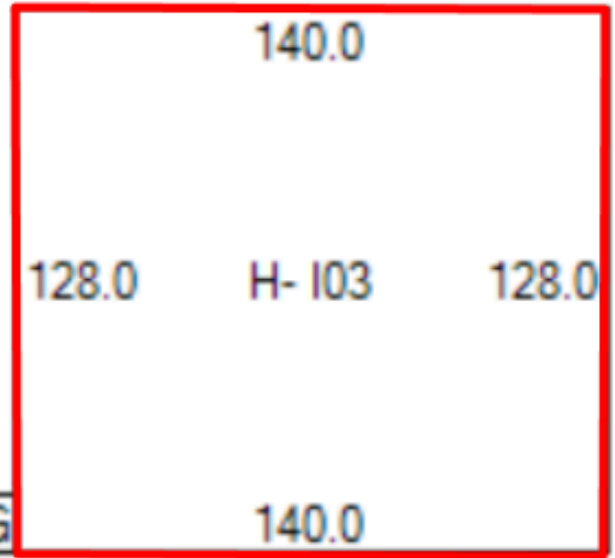
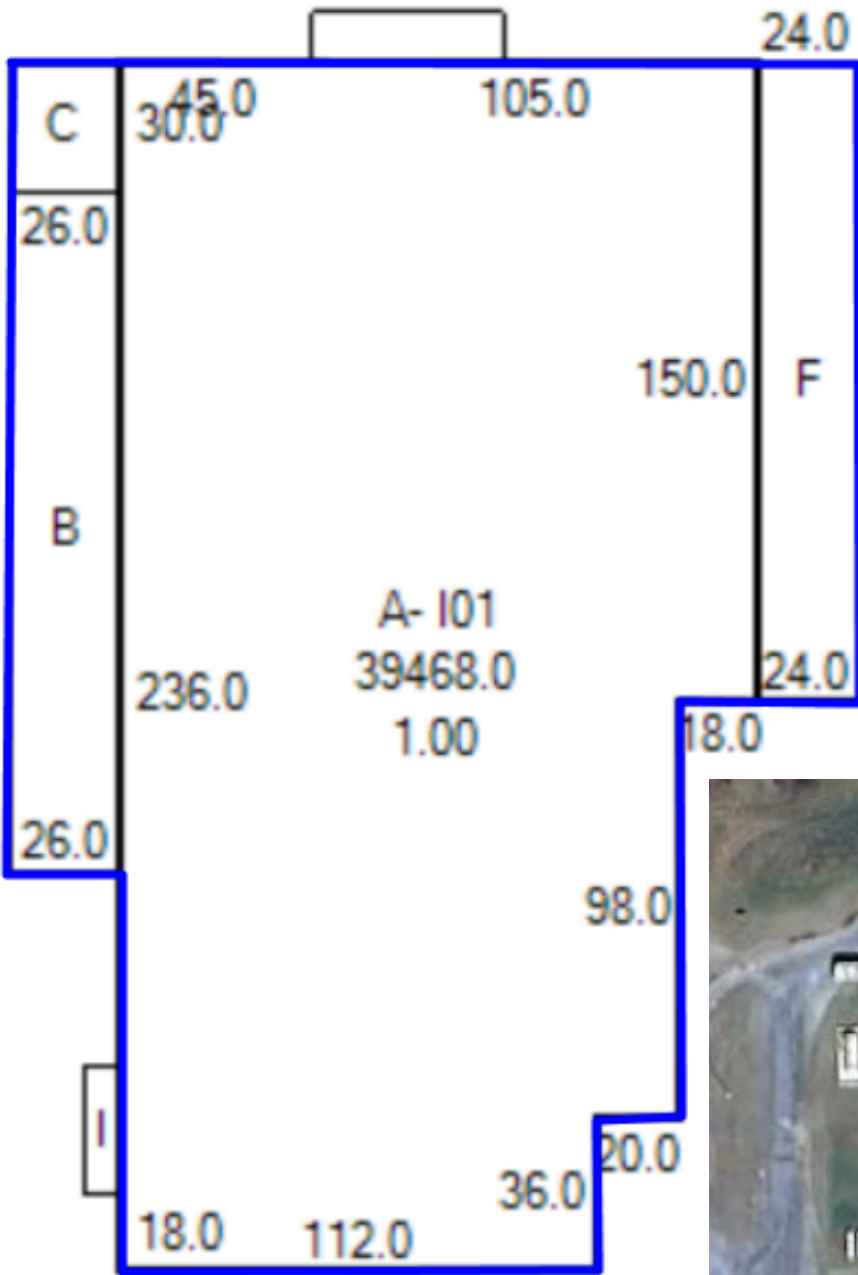
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**Space 1 - Available for lease
48,674 SF**

**Space 2 - Partial Available
for lease
17,920 Total SF
7,920 Available**



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