



FOR **LEASE**

13,000 SF ± WAREHOUSE/OFFICE SPACE

556 DETTOR ROAD | CHARLOTTESVILLE, VIRGINIA 22903



13,000 SF ± **AVAILABLE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 13,000 SF ± warehouse space
- Includes 1,100 SF ± office space (split into three units) with a dedicated breakroom and bathroom
- Fully conditioned
- Reinforced concrete slab
- Two (2) loading docks (8' ± and 10' ± tall)
- Drive-in/roll up door (14' ±)
- Ample on-site parking
- Available yard space adjacent to building (fenced, gated and secure lot)
- Clear span construction – easy to move forklifts and install 16' racking without obstacles
- Ability to load and store multiple service vehicles/ vans inside (saving time and adding security)
- Excellent access to Route 29 and just minutes from the I-64 interchange (allowing for easy transit to Richmond, I-81 and Northern Virginia)

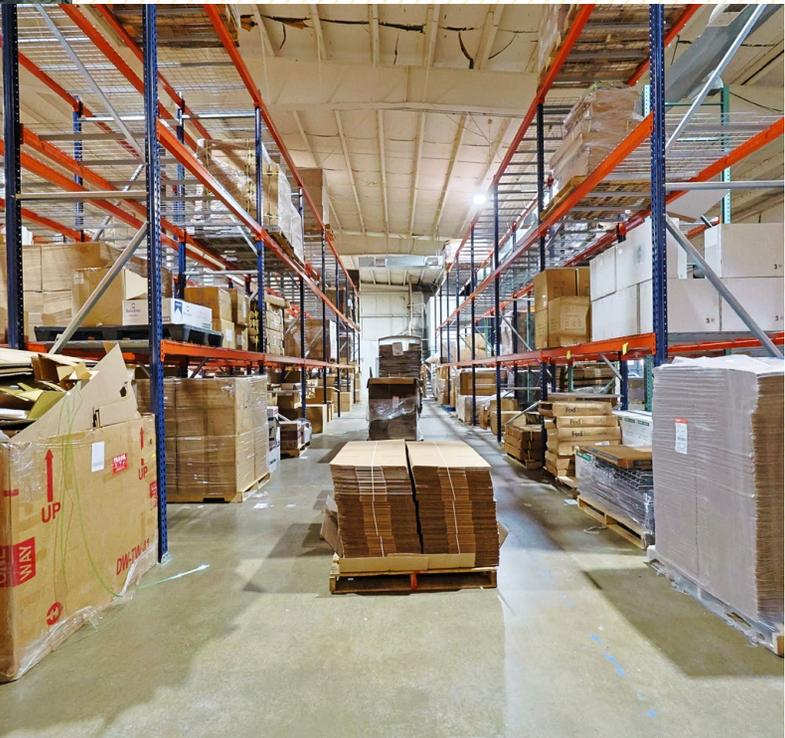
AVAILABLE:	13,000 SF ±
CLEAR HEIGHT:	30' ±
LOADING:	2 DOCK DOORS, 1 DRIVE-IN
ZONING:	LIGHT INDUSTRIAL
RENTAL RATE:	NEGOTIABLE



AERIAL



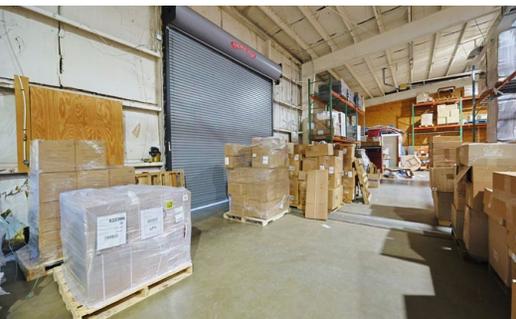
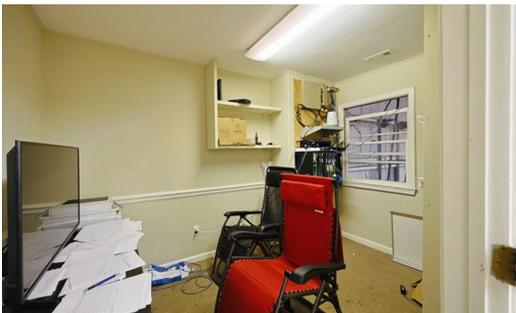
13,000 SF ± AVAILABLE



GOOGLE MAPS



INTERIOR PHOTOS



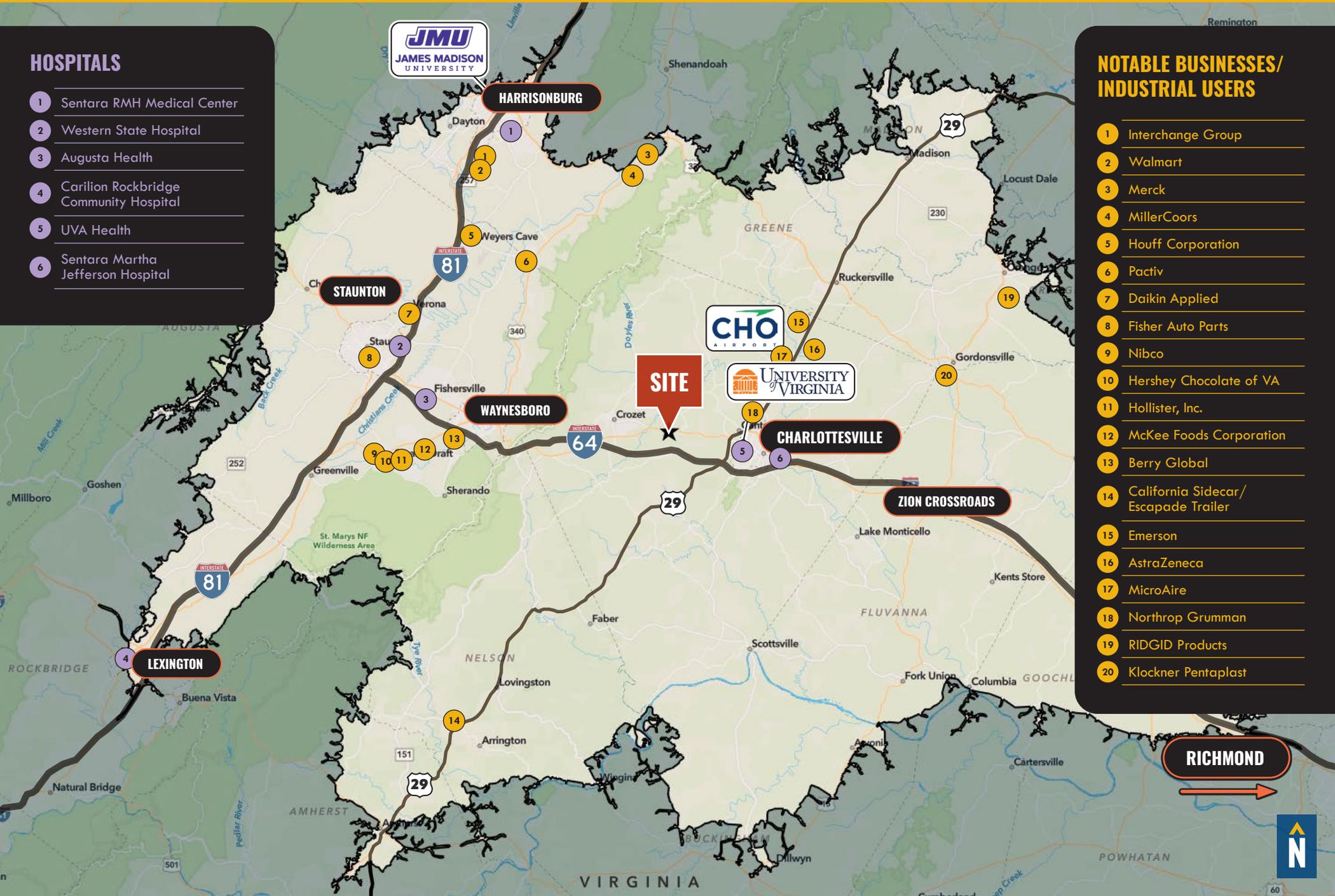
REGIONAL ACCESS: 1 HR. DRIVE

HOSPITALS

- 1 Sentara RMH Medical Center
- 2 Western State Hospital
- 3 Augusta Health
- 4 Carilion Rockbridge Community Hospital
- 5 UVA Health
- 6 Sentara Martha Jefferson Hospital

NOTABLE BUSINESSES/ INDUSTRIAL USERS

- 1 Interchange Group
- 2 Walmart
- 3 Merck
- 4 MillerCoors
- 5 Houff Corporation
- 6 Pactiv
- 7 Daikin Applied
- 8 Fisher Auto Parts
- 9 Nibco
- 10 Hershey Chocolate of VA
- 11 Hollister, Inc.
- 12 McKee Foods Corporation
- 13 Berry Global
- 14 California Sidecar/ Escapade Trailer
- 15 Emerson
- 16 AstraZeneca
- 17 MicroAire
- 18 Northrop Grumman
- 19 RIDGID Products
- 20 Klockner Pentaplast



FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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