



FOR **LEASE**

4.0 ± AC OF INDUSTRIAL OUTDOOR STORAGE

62 SEVILLE ROAD | MADISON, VIRGINIA 22727

**DIVISIBLE/
FLEXIBLE
CONFIGURATIONS
AVAILABLE**



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- 4.0 acres $\pm$ of industrial outdoor storage (IOS)
- Fully fenced perimeter with secure gated access
- Divisible/flexible configurations available
- Clear and level site (customizable site prep)
- Excellent truck access with wide turning radius directly off Route 29/E. Seminole Trail
- Direct frontage and exceptional exposure on Route 29/E. Seminole Trail
- Zoned M-1: Ideal for fleet parking, construction equipment, material storage, or container laydown
- Just 4.6 miles (6 minutes) to Route 33, and 22.6 miles (26 minutes) to Interstate 64
- Strategic location just 30 minutes north of Charlottesville and less than 1 hour to Harrisonburg (via Route 33)

AVAILABLE:

4.0 ACRES $\pm$

ZONING:

M-1 (INDUSTRIAL, LIMITED DISTRICT)

RENTAL RATE:

\$3,000/AC/MO



GOOGLE STREET VIEW

AERIAL



FOR MORE INFO **CONTACT:**



BRIAN THOMAS

REAL ESTATE ADVISOR

202.734.9726

BTHOMAS@mackenziecommercial.com



RYAN KATSTRA

REAL ESTATE ADVISOR

434.422.7432

RKATSTRA@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

434-818-7788

425 7th Street NE

Charlottesville, VA 22902

OFFICES IN: **CHARLOTTESVILLE, VA** ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.