

FOR LEASE OR SALE

# RACEWAY INDUSTRIAL PARK

6701 DOMINION GARAGES AVE.  
WOODFORD, VA 22580



**THALHIMER**

**AVAILABLE 1,488 TO 18,000 SF**

**VIRTUAL TOUR**





# PROPERTY FEATURES

- New construction
- Visible from I-95, exit 118
- Adjacent to Dominion Raceway
- Estimated delivery time of 6 months after 50% pre-leased
- NNN estimated to be \$4.00 PSF in 2024

## Spaces Available:

For Lease: 2,000 - 18,000 SF - \$15.00 PSF NNN (FOR LEASE)

For Sale: UNIT 6807 - 1,488 SF \$310,000 (FOR SALE ONLY)

UNIT 6809 - 1,488 SF \$310,000 (FOR SALE ONLY)

UNIT 6813 - 1,488 SF \$379,800 (FOR SALE ONLY)

The 1,488 SF spaces are adjacent to each other so the total size could be 4,464 SF.

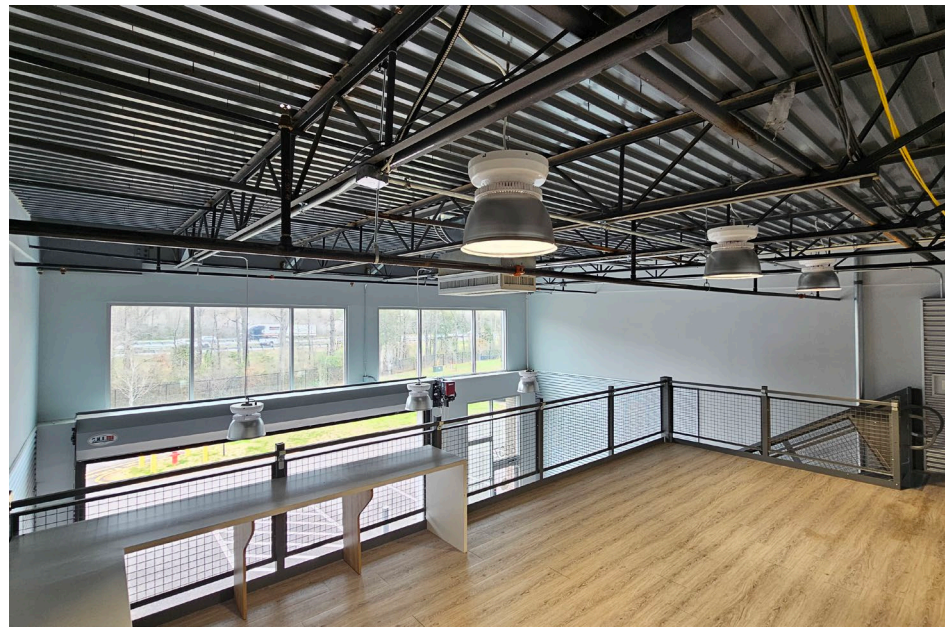
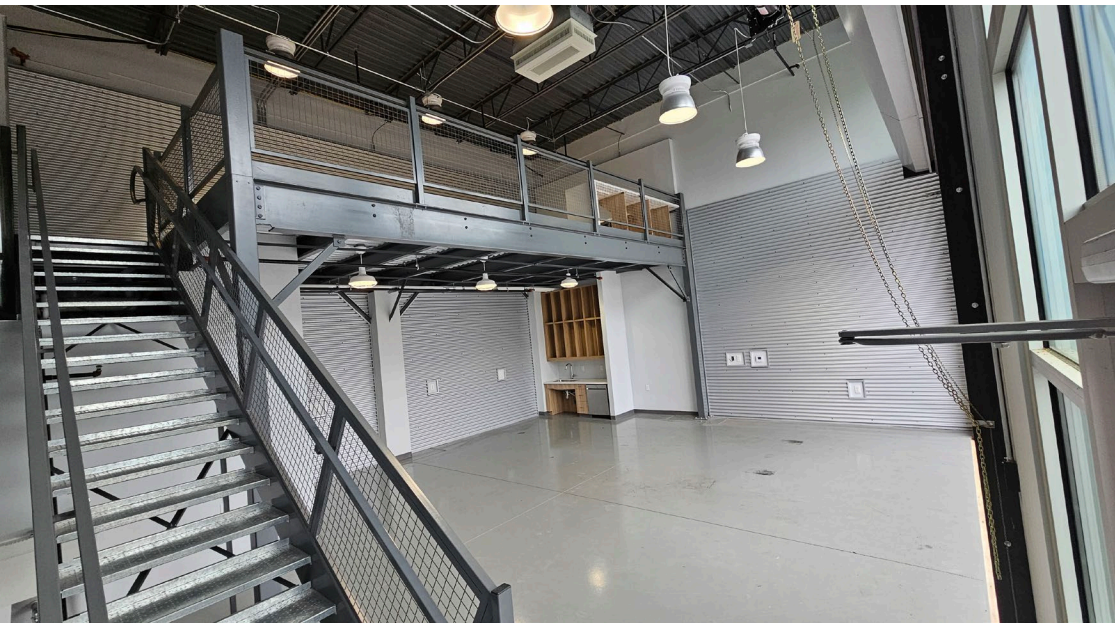
Type: Flex / Industrial

Doors: 12' x 14' Roll-up





# PROPERTY PHOTOGRAPHY





# FLOOR PLANS & ELEVATIONS







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