

**Leigh Hughes**

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## 623 Welsh Run Rd., Ruckersville, VA

- Approximately 48,000 SF For Lease of warehouse, flex, office and lab space(s)
- Currently divided into 15,000 SF of 20' ceiling open warehouse space, 15,000 SF of flex space, 12,500 SF of office space (includes a SCIFF room), and 5,000 SF of lab space
- Space comes furnished with desks, chairs, cubicles, classroom and equipment, cafeteria, and more
- Warehouse space can be doubled in size
- CAN BE DIVIDED INTO SMALLER TENANT AREAS, minimum of approximately 5,000 SF
- Tremendous amount of Power and Water available on-site
- Shared access to loading
- 10 minutes north of Charlottesville, 10 minutes to National Ground Intelligence Center (NGIC), and 20 miles to Interstate 64

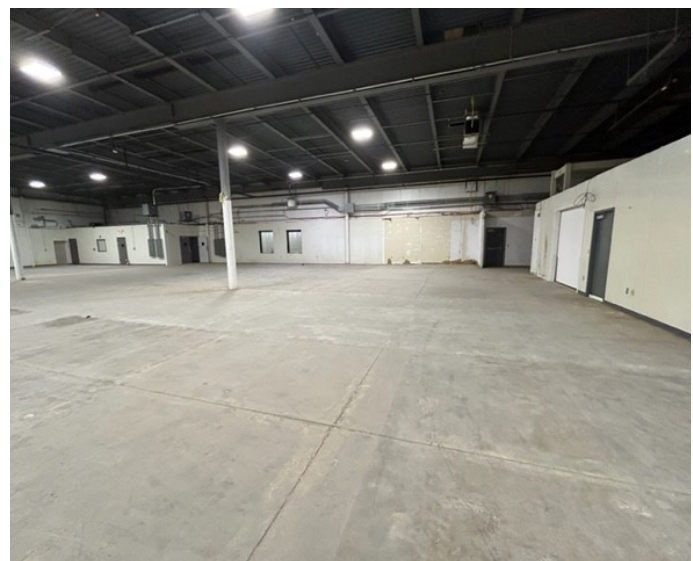
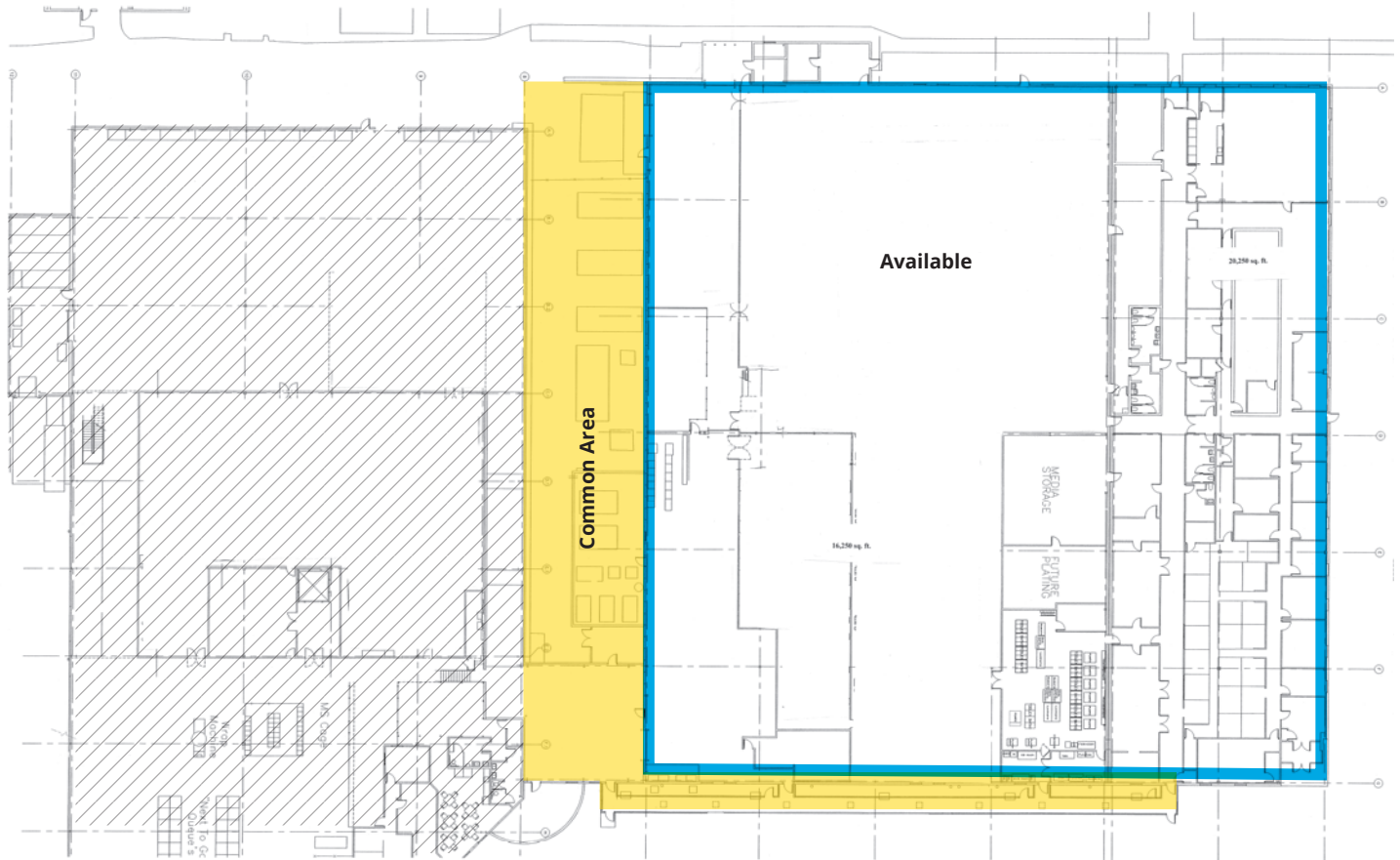


623 Welsh Run Rd.



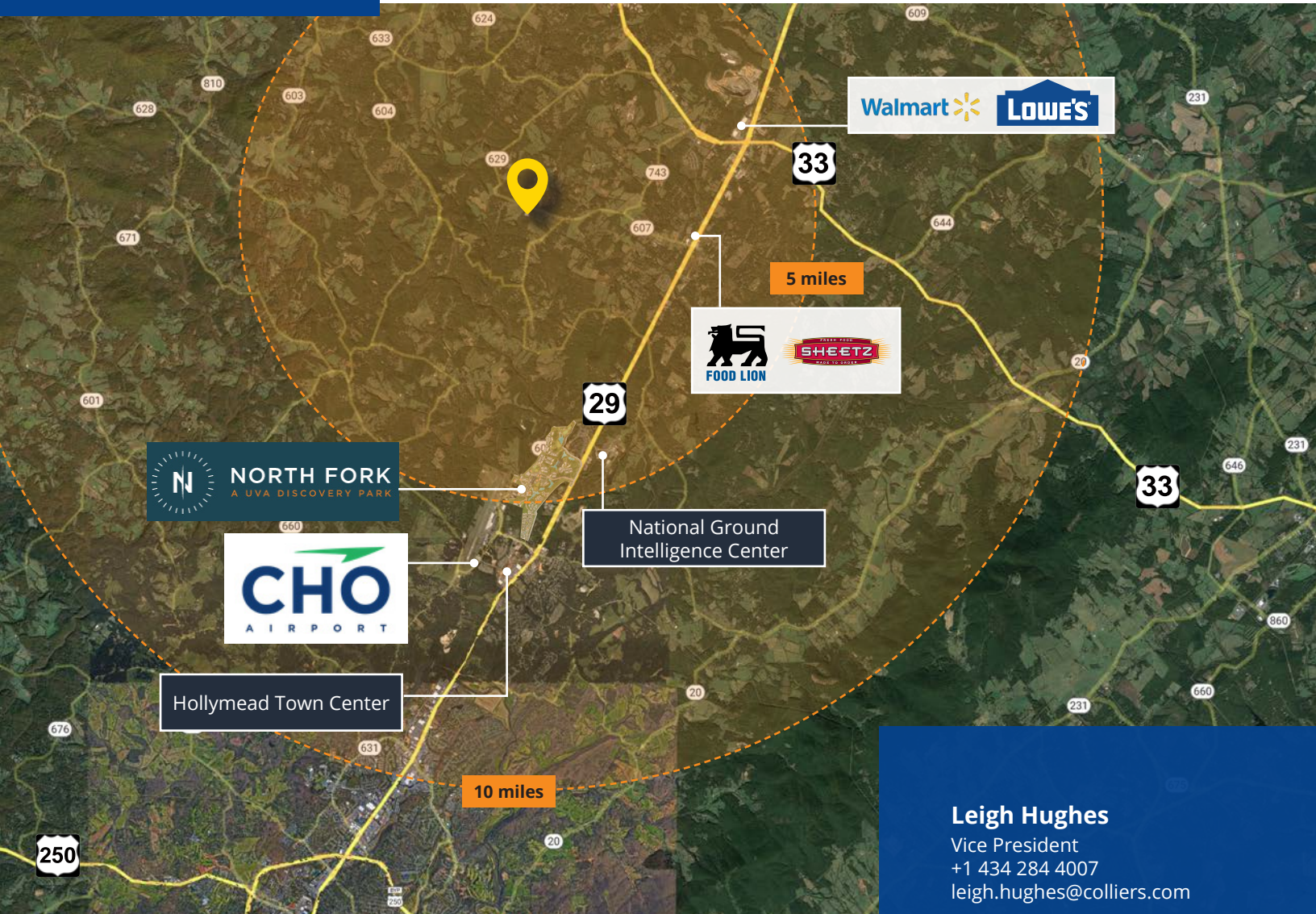
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48,000 SF available





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## Demographics



2023  
 population  
**8,092**  
 (3 mile)

**20,161**  
 (5 miles)

**55,215**  
 (10 miles)



2023 Average  
 Household Income  
**\$91,248**  
 (3 mile)

**\$86,298**  
 (5 miles)

**\$90,696**  
 (10 miles)

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