

# 1059 BOX FACTORY RD

SUMMIT POINT, WV 25446

**3 Warehouses Available for Lease**



## PROJECT SIZE:

28,000 SF

## AVAILABILITY:

Building 1 - Approximately 8,000 SF

Building 2 - Approximately 8,000 SF

Building 3 - Approximately 12,000SF

## ABOUT THE PROPERTY:

- Prime Location – Convenient access to major highways and transportation routes;
- 3 minutes from Route (672) Swimley Rd;
- 14 miles from Winchester, VA;
- 25 miles from Purcellville, VA;
- 49 miles from Dulles Airport, VA;
- Clear high ceilings approximately 18'-24' height, ample storage and flexible layouts for various business needs.
- Easy truck access for seamless operations.
- Attractive pricing and lease flexibility to suit your business.

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### Henry Renaud

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# Leasing Plan

## Tenants

**Building 1** 8,000 SF (Ceilings approx. 18'-20')  
**Building 2** 8,000 SF (Ceilings approx. 12')  
**Building 3** 12,000 SF (Ceilings approx. 12')



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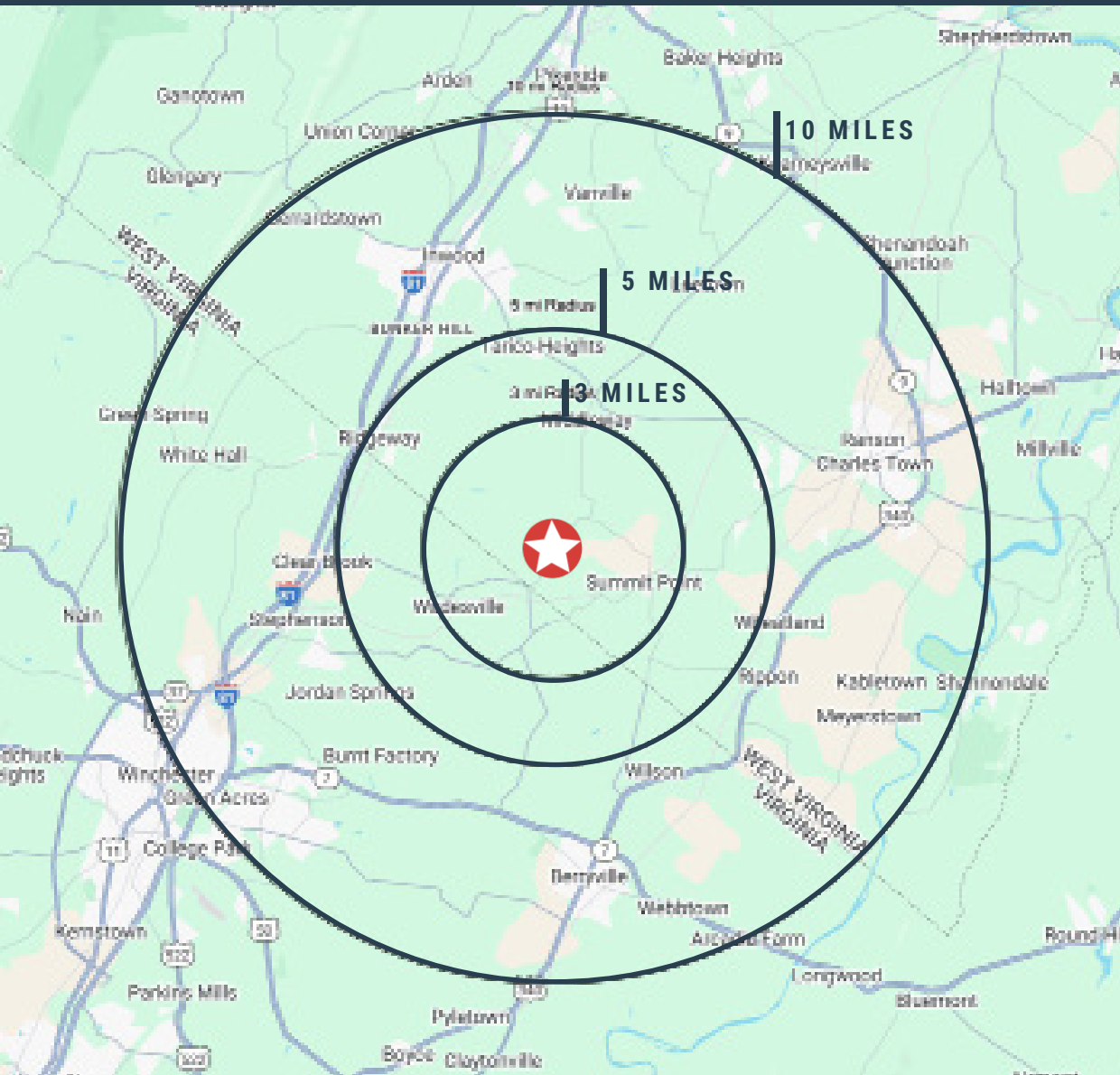
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# Location Map



## DEMOGRAPHICS

	POPULATION	AVG. INCOME	DAYTIME EMP
3 mile	2,377	\$130,359	241
5 mile	11,901	\$130,031	1,420
10 mile	112,557	\$115,677	30,855

[CLICK FOR DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS

OLD BOX FACTORY RD

550 ADT

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# Photos



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