

**INDUSTRIAL FOR SALE/LEASE**  
**15683 HISTORY LAND HWY.**

WARSAW, VIRGINIA 22572



**54,525 SF AVAILABLE**

SITUATED ON 12.37 ACRES

**OWNER OCCUPANT  
OR INVESTMENT  
OPPORTUNITY**

# PROPERTY FEATURES



## 54,525 SF INDUSTRIAL

OWNER OCCUPANT OR INVESTMENT OPPORTUNITY



## FEATURES

- AVAILABLE FOR LEASE/SALE
- OPPORTUNITY ZONE
- SITUATED ON 12.37 ACRES
- HEAVY POWER
- NEW ROOF
- NEW HVAC
- NEWLY RENOVATED OFFICES & RESTROOMS



## LOADING

2 - DRIVE INS  
3 - DOCKS



## ZONING

C-2



## CLEAR HEIGHT

16' - 23'



## TIMING

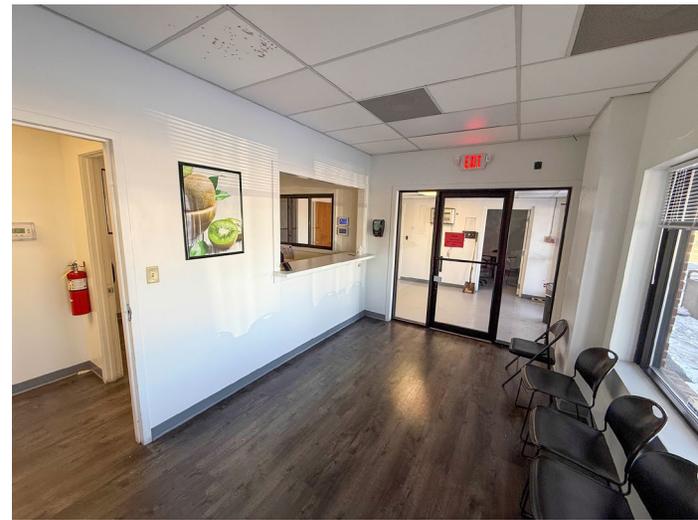
IMMEDIATE

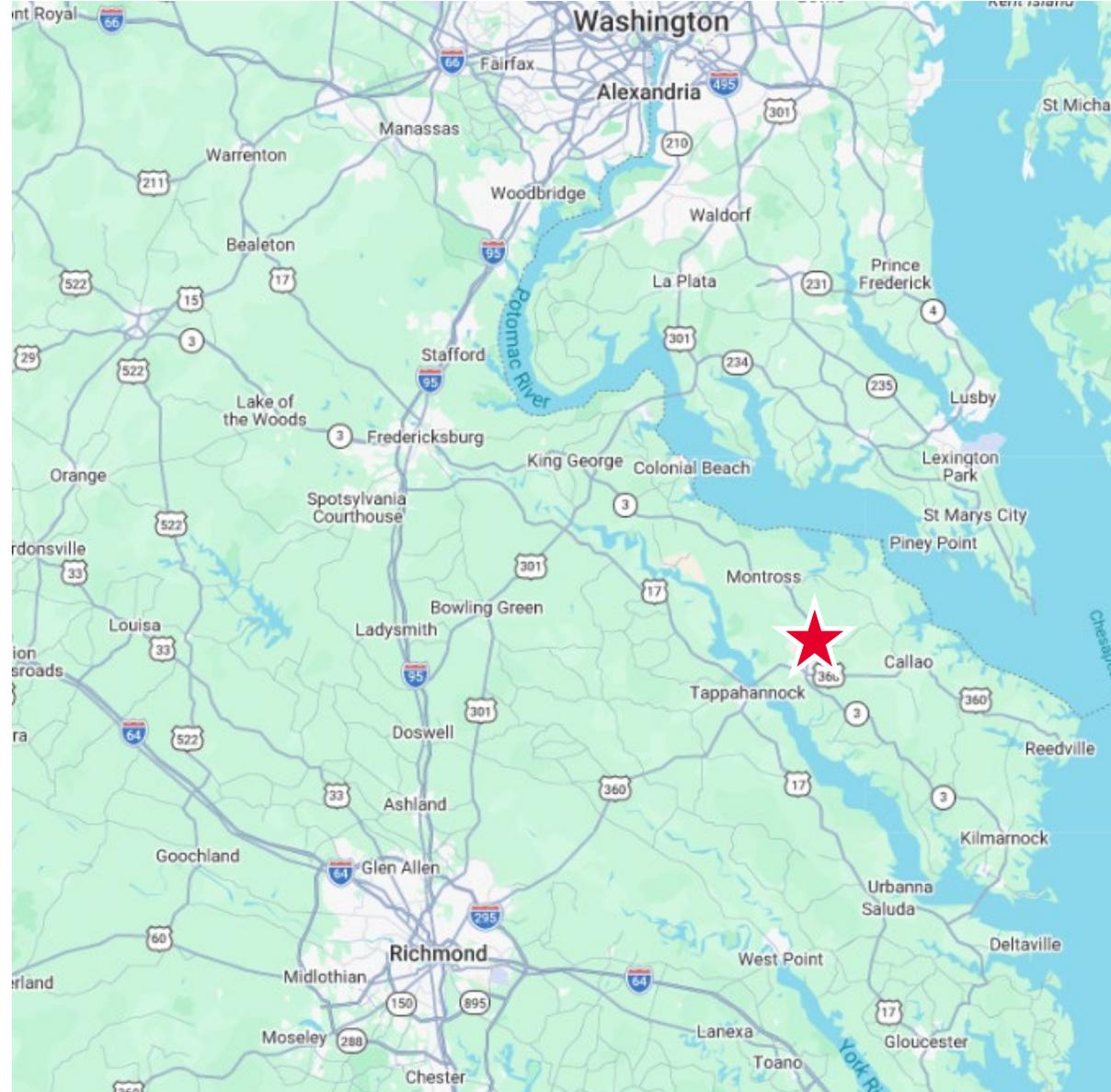
GMP Gowning Required  
Beyond This Point

GMP Gowning Required  
Beyond This Point



# PROPERTY PHOTOS





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**THALHIMER**

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