

# 51 East Side Highway

Warehouse & Yard Space Available

51 East Side Highway  
Waynesboro, Virginia 22980  
[cbre.us/richmond](http://cbre.us/richmond)

Immediate Access To I-64 near I-81



## Property Overview

51 E. Side Highway is situated on a 4.75 acre industrial zoned parcel encompassing approximately 40,000 SF of industrial space under roof with grade level loading. Industrial Outdoor Storage yard space surrounds each building which has perimeter fencing and is paved. There are 7,000 SF of vacant warehouse space and some storage yard. Vacancies can be leased separately or together, and the entire property is also available for sale: Contact agent.

- + 40,000 SF property on 4.75 Acres of land
  - 83% Leased to National Credit Tenant - Availabilities
- + Electrical: Heavy power existing at each building. 3-Phase, 480v
- + Utilities include public water, sewer and gas
- + Fully conditioned office spaces included
- + Multiple oversized 14' h Drive In Doors with automatic roll up.
  - Accommodates a 53' tractor trailer "Drive Through" ability

### 4,687 SF Available with Yard

- + 16' Clear
- + One Automatic Drive In Doors, 10' w x 14'h each
- + 480v 3-Phase Heavy Power
- + 250 SF Office & Warehouse Restrooms
- + Radiant Heat
- + **\$12.00 PSF, NNN**



\* Floorplan is a replication of floorplan, provided without warranty of any kind.

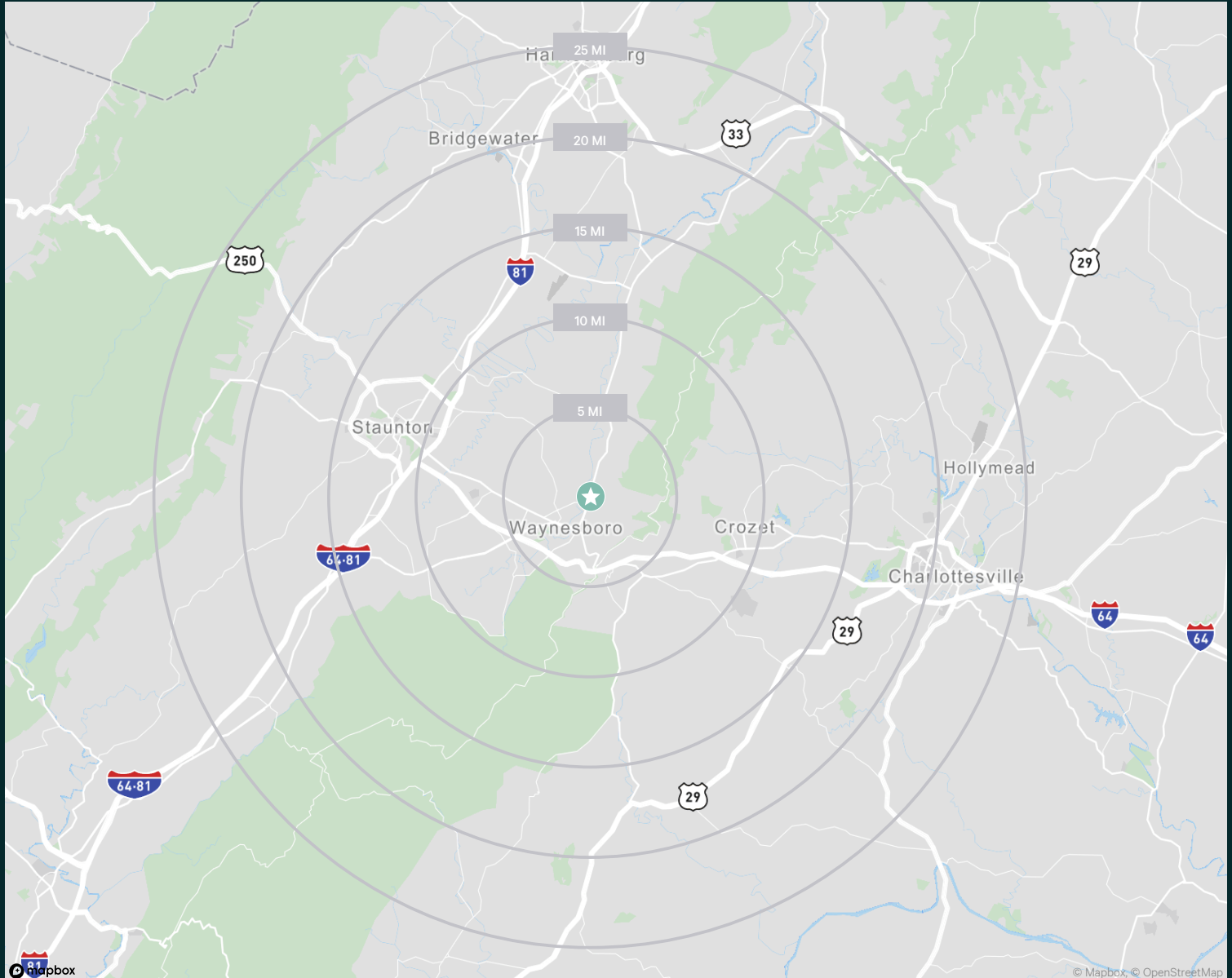
### 2,655 SF Available with Storage Yard

- + 16' Clear
- + Two Drive In Door 12'w x 14' h
- + 480v 3-Phase Heavy Power
- + Radiant Heat



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## Contact Us

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