

NEW CONSTRUCTION! WAREHOUSE/FLEX SPACE FOR SALE OR LEASE

975 Sawtooth Oak Circle, Harrisonburg, VA 22802

Executive Summary



OFFERING SUMMARY

Sale Price: \$1,700,000

Lease Rate: \$11.75 PSF/Yr
NNN

Divisible For Lease: 2,560 - 11,000 SF

Zoning: M1

Utilities: Public Water
Public Sewer

MLS#: 660326 (Sale)
660340 (Lease)



PROPERTY OVERVIEW

This brand-new 11,000sf building offers versatile space, designed to suit a variety of business needs. With 16-foot ceilings, and the potential offices and an 800 sq. ft. mezzanine, this property is perfect for storage, distribution, or light manufacturing. Key Features: 16 ft. ceilings for optimal clearance Two 12 ft. overhead doors & one 14 ft. door Potential for loading dock installation Option for office build-out and 800 sq. ft. mezzanine space Property currently under construction, completion slated for June 2025 Now is the perfect time to customize the interior to fit your specific needs! Prime Location: Situated in Red Oak business park off Acorn Dr. 1 mile from Rt. 42 Less than 2 miles from Rt. 11 Less than 4 miles from I-81 Property Owners Association (POA) in place to handle snow removal, lawn care, and common area maintenance.

For More Information:

Ashley Swartz

540.383.6071

ashley.swartz@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

NEW CONSTRUCTION! WAREHOUSE/FLEX SPACE FOR SALE OR LEASE

975 Sawtooth Oak Circle, Harrisonburg, VA 22802

Additional Photos



For More Information:

Ashley Swartz

540.383.6071

ashley.swartz@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

NEW CONSTRUCTION! WAREHOUSE/FLEX SPACE FOR SALE OR LEASE

975 Sawtooth Oak Circle, Harrisonburg, VA 22802

Aerial Photos



For More Information:

Ashley Swartz

540.383.6071

ashley.swartz@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

NEW CONSTRUCTION! WAREHOUSE/FLEX SPACE FOR SALE OR LEASE

975 Sawtooth Oak Circle, Harrisonburg, VA 22802

Location Map



For More Information:

Ashley Swartz

540.383.6071

ashley.swartz@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.