

# GRAVEL YARD WITH FLEX OFFICE FOR LEASE

15474 Pouncey Tract Road

Rockville, Virginia 23146



## Approx. 1/2 Acre Gravel Yard

1,360 SF Office Available

**CHRISSEY CHAPPELL**

Associate

804 344 7197

[chrissy.chappell@thalhimer.com](mailto:chrissy.chappell@thalhimer.com)

**GRAHAM STONEBURNER, SIOR**

Senior Vice President

804 344 7159

[graham.stoneburner@thalhimer.com](mailto:graham.stoneburner@thalhimer.com)

## Gravel Yard & Flex Office



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

Thalhimer Center | 11100 W. Broad Street | Glen Allen, VA 23060 | [www.thalhimer.com](http://www.thalhimer.com)

# PROPERTY HIGHLIGHTS



## SIZE

Approx. 1/2 AC Gravel Yard  
1,360 SF Office



## ZONING

B-3



## MONTHLY RENTAL

\$3,000 Yard + Office  
\$1,500 Office Only





**SITE**

**2.8 MILES  
TO I-64**

**CHRISSE CHAPPELL**

Associate

804 344 7197

chrissy.chappell@thalhimer.com

**GRAHAM STONEBURNER, SIOR**

Senior Vice President

804 344 7159

graham.stoneburner@thalhimer.com



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

Thalhimer Center | 11100 W. Broad Street | Glen Allen, VA 23060

www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman Wakefield | Thalhimer ©2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.