

NOW LEASING NEW, EFFICIENT COMMERCIAL FLEX SPACE

260 Sheppard Ct, Waynesboro, VA 22980

Executive Summary



OFFERING SUMMARY

Available SF:	1,250 - 10,000 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Lot Size:	1.18 Acres
Zoning:	H-B
Utilities:	Public Water Public Sewer
Available:	October 2025
MLS#:	666834
Disclosure:	Owner/Agent

PROPERTY OVERVIEW

Now leasing new, efficient commercial flex space in Dewitt Crossing. Each suite is 1250 SF combinable up to 5000 SF. Located just 1 mile from I-64 and 10 minutes to I-81 in a fast-growing Class A area. Each suite features 13' front clear height, an ADA restroom, and dedicated HVAC. Four suites offer 9x8 glass roll-up doors. Perfect for small businesses, food/craft producers and retailers, professional services, and more. Zoned Highway Business, plenty of parking. Minutes from Amazon Fulfillment Center and area retail. Anticipated delivery October 2025.

SUITE FEATURES

- 1,250 SF Open Flex Space
- ADA Bathroom
- 16' Clear Ceiling Heights
- 8' x 10' Full Opening Glass Door
- Front and Rear Pedestrian Doors
- Dedicated Heat & Air Conditioning
- Polished Concrete Floors
- LED Lighting and Industrial Ceiling Fan

For More Information:

Chase Hoover
540.480.1449
chase.hoover@cottonwood.com

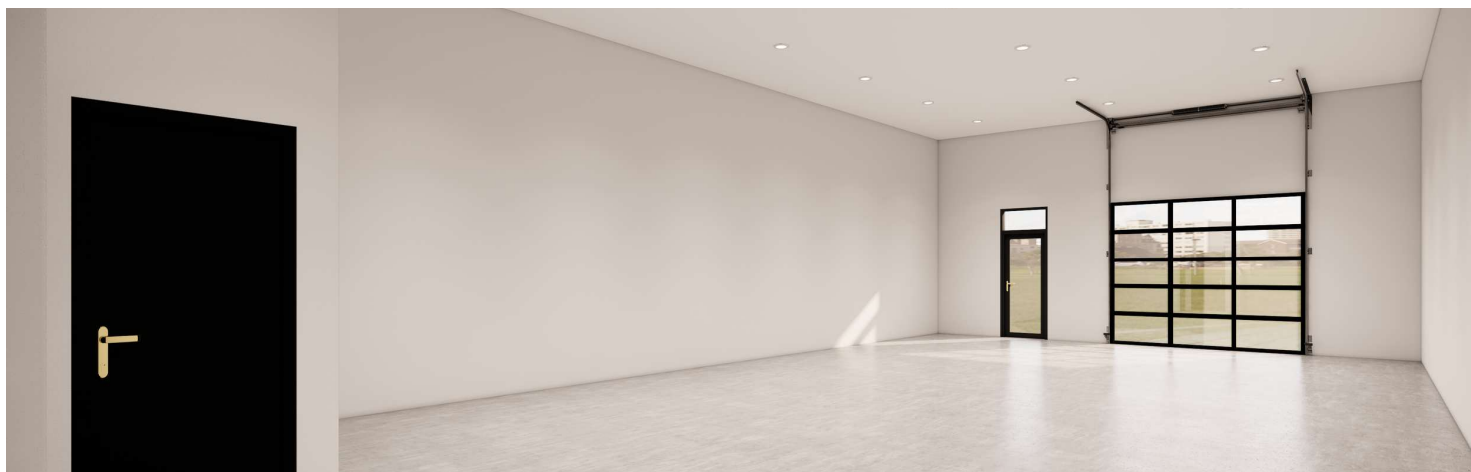
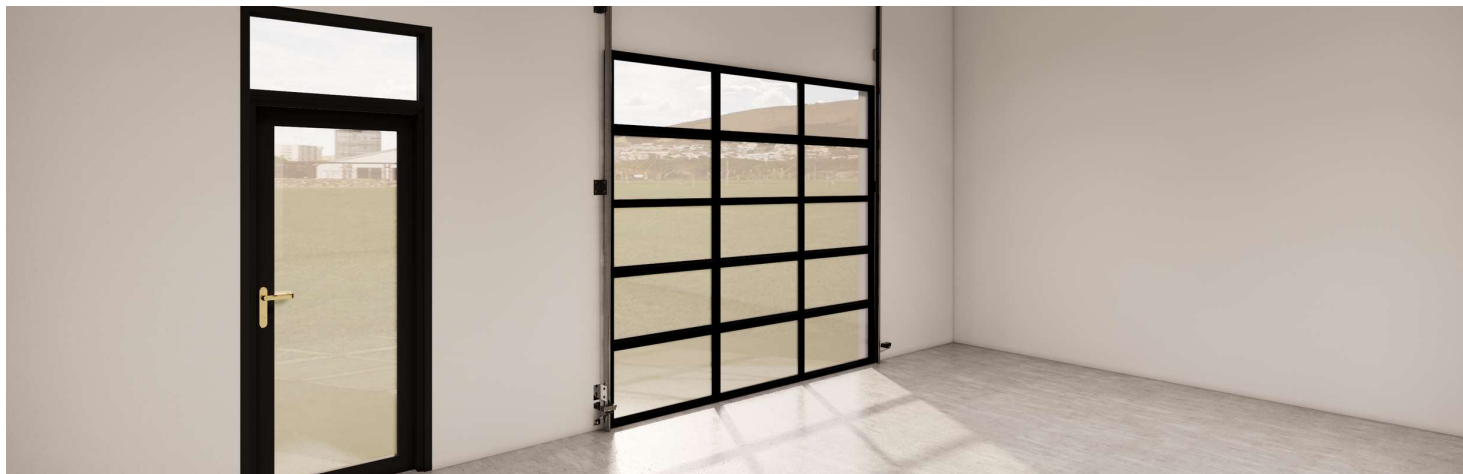
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Inside Photos - Artist Rendering



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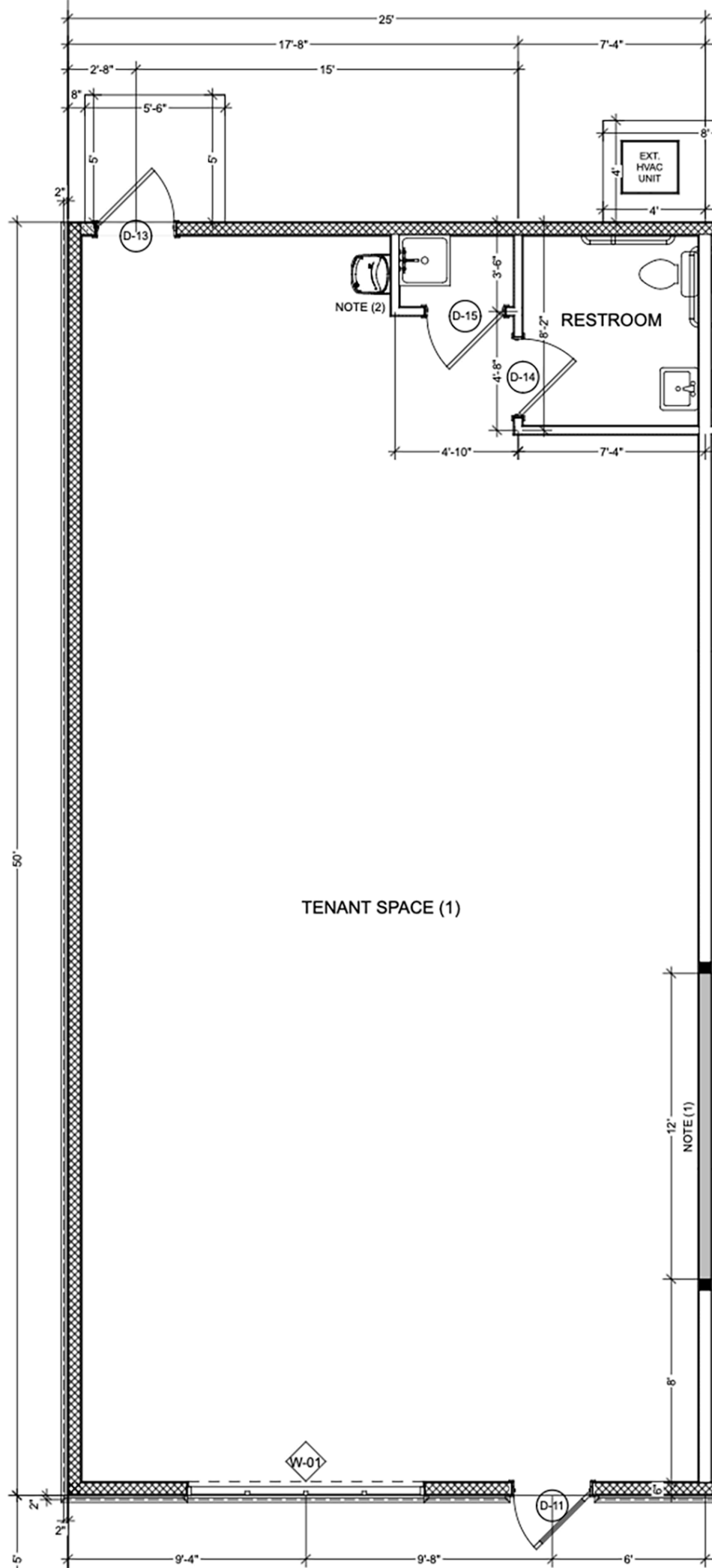
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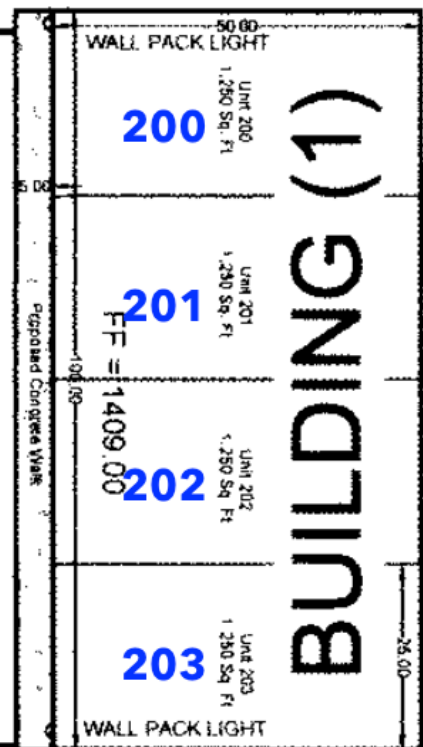
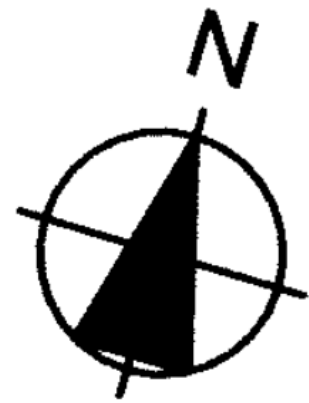
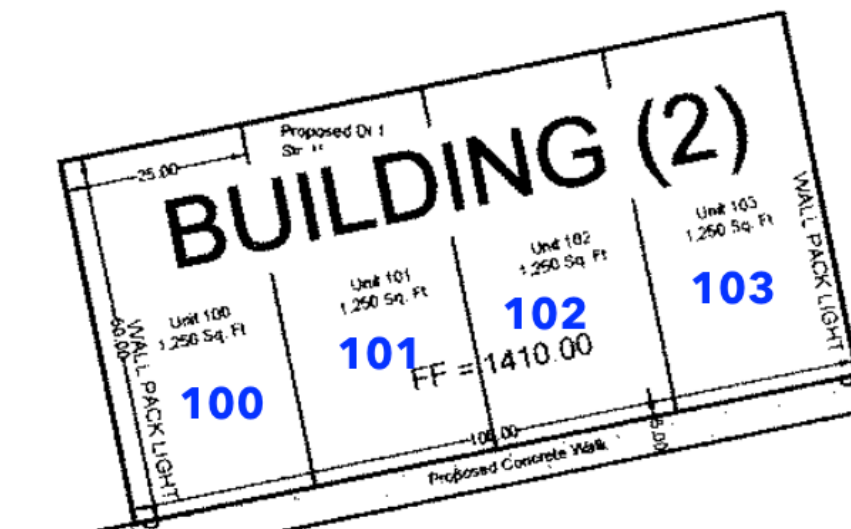
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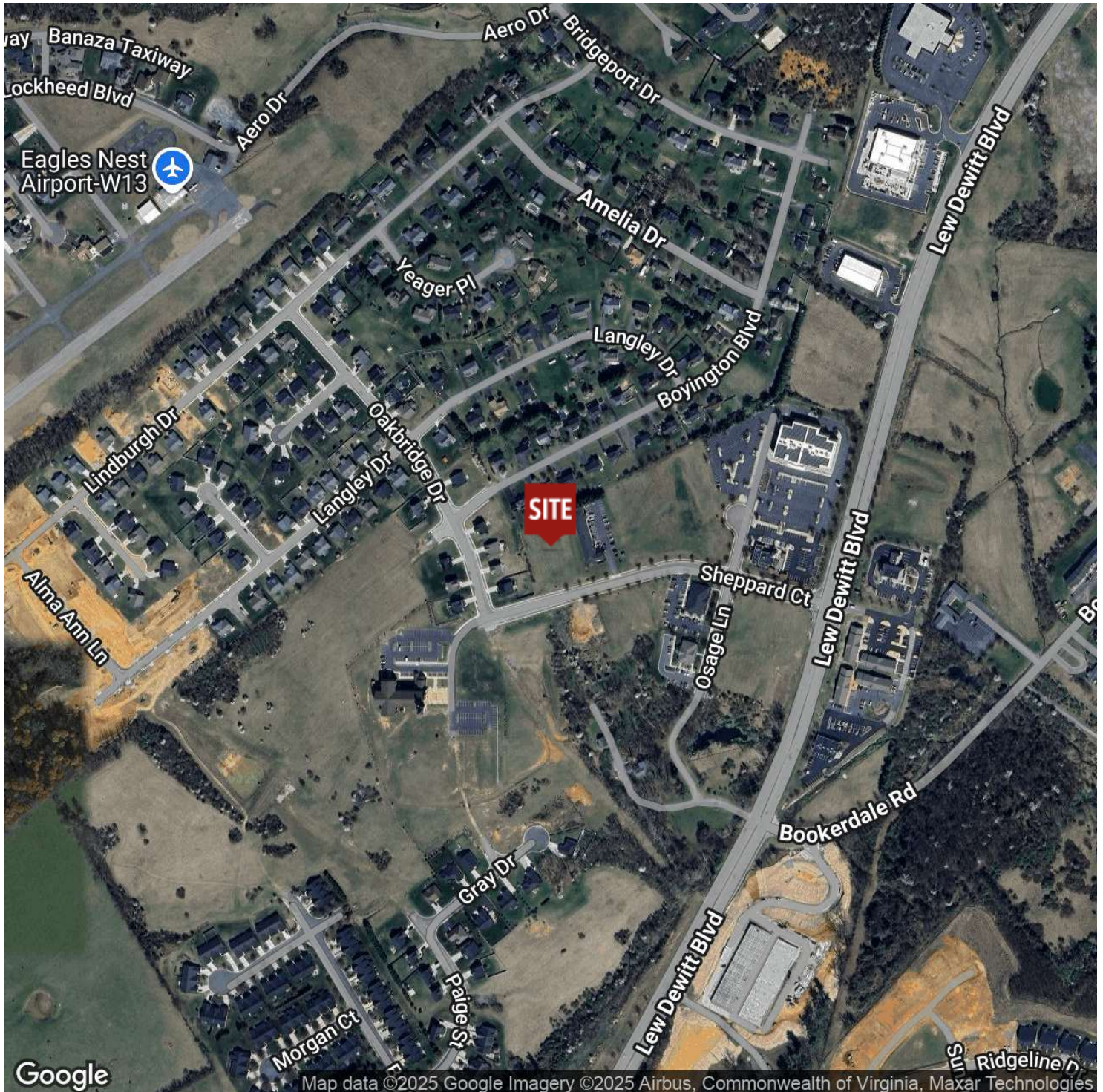


SHEPPARD COURT

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Location Map



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