

Industrial Building For Sale

449 N. Cameron Street, Winchester, VA 22601



Rare opportunity to locate in central Winchester, VA. This building is in the B1 Central Business District allowing a wide variety of uses. Perfect for contractors, light manufacturing, wholesale distribution, warehouse, storage, and repair services. Approximately 10,793 SF of floor area on one floor with lobby area, general offices, restrooms, and break room. Ample off-street parking is available. There are two grade level overhead doors and one dock door. This is a confidential sale. There is an existing light manufacturing business still operating. Please do not discuss with employees. Please call listing agent for details. Showings and tours by appointment only with listing agent.

Demographic Summary

	10 mile radius	20 mile radius
Population	60,066	145,199
Projected 5 year growth	0.46	1.04
Median Income	\$77,728	\$90,370
Median Age	38.2	40.4

For more information please contact:
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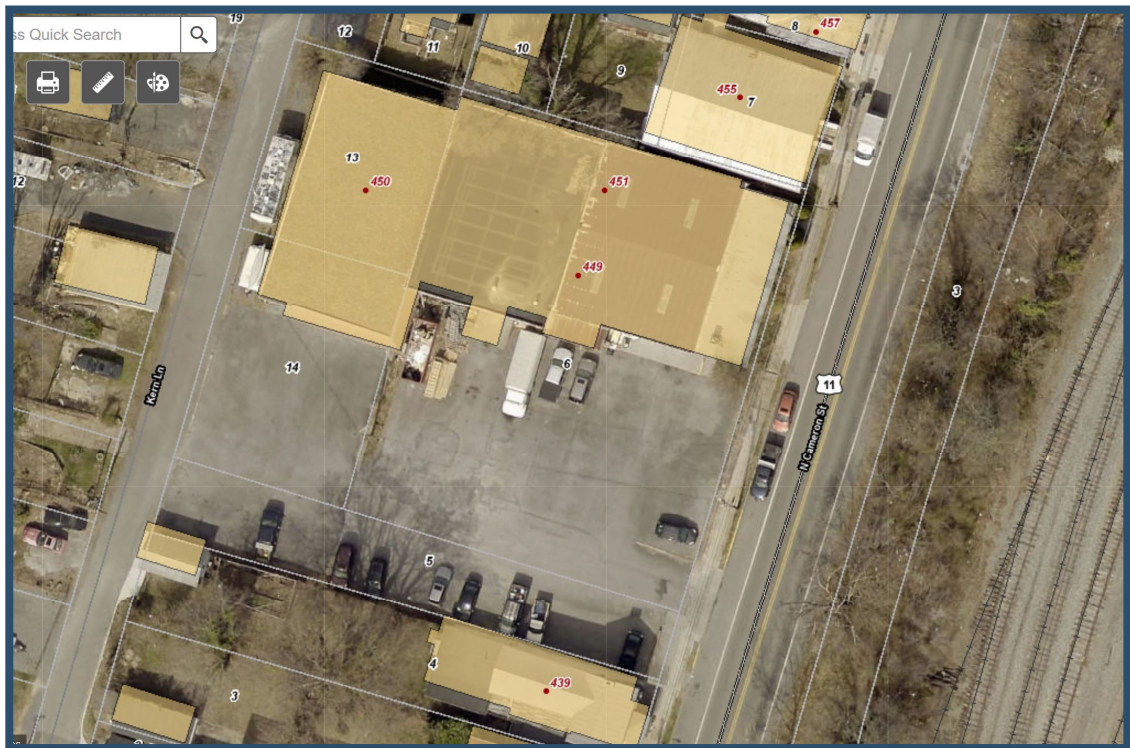
126 North Kent Street Winchester, VA 22601

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it.

It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimate used are for example only and do not represent the current or future performance. You and your advisor should conduct a careful independent investigation of the property

to determine to your satisfaction the suitability of the property for your needs.

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