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# TURN KEY OFFICE SPACE LOCATED ON HEAVILY TRAVELED RT. 33 EAST

9986 Spotswood Trail, McGaheysville, VA 22840

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## Executive Summary



## OFFERING SUMMARY

Available SF:	2,000 SF
Lease Rate:	\$10.25 SF/yr (NNN) + \$3.50 SF/yr CAM Fee
Zoning:	B2
Utilities:	Public Water Public Sewer
Parking:	Paved   Striped Handicap Accessible
Traffic Counts:	22,000 +/- AADT (Spotswood Trail)
MLS#:	671967



## PROPERTY OVERVIEW

2000SF of freshly painted turn key office space, a mile and half from the entrance of Massanutten Resort which sees an estimated 1,000,000 visitors every year. A mix of open space and private offices this space has many options to fit any type of business. Multiple private offices, 2 half bathrooms and large reception area allow for many different businesses. This center sits on 33 East where 22,000 cars pass by daily and has occupants in many type of industries- medical, food, insurance. Available immediately!

### For More Information:

Craig Anders  
540.383.6054  
craig.anders@cottonwood.com

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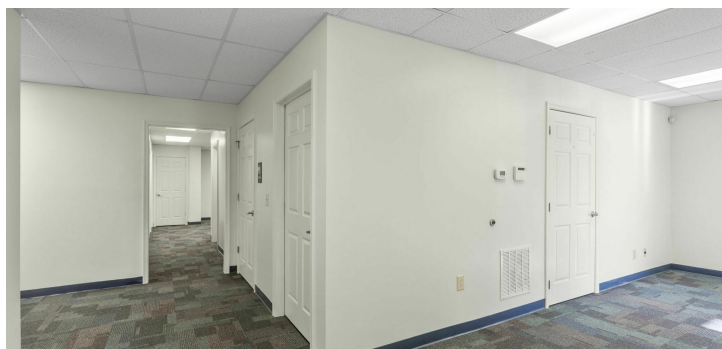
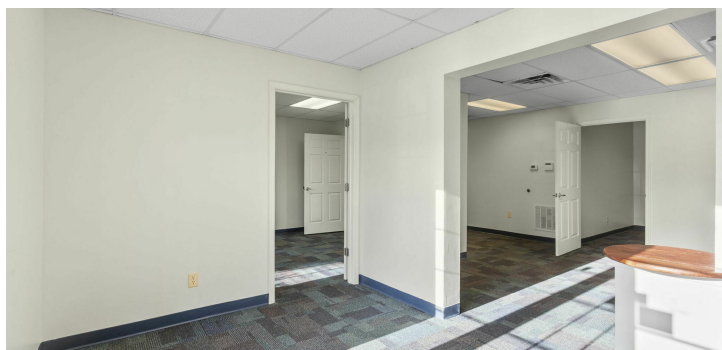
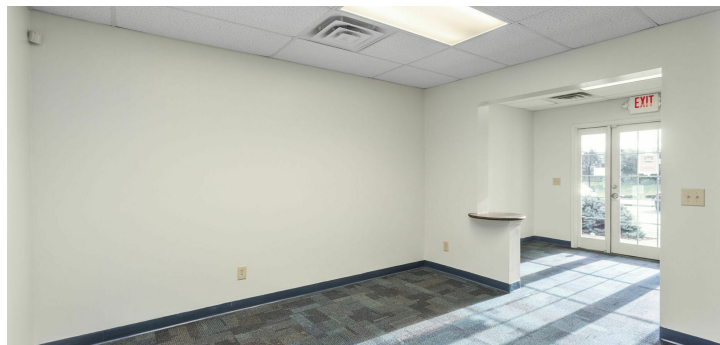
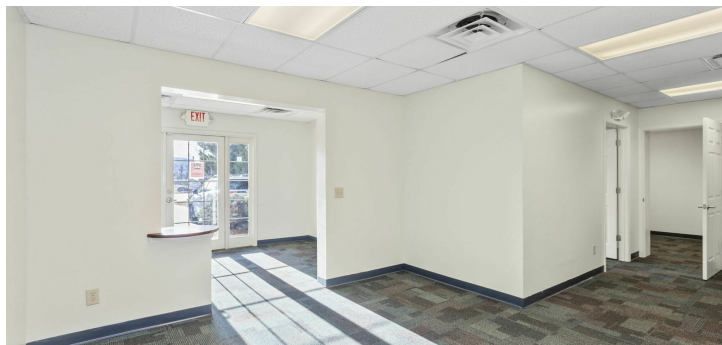
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### Interior Photos



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### Exterior Photos



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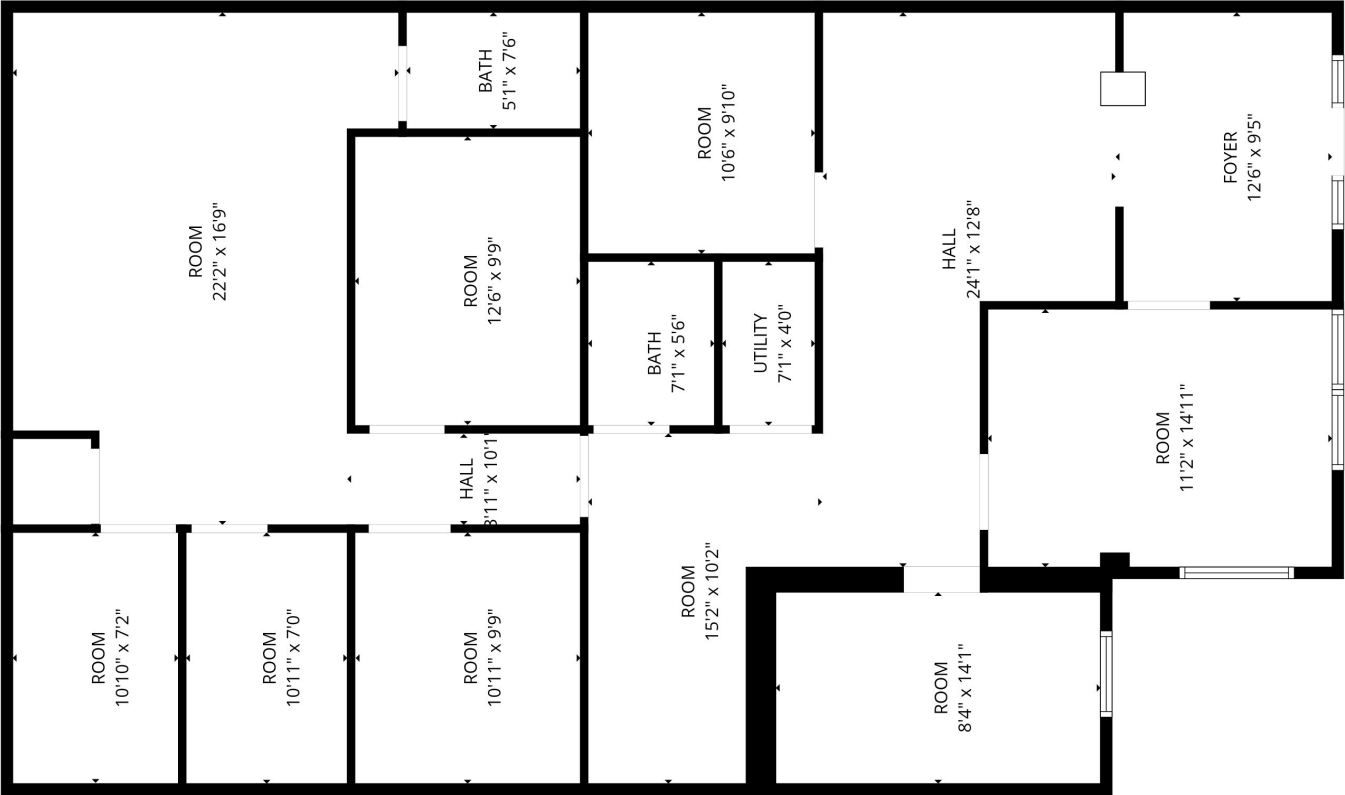
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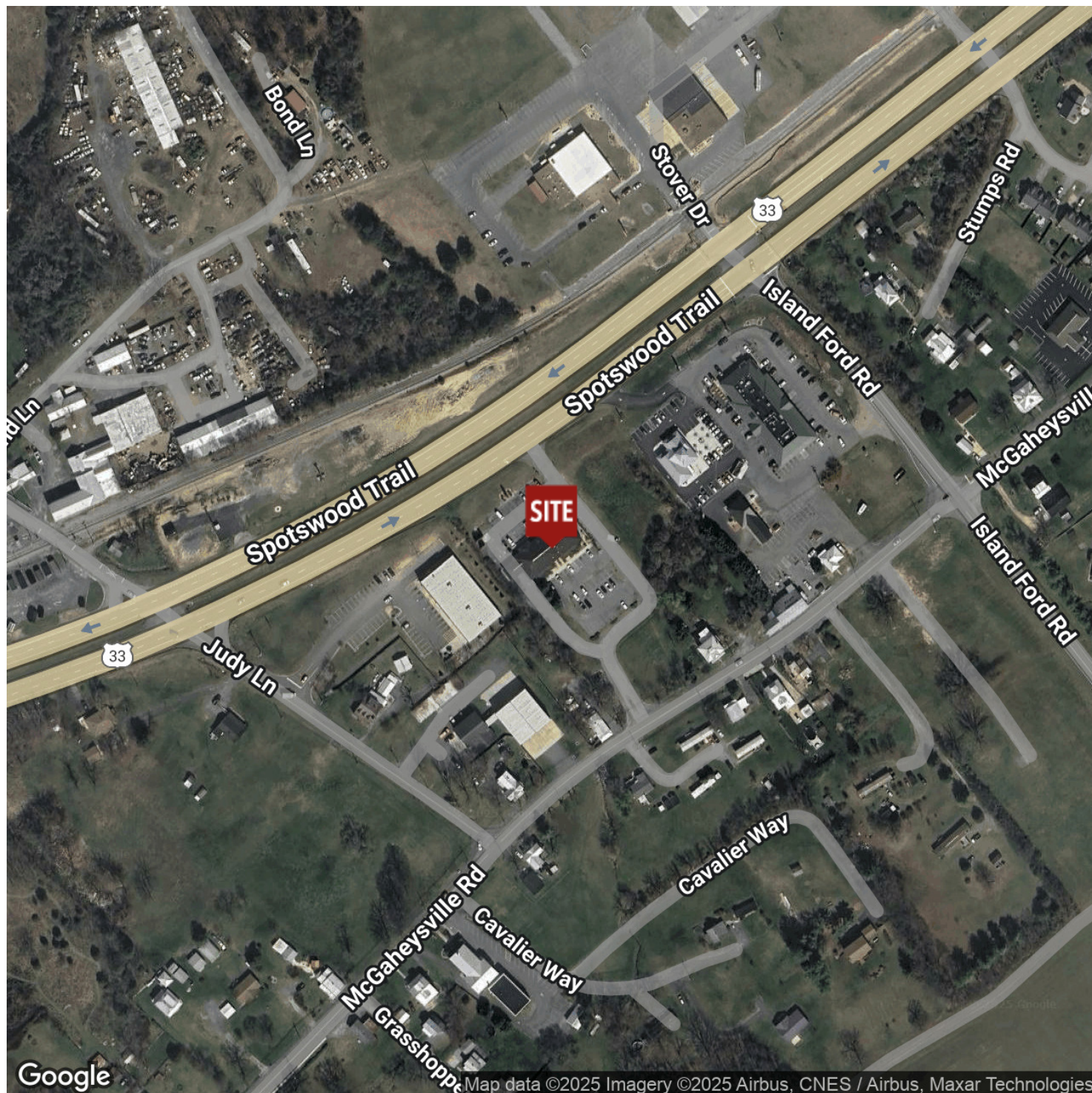




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## Location Map



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