



Strasburg Industrial, L.C.

FOR LEASE

East Queen Street
Strasburg, VA 22657

434,789 Square Feet | 27.64 Acres
Multi Tenant Industrial

For More Information Contact:

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Property Overview

PROPERTY SUMMARY					
Name	Plant 1	Plant 2	Plant 3	Plant 4	TOTAL
Address	806 E. Queen St	765 E Queen St	744 E Queen St	871 E Queen St	
Office Area	24,364 sf	1,314 sf	2,823 sf	2,475 sf	30,976 sf
Industrial Area	195,139 sf	38,937 sf	82,854 sf	86,883 sf	403,813 sf
Gross Building Area	219,503 sf	40,251 sf	85,677 sf	89,358 sf	434,789 sf
Year Built/Renovated	1977 / 1989	1950 / 1985	1989	1996	1950 / 1996
Crane Bays	3 with 6 Cranes	0	1 with 1 Crane	1 with 2 Cranes	
Tax Parcel ID	025-A-072; 025-A-073; 025-A-074	025-A-072A; 025A4-A-150; 025A4-A-147	025A4-A-141	025-A-074A; 025-A-086B	<div>27.64 Acres</div> <div>434,789 sf</div> <div>7.1% Office</div>
Floor	Steel rebar reinforced with concrete floors	Steel rebar reinforced with concrete floors	Steel rebar reinforced with concrete floors	Steel rebar reinforced with concrete floors	
Exterior	Steel frame supporting block walls and steel siding	Steel frame supporting block walls and steel siding	Steel frame supporting block walls and steel siding	Steel frame supporting block walls and steel siding	
Roof	Steel beams with steel covering	Steel beams with steel covering	Steel beams with steel covering	Steel beams with steel covering and Durolast roof lining	<div>Wet Sprinklers</div> <div>28 / 5 Dock High/Grade Level Doors</div> <div>M-1 Light Industrial Zoning</div>
Electrical/HVAC	Gas-fired heaters in production/warehouse area. Gas heat and electric air condition in office area. (7) services-2000-, 3000-, & 4000- amp service.*	Gas-fired heaters in production/warehouse area. Gas heat and electric air condition in office area. 3000-amp services.	Gas-fired heaters in production/warehouse area. Gas heat and electric air condition in office area. 3000-amp services.	Gas-fired heaters in production/warehouse area. Gas heat and electric air condition in office area. 3000 & 5000-amp services.*	<div>1950/1996 Constructions/Renovation</div>

Property Overview



The Property has convenient access to I-81 & I-66 providing the site connection to the major transportation hubs and metropolitan areas shown. There is rail on the eastern border of the Property that leads to the Virginia Inland Port.

DISTANCE TO:

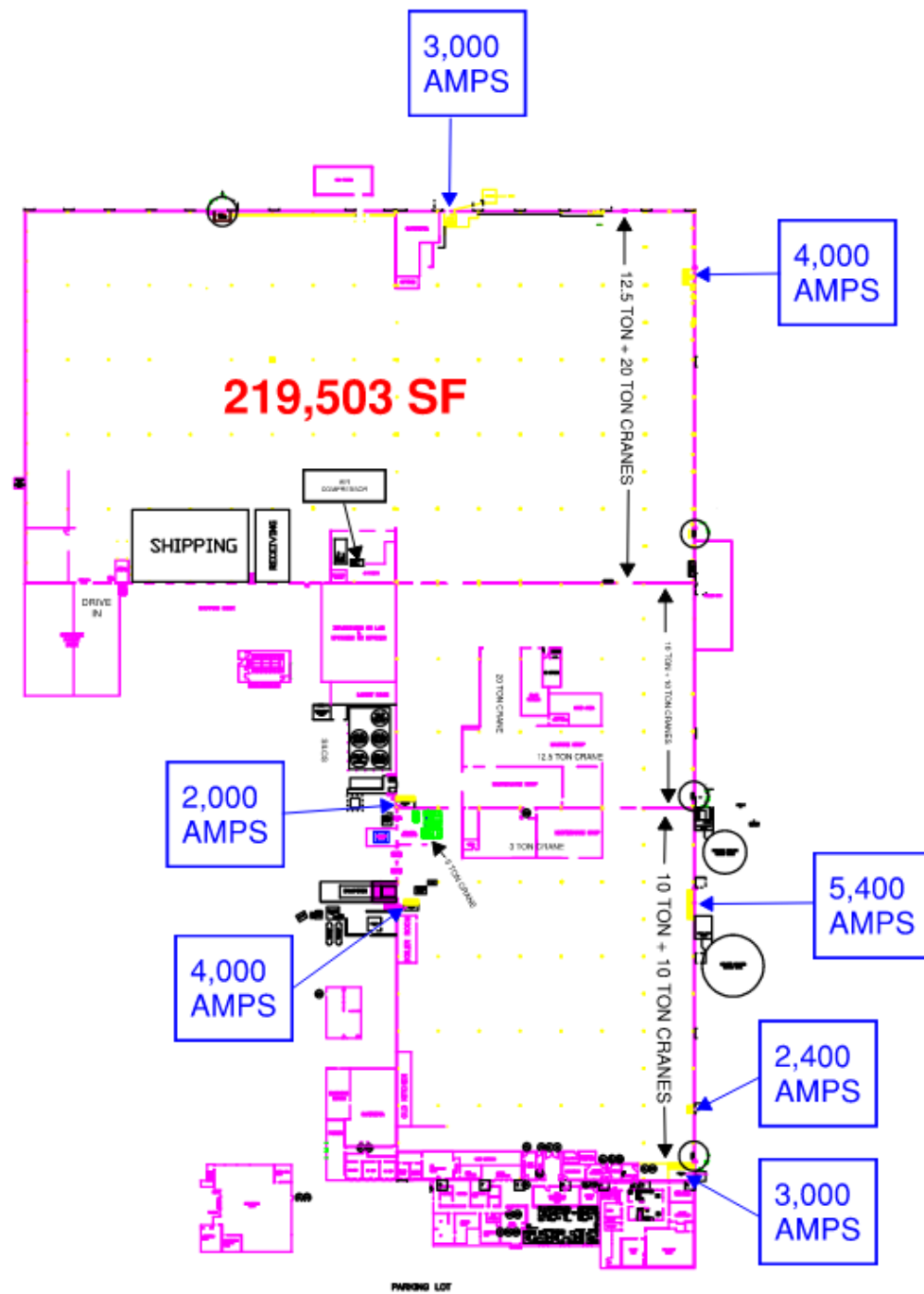
Major Roadways

	I-81 TN to NY	+/- 2.4 miles N
	I-66 VA to D.C.	+/- 4.8 miles NE
	I-70 UT to MD	+/- 58.2 miles NE
	I-64 MO to VA	+/- 108 miles SW
	I-76 OH to NJ	+/- 117 miles NE
	I-80 CA to NJ	+/- 218 miles NE

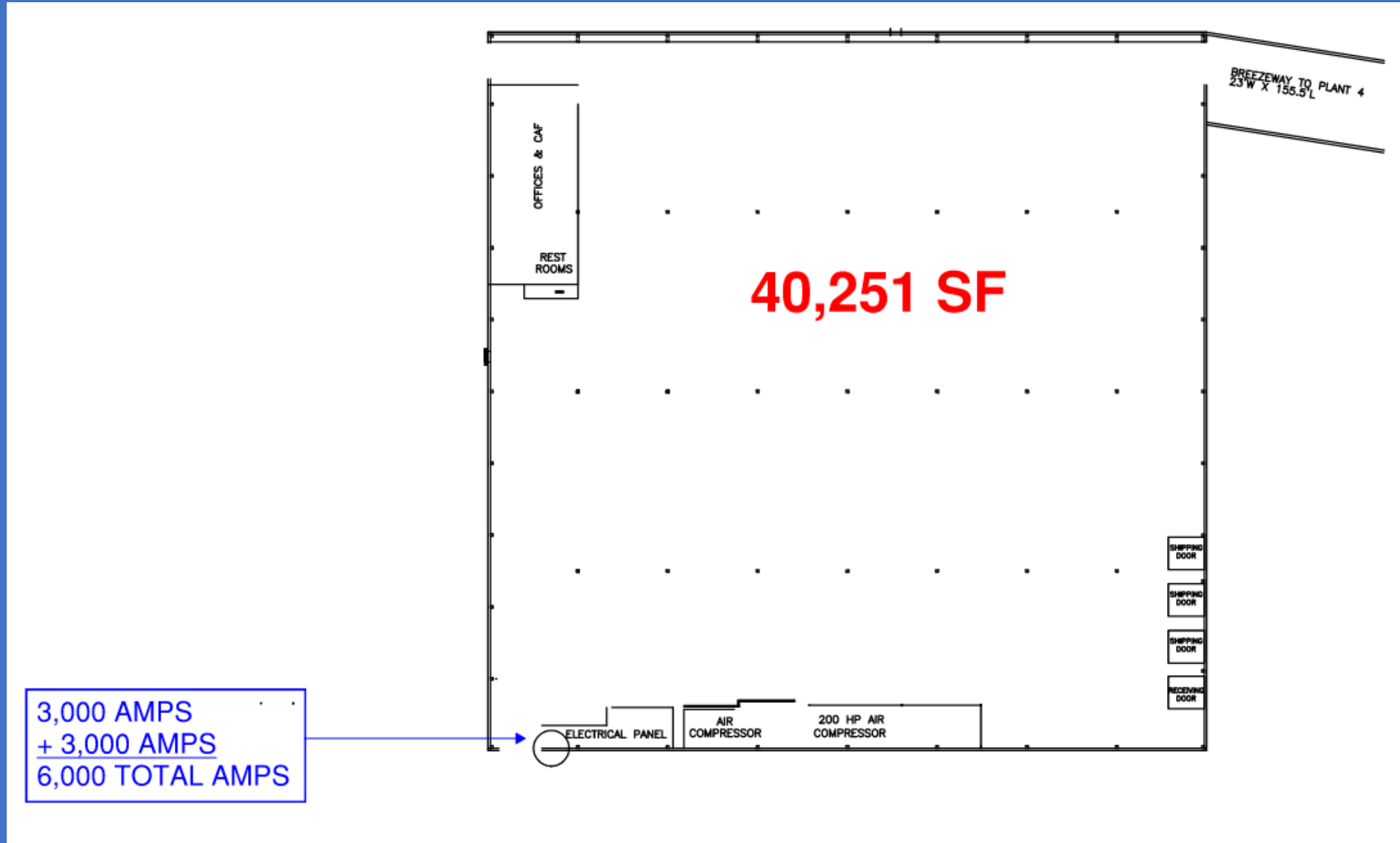
Major Transportation Hubs

Virginia Inland Port	+/- 13.0 miles E
Dulles International Airport	+/- 68.3 miles E
Ronald Reagan Washington Airport	+/- 83.7 miles E
Washington/Baltimore Thurgood Marshall Airport	+/- 117 miles NE
Harrisburg International Airport	+/- 144 miles NE
Richmond International Airport	+/- 149 miles SE
Philadelphia International Airport	+/- 209 miles NE
Norfolk International Airport	+/- 223 miles SE
Pittsburg International Airport	+/- 225 miles NW
Norfolk International Terminals	+/- 226 miles SE

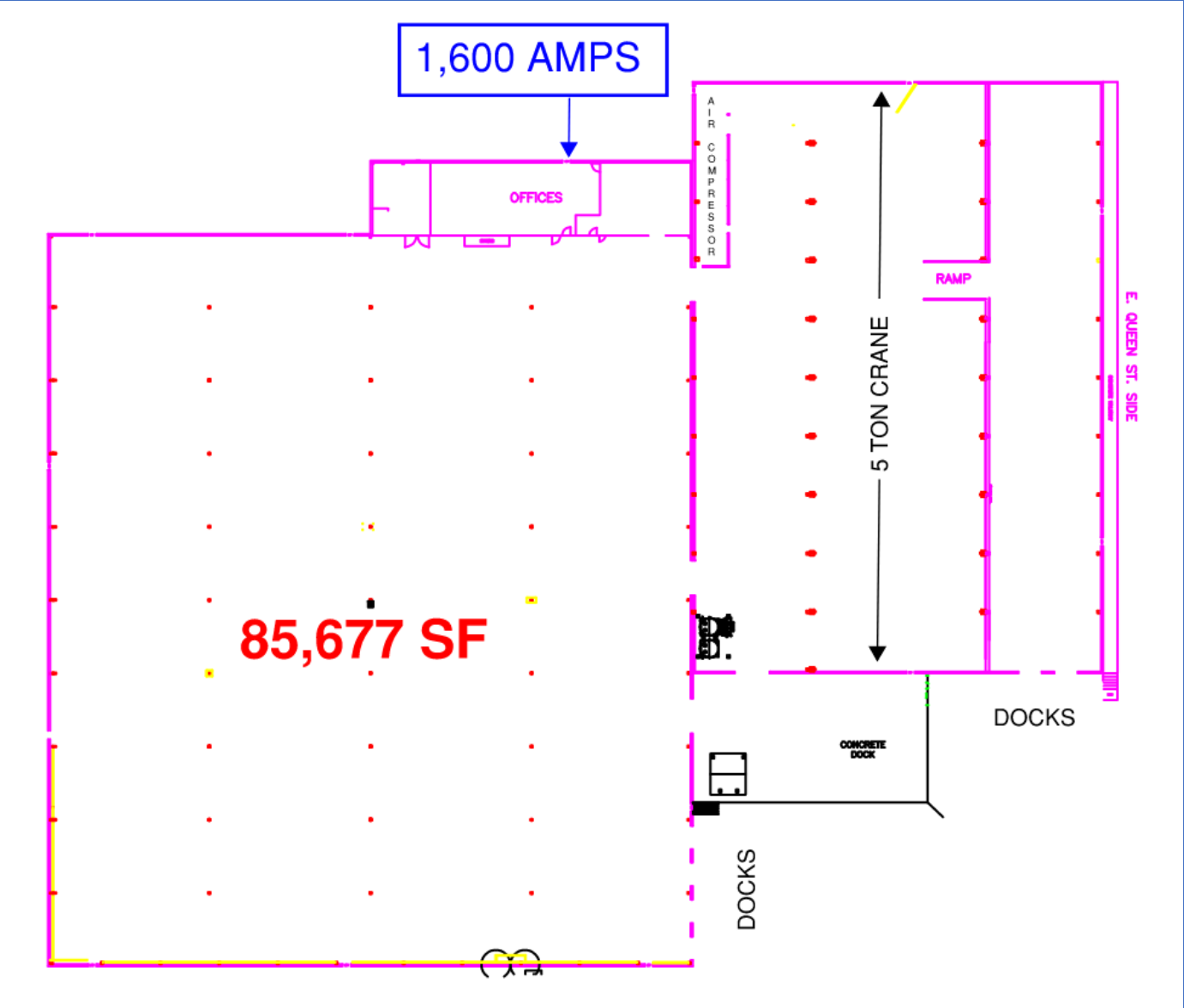
Plant 1 – 806 E. Queen Street



Plant 2 – 765 E. Queen Street



Plant 3 – 744 E. Queen Street



Plant 4 – 871 E. Queen Street

