

# FOR LEASE – INDUSTRIAL SPACE NEAR MERCK & MILLERCOORS

806 Island Ford Road, Building 2, McGaheysville, VA 22840

## Executive Summary



## OFFERING SUMMARY

Available SF: 2,244 SF

Lease Rate: \$10.50 SF/yr (Gross)  
Includes Electric

Zoning: I-1

Ceiling Height: 19' - 22'

Grade Level Door: (1) 16'x16'

MLS#: 668384



## PROPERTY OVERVIEW

Great industrial space for lease close to Merck & MillerCoors. Ideal for heavy duty truck, crane and equipment maintenance / repair, light manufacturing, or fabrication. Approx. 2244 SF building (26.5' wide x72' deep + mezzanine area) and includes: 1 ton bridge crane, 16'x16' ground level door, 19'-22' ceiling clear height, LED lights, 3 phase electricity. Fenced lot with gated entrance. Only \$10.50 SF Gross lease (No CAM / NNN fees) and includes electric. Zoned I-1 Industrial. Some equipment pictured included, additional equipment and material available for purchase. Additional opportunity: Office / office trailer space available for additional rental fee if needed.

For More Information:

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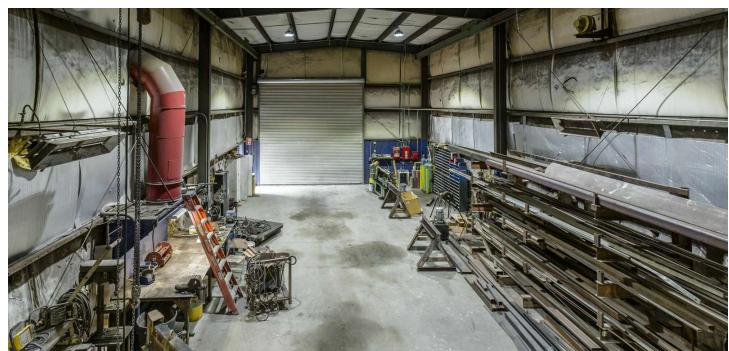
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## Additional Photos



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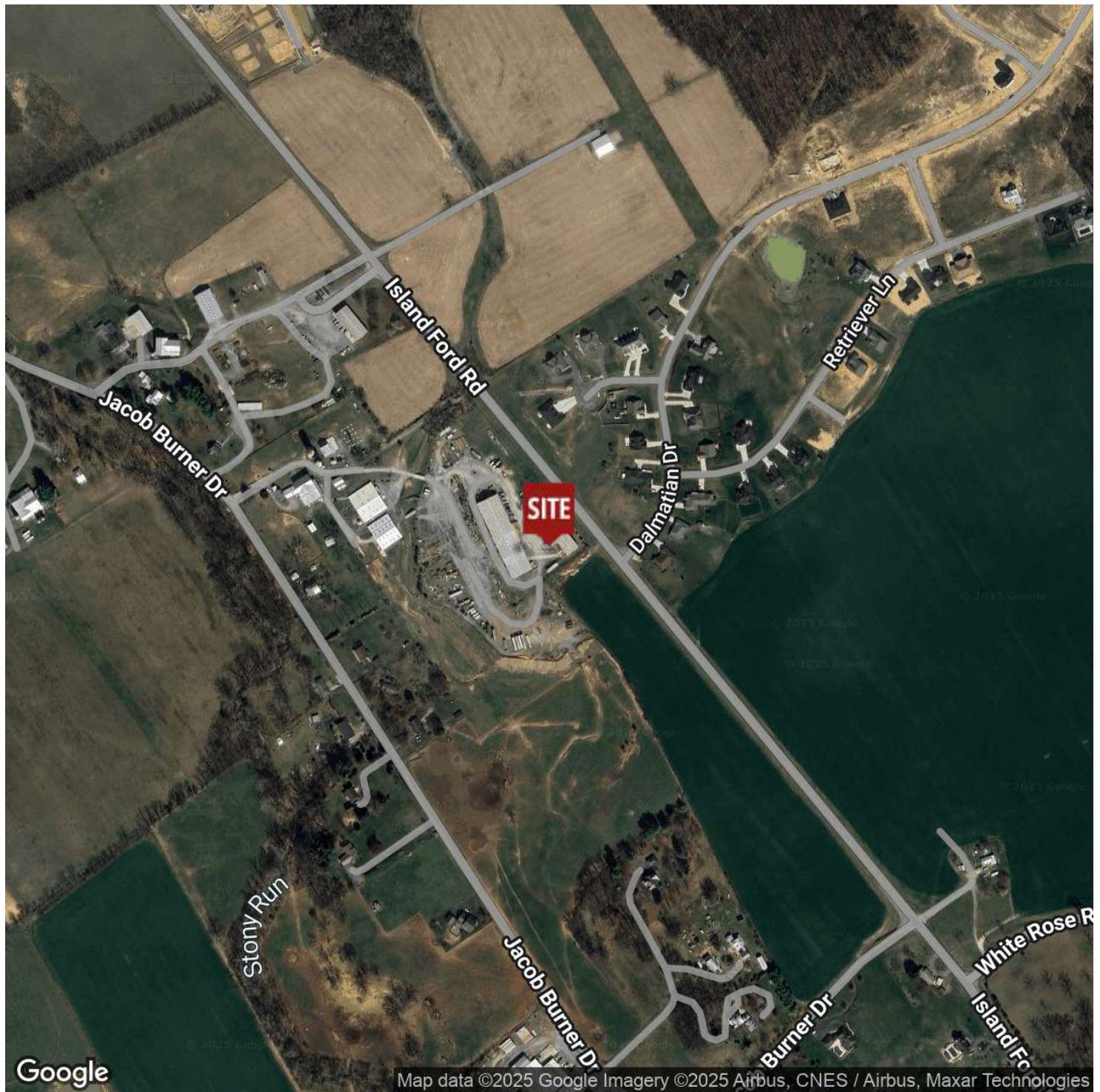
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## Location Map



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