

# WAREHOUSE AND OUTDOOR STORAGE FOR LEASE



**27 & 29 INDUSTRIAL DR,  
RUCKERSVILLE, VA 22968**

PRESENTED BY:

**SEAN SCHWEIKER**

Principal

703-629-8997

Sean@BisonPointCapital.com

**COLLIN SCHWEIKER**

Principal

703-338-9376

Collin@BisonPointCapital.com

**1,850 - 4,638 SF  
AVAILABLE**

# LOCATION & DRIVE TIMES

|   |            |
|---|------------|
| AstraZeneca Albemarle Campus            | 12 minutes |
| UVA North Fork Research Park            | 15 minutes |
| Charlottesville-Albemarle Airport (CHO) | 17 minutes |
| University of Virginia                  | 30 minutes |
| Culpeper                                | 40 minutes |
| Zion Crossroads                         | 40 minutes |
| Harrisonburg                            | 50 minutes |



27 INDUSTRIAL DR

**6,788 SF**

29 INDUSTRIAL DR

**5,000 SF**

OUTDOOR STORAGE

**0.5 AC**

PROPOSED

ZONING

**M-2**

IN GREENE COUNTY

CLEAR HEIGHT

**17'**

# SUITE SPECIFICATIONS

## BUILDING 27

## BUILDING 29

### SUITE 1

STATUS: Available

~1,800 SF

~600 SF warehouse w/ 17' clear height

~550 SF mezzanine

~650 SF office including lobby, 2 offices, break room, 2 bathrooms and a shower.

One 12' x 12' grade level overhead door.

### SUITE 2

STATUS: Available

~2,800 SF

~2,200 SF warehouse w/ 17' clear height

~588 SF of office space including 2 bathrooms, lobby/showroom and 1 office.

Two 12'x12' OH doors. 1 dock-high, 1 grade level.

### SUITE 3

STATUS: Leased

~2,150 SF

One 12'x12' Dock High Door.

STATUS: Leased

5,000 SF

~3,800 SF warehouse w/ 17' clear height

~1,200 SF office

Three 12'x12' grade level OH doors

**\* SUITES 1 AND 2 CAN BE COMBINED**





PRESENTED BY COMPOUND CRE:

**SEAN SCHWEIKER**

Principal  
703-629-8997  
Sean@BisonPointCapital.com  
Virginia Salesperson License  
#0225275820

**COLLIN SCHWEIKER**

Principal  
703-338-9376  
Collin@BisonPointCapital.com  
Virginia Salesperson License  
#0225273461

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