

3156-58 North Valley Pike



Executive Summary

Matchbox Commercial is pleased to present the opportunity to lease a well-maintained warehouse facility featuring conditioned cold storage and distribution space. Ideally located, the property offers excellent functionality and immediate occupancy potential



Address

3156-3158 North Valley Pike
Harrisonburg, VA



Total Rentable Square Feet

70,567 SF



Total Size

6.5 Acres



Parking

60+ car parking spaces



Conditioning

Cold Storage Zones



Dock Access

13 Dock High and 1 Drive-In

Property Highlights



Strong Accessibility

The property has frontage on a major roadway and is <1 Mile from Interstate 81 (50,000 AADT) with fantastic logistics potential



Infrastructure

The building has significant existing power to handle various types of distribution, storage, and cold storage needs



Demographics

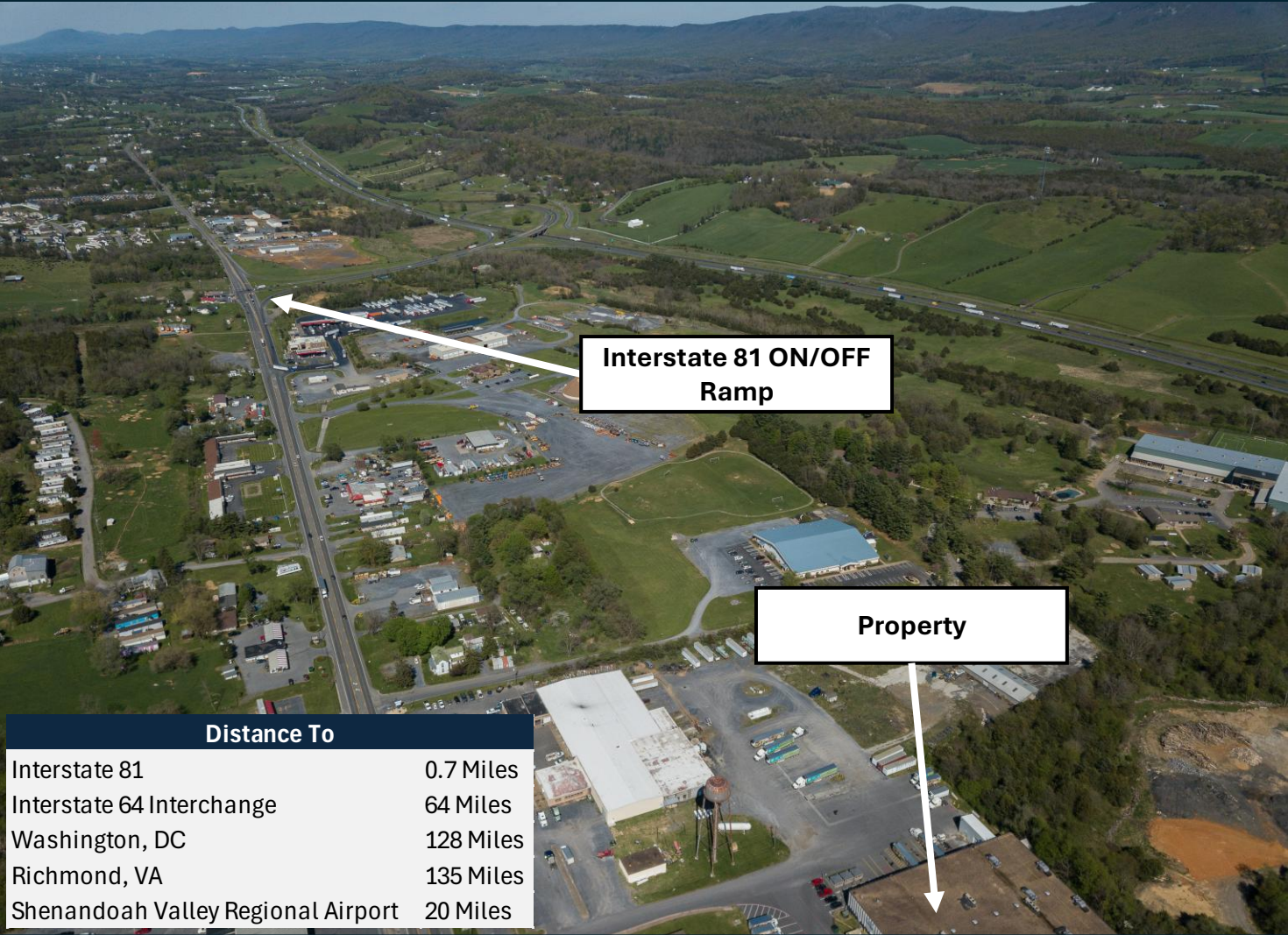
Rockingham County and the City of Harrisonburg are home to 135,000 people



Opportunity Zone

The property sits within an Opportunity Zone, which could provide incentives to drive further tenancy and development at the site

<https://harrisonburgdevelopment.com/harrisonburg-opportunity-zones/>

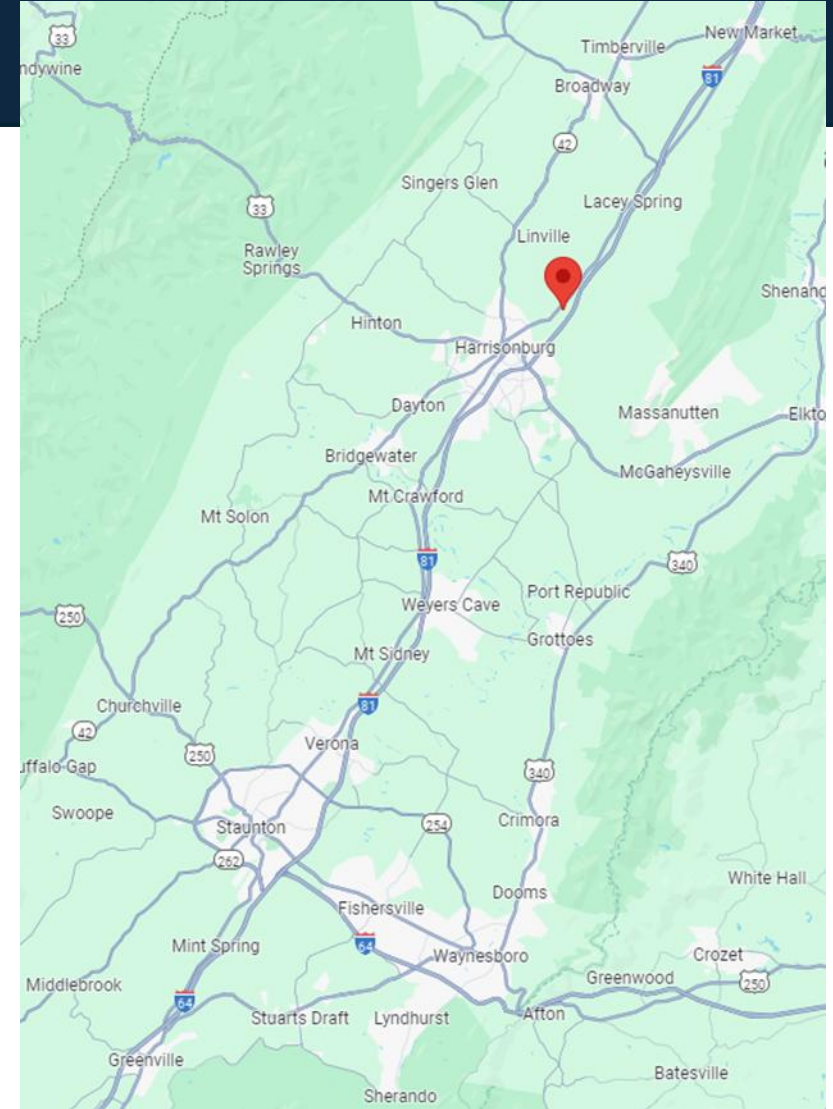


Strategically Located in the Shenandoah Valley

Harrisonburg, VA, is a thriving hub of economic development, driven by its strategic location, skilled workforce, and diverse industries. The city's economy benefits from a strong agricultural base, a growing manufacturing sector, and a vibrant technology and service industry. Home to James Madison University, Harrisonburg fosters innovation and entrepreneurship, attracting businesses and startups. Its connectivity is enhanced by access to major highways like I-81 and U.S. Route 11, making it a key player in transportation and logistics. The city's commitment to sustainability, quality of life, and a supportive business environment makes it an attractive destination for investment and growth.

The Shenandoah Valley in Virginia is a dynamic region with robust economic growth driven by agriculture, manufacturing, and tourism. Financially, the area benefits from substantial investments in infrastructure, a growing real estate market, and competitive median household incomes. These financial strengths support diverse industries while attracting new businesses and residents.

Of the top 100 food and beverage companies in the United States and Canada generated by Food Processing Media Group, the Shenandoah Valley is home to 11 including: Anheuser Busch InBev, Cargill, Coca-Cola Bottling Co., DanoneWave, Dr. Pepper, The Hershey Company, McKee Foods Corporation, Molson Coors Beverage Company, PepsiCo Inc., Perdue Farms and Pilgrims Pride.



3156 & 3158 North Valley Pike

Address	3156 N. Valley Pike
SF	6,441
Zoning	B1, Business
Other	Fully furnished opportunity

Address	3158 N. Valley Pike
SF	64,126
Zoning	I1, Industrial
Dock Doors	13 Dock High and 1 Drive-In
Power	3-Phase, 480 Volts







Let's Connect

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