



INDUSTRIAL FOR SALE

137 WILSON BLVD

FISHERSVILLE, VA 22939



DIVARIS REAL ESTATE INC // 200 SOUTH 10TH STREET, SUITE 1010, RICHMOND, VA 23219 // DIVARIS.COM

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Opportunity to purchase 23-acres of industrial property including existing standalone 51,548 sq. ft., and 19,618 sq. ft., warehouse buildings, and existing 27,009 sq. ft. office building, all immediately available for occupancy.

This Property provides easy interstate access off the I-64 / Exit 91 at Tinkling Spring Rd interchange. Minutes from I-81 for access to northern and southwest Virginia.

This Property is primarily designed for trucking and transportation uses, and includes a vacant lot, +/- 4 acres for new construction, storage, and/or parking. The industrial buildings are metal buildings on concrete slabs with high ceiling clearances and multiple overhead doors of all sizes.

PROPERTY SUMMARY

Lot Size:	23 Acres
Office:	27,009 SF
Industrial 139:	51,548 SF
Industrial 141:	19,618 SF
Zoning:	General Industrial (G-I)

Public water and sewer

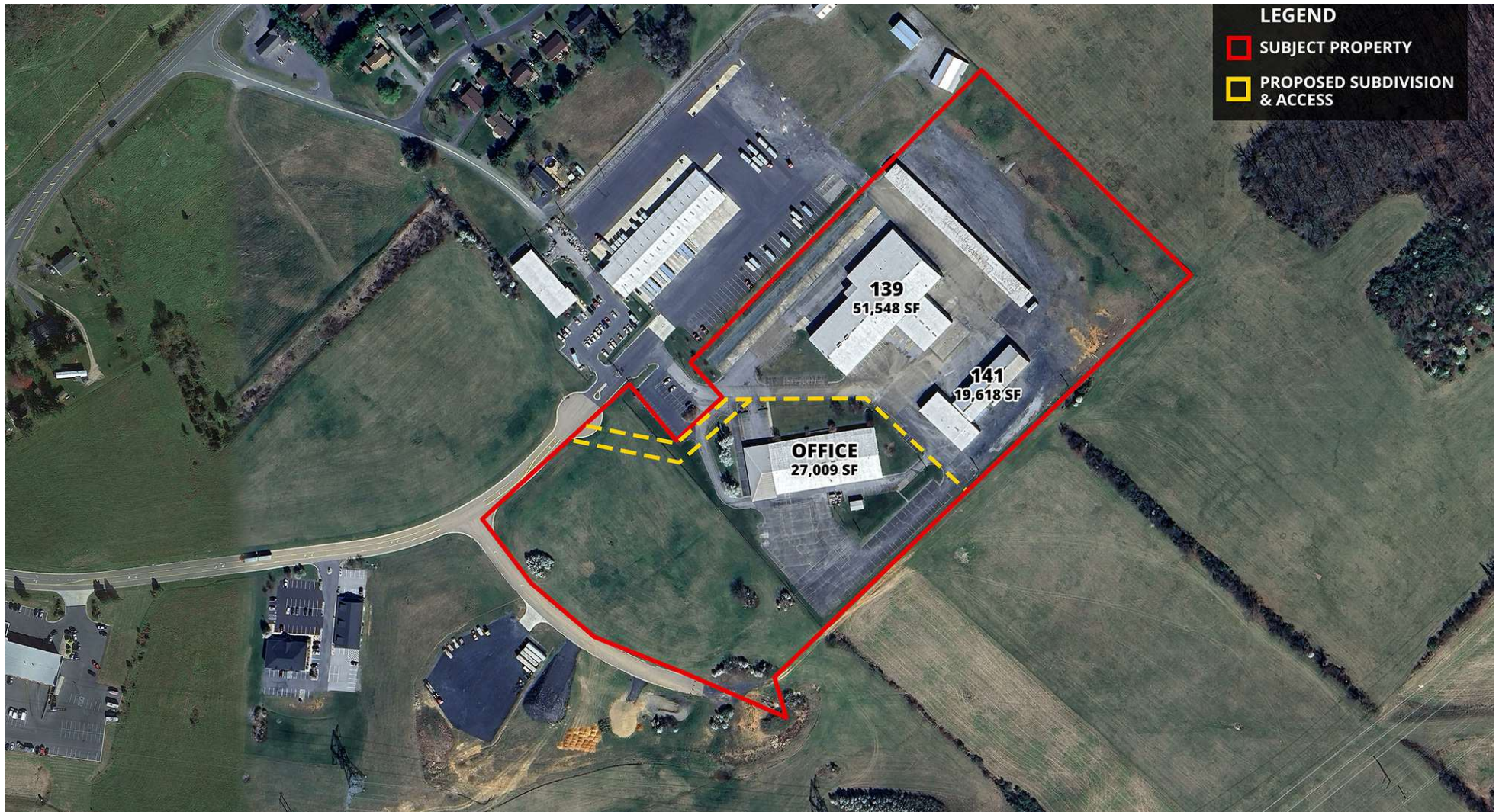
Easy access to I-64 & I-81

Road Frontage: Tinkling Spring Rd (Rt. 285)

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SITE OUTLINE



DAWN CALABRESE

804.977.2091

DAWN.CALABRESE@DIVARIS.COM

SAM MCCOY

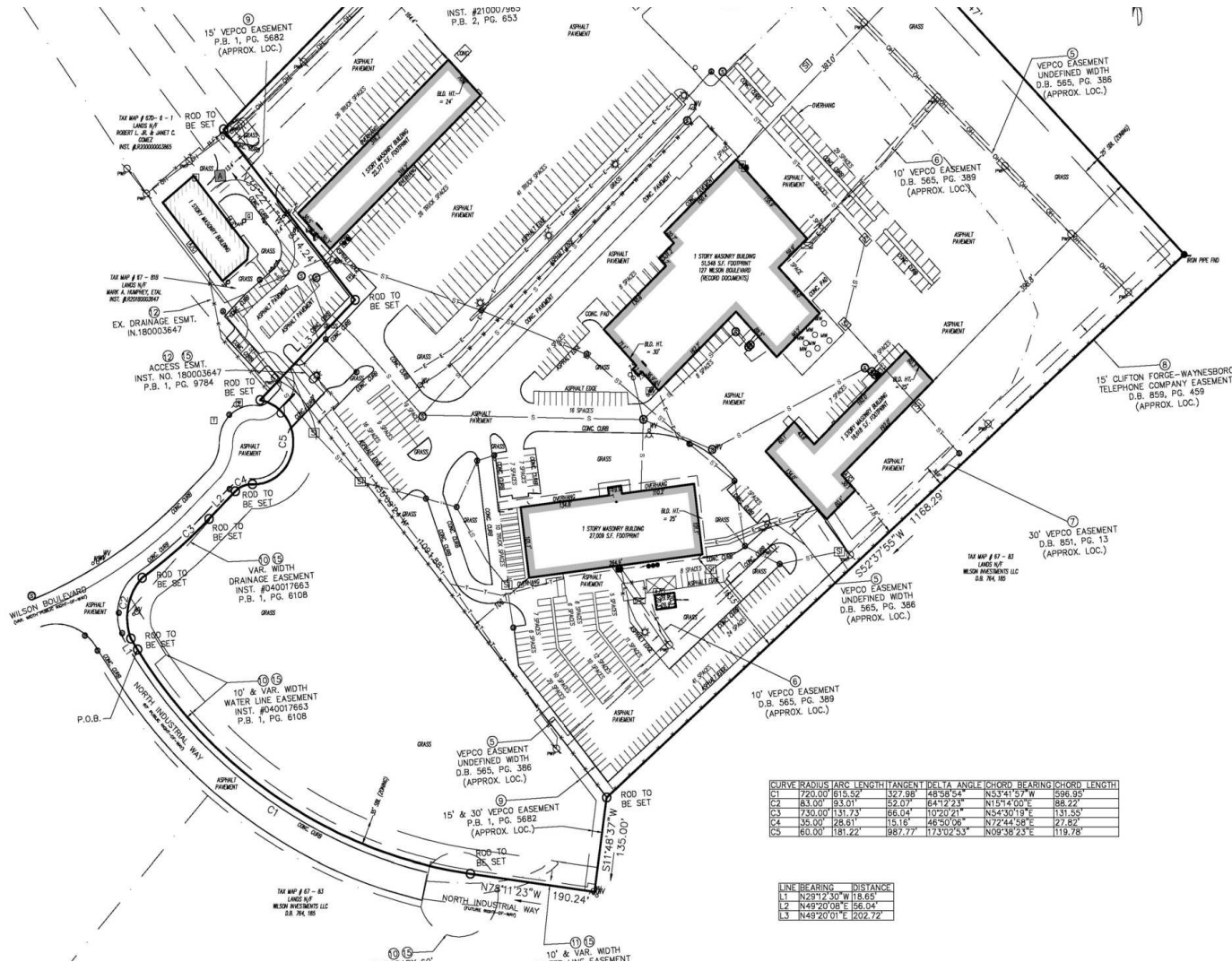
540.520.1518

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SURVEY



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS // 5

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ZOOMED AERIAL



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ZOOMED AERIAL // 6

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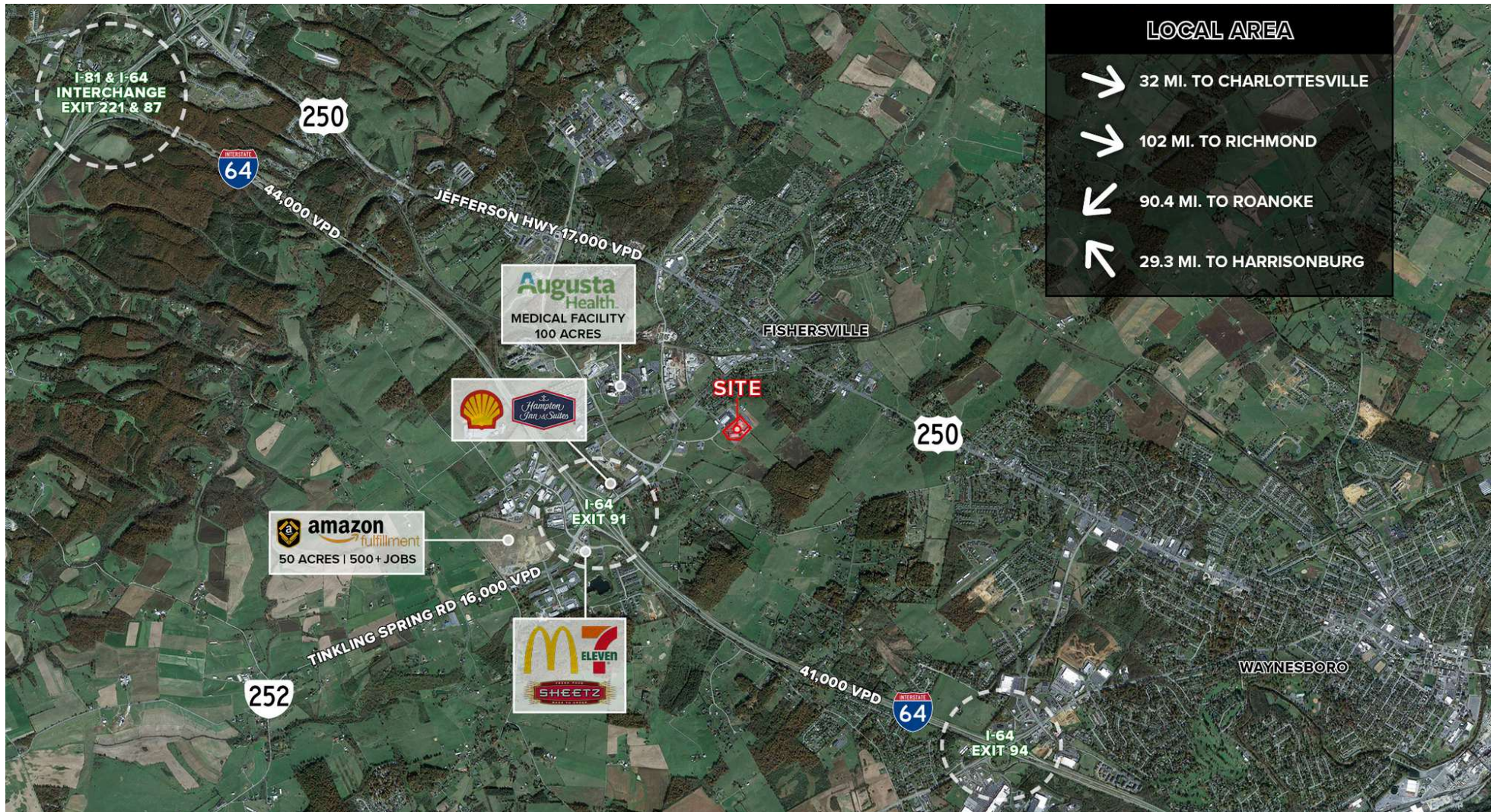
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MARKET AERIAL



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MARKET AERIAL // 7

DAWN CALABRESE

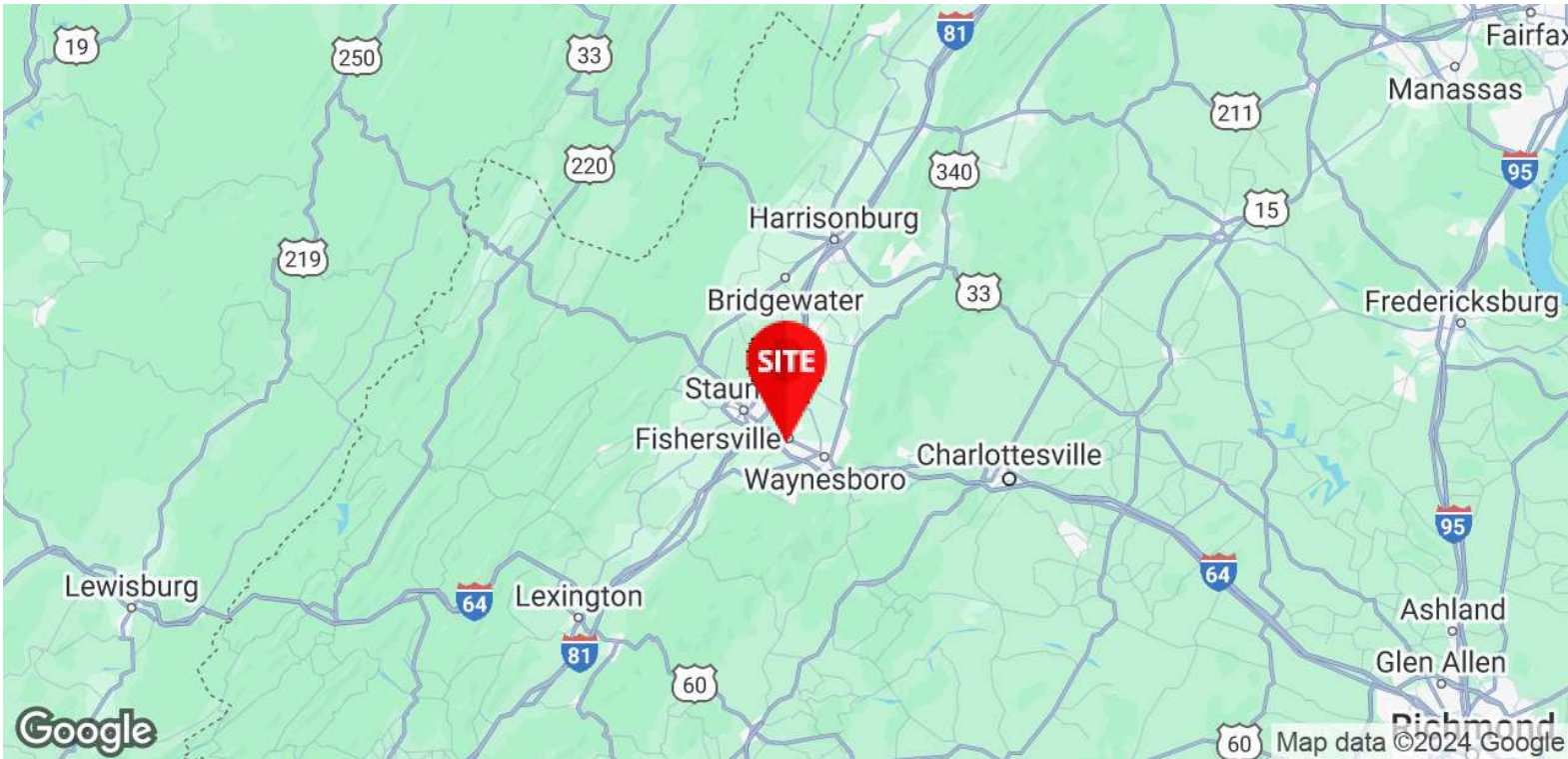
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