

FOR LEASE

260 Shady Elm Road

Winchester, Virginia

8.79 acres with
5,000 square foot
building

CONTACT US

John Lesinski

Vice Chair
+1 540 671 5721
john.lesinski@colliers.com

Ben Luke, SIOR

Executive Vice President
+1 703 394 4810
ben.luke@colliers.com

Clay Ellis

Associate Vice President
+1 703 394 4833
clay.ellis@colliers.com

Colliers International

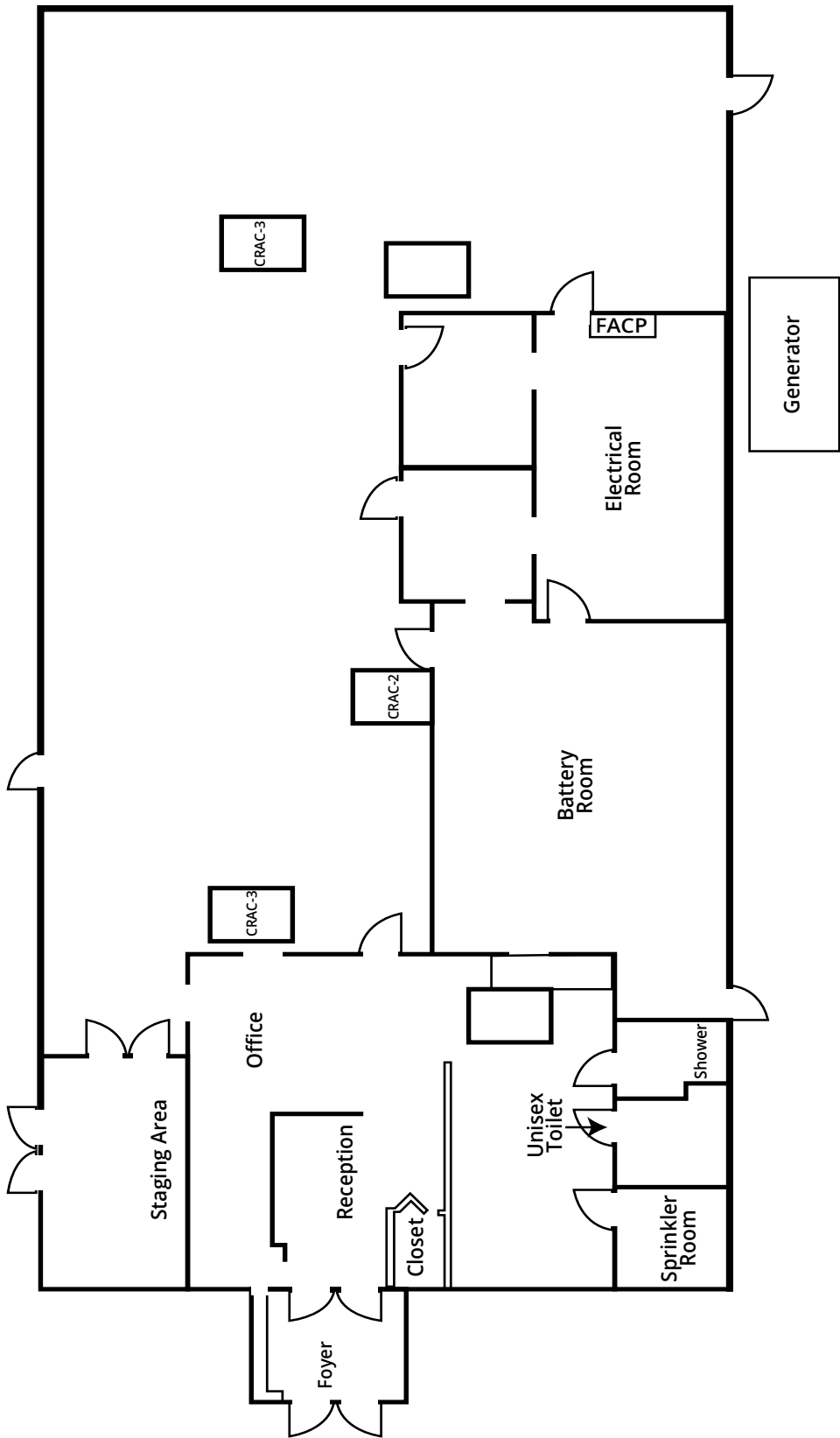
1753 Pinnacle Drive 12th Floor
McLean, VA 22102
+1 703 394 4800
colliers.com

Industrial and Lot Space

Property Highlights

- 5,000 square foot building situated on an 8.79 acre lot
- approximately 8 acres of potential outdoor storage space
- located with convenient access to I-81, Route 37, Route 11 and near to Winchester City Center's numerous shops and amenities
- within 20-minute drive to Virginia Inland Port and I-66
- within 3 miles from Winchester Regional Airport
- zoned M-1 (Frederick County, VA) which allows for a wide array of industrial uses including manufacturing, distributing, and warehousing, among others
- 3-phase, 400-amp electric

Floor Plan



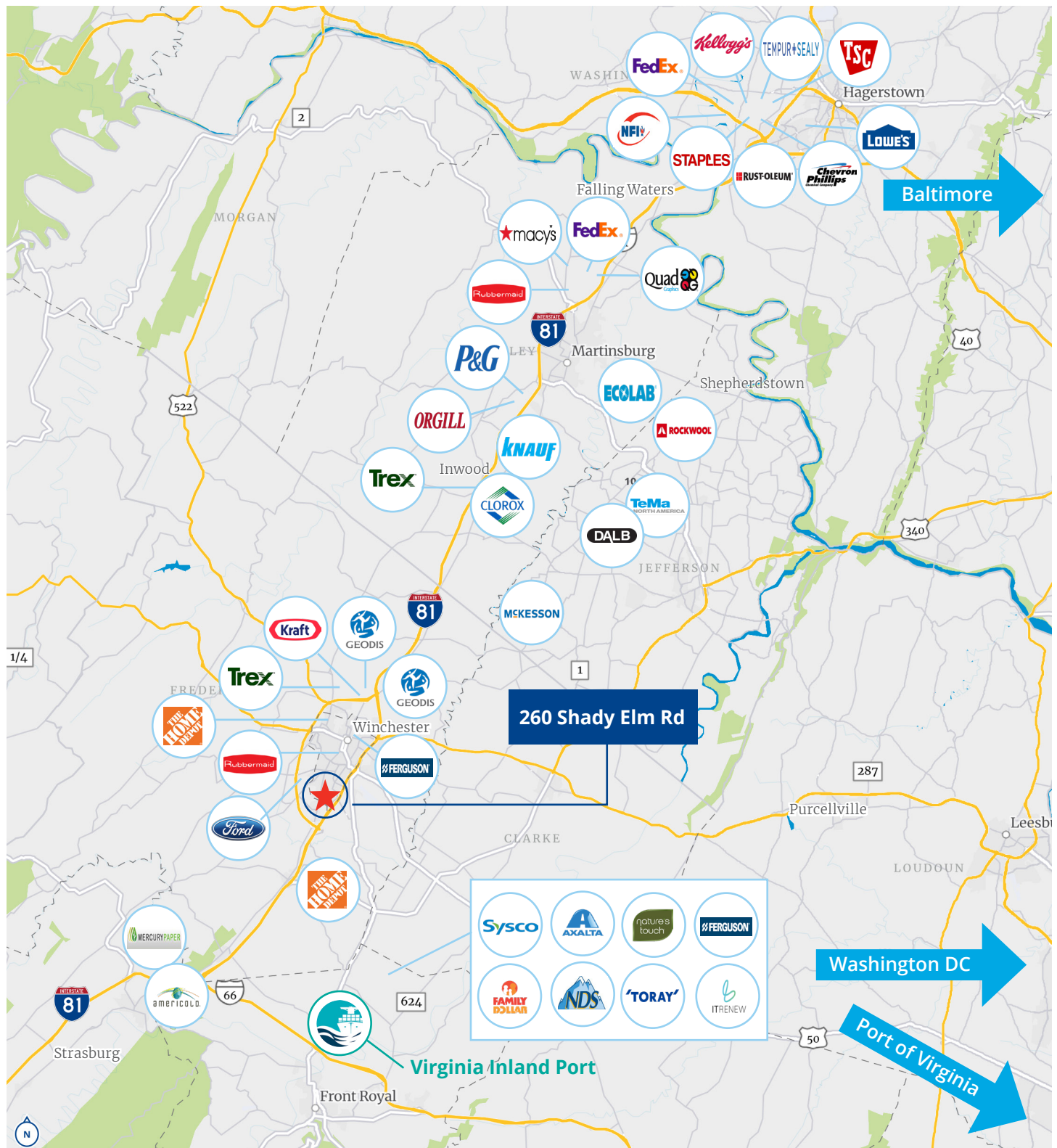
Photos



Photos



Location Map



John Lesinski

Vice Chair
+1 540 671 5721
john.lesinski@colliers.com

Ben Luke, SIOR

Executive Vice President
+1 703 394 4810
ben.luke@colliers.com

Clay Ellis

Associate Vice President
+1 703 394 4833
clay.ellis@colliers.com

Colliers International

1753 Pinnacle Drive 12th Floor
McLean, VA 22102
+1 703 394 4800
colliers.com