

# 35,638 SF BUILDING FOR SALE

## 110 McCauley Dr, Timberville, VA 22853

### Executive Summary



### Property Highlights

- ☐ 35,638 sq ft available open space
- ☐ Custom-built office spaces tailored to your business needs
- ☐ 1 drive-in door; 14 open, and 3 loading docks
- ☐ 14' clear height ceilings
- ☐ Flexible and negotiable terms
- ☐ B-1 zoned
- ☐ Conditional use permit approved for warehouse use
- ☐ 6 miles to I-81
- ☐ Close to Walmart and other shopping venues



MAZACA  
REAL ESTATE

SAMSON  
PROPERTIES

For more information:

Mustafa Okandan

650 . 495 . 8812

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FOR SALE



**Disclaimer:** The information contained herein has been obtained from sources we believe to be reliable; however, we kindly advise you to verify all details independently before making any purchase or lease decisions. While we strive to provide accurate and up-to-date information, we cannot guarantee its completeness or accuracy. Please note that prices, availability, and other details are subject to change without notice.



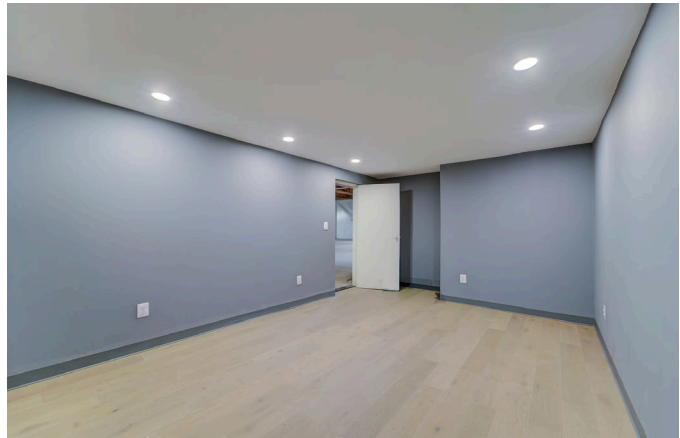
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### Exterior Photos



### Interior Photos



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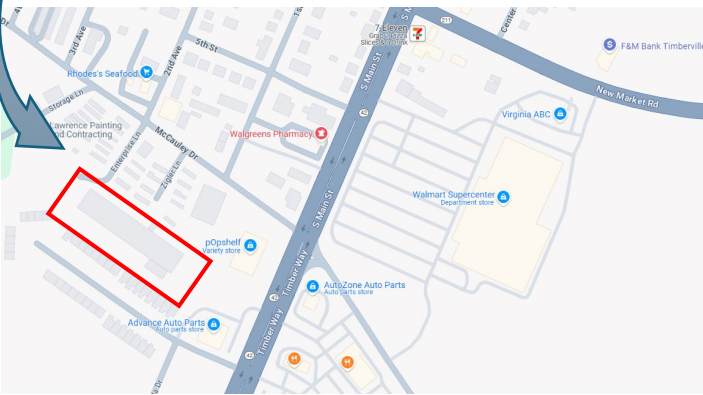
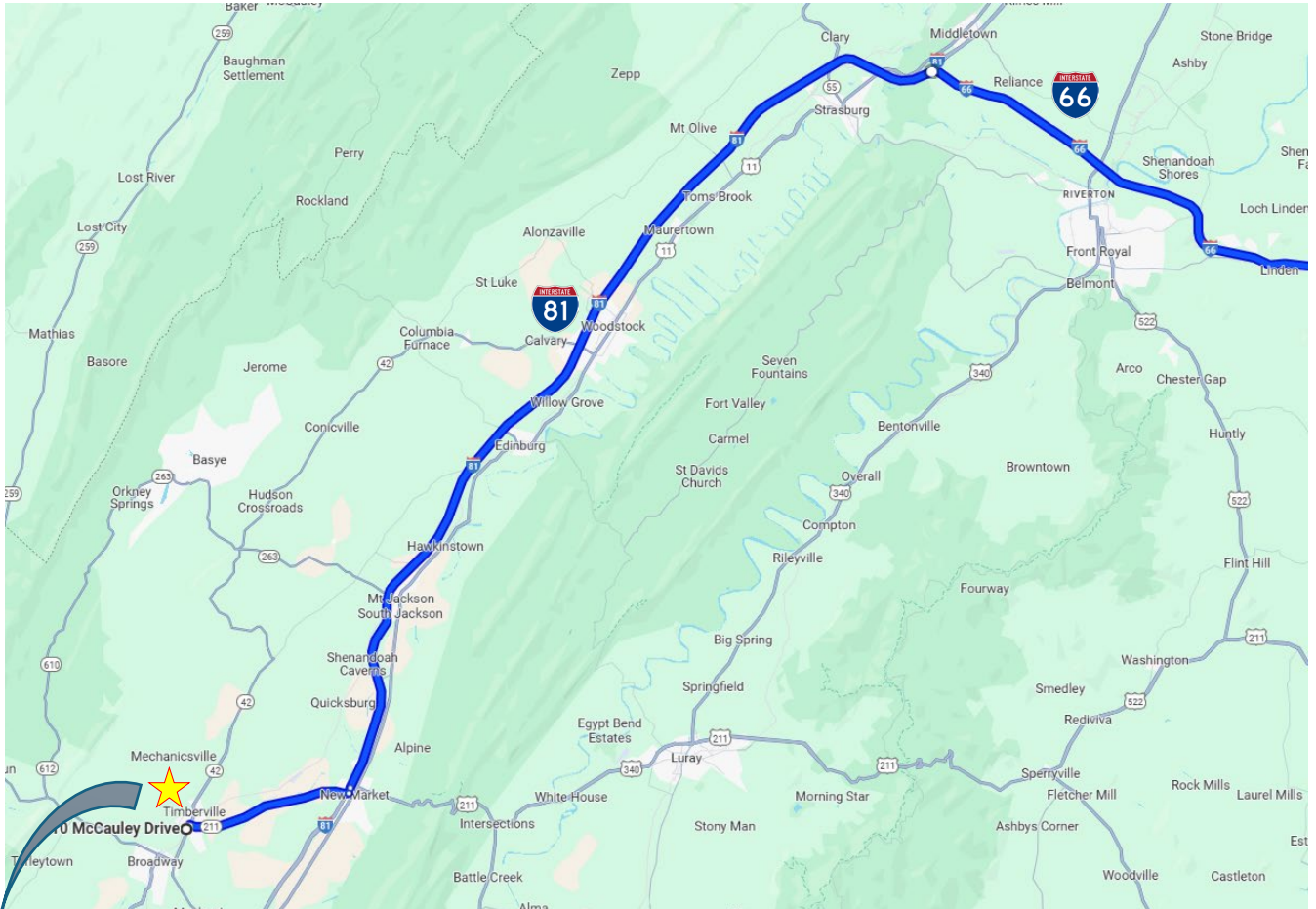
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### Location



Easy access to I-81 and I-66



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