

Executive Summary

VERSATILE INDUSTRIAL SPACE – PERFECT FOR BREWERY, CIDERY, OR VENUE
180 Hollar Circle, Timberville, VA 22853

NEW PRICE!



OFFERING SUMMARY

Sale Price:	<u>\$340,000</u>
Lot Size:	1.85 Acres 2 Tax Parcels
Building Size:	11,437 Square Feet 2 Stories
Zoning:	Town
Utilities:	Public Water Public Sewer
Parking:	Private Gravel
MLS#:	664534



PROPERTY OVERVIEW

Approximately 11,437 sq.ft warehouse offers a versatile space including two levels, dry and accessible basement, private offices, kitchen with stainless sink and prep table, multiple loading docks, bathrooms, and storages on 1.85-acre tracts of land. It has been used by B & E Auction Co. since 1976 and is currently vacant except for one leased unit in the basement. This warehouse is a great and versatile building for an end user expanding your business or an investor leasing it for a variety of uses such as industrial, storage, or distribution, event venue, brewery, or cidery, etc. The metal roof was recently coated and well maintained. High pressure Sodium overhead lighting on first floor, 2 Propane warehouse heaters, Single phase existing but 3 phase available, and conveyor belt system to 2nd floor works and conveys. It is located in Timberville and close to all Town amenities.

For More Information:

Jason Song 540.383.6692 jason.song@cottonwood.com	Tom Oberholtzer 540.810.6242 tom.oberholtzer@cottonwood.com
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Additional Photos

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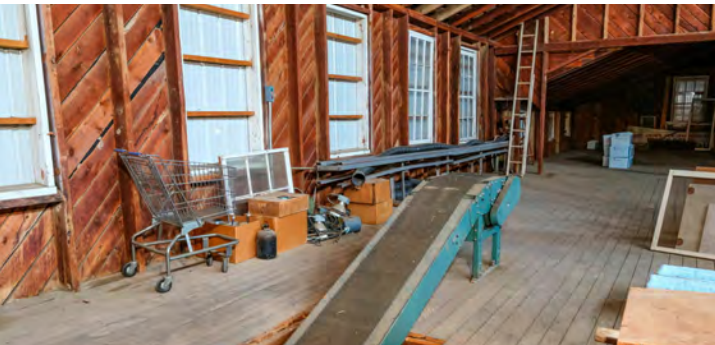
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COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

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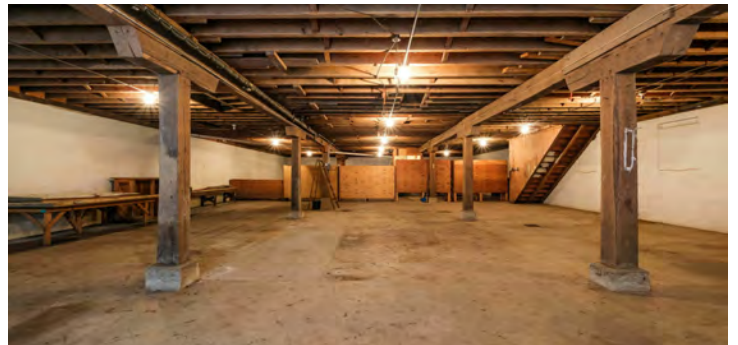
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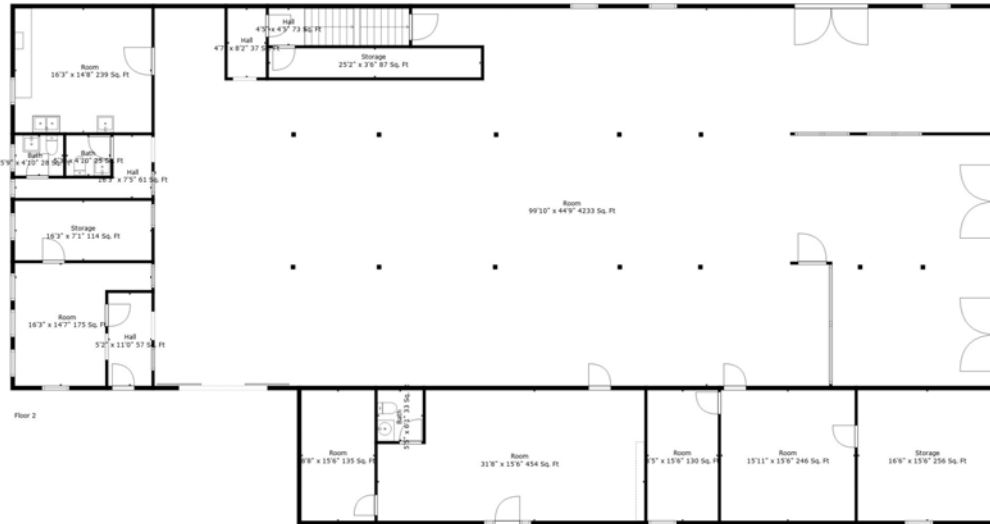
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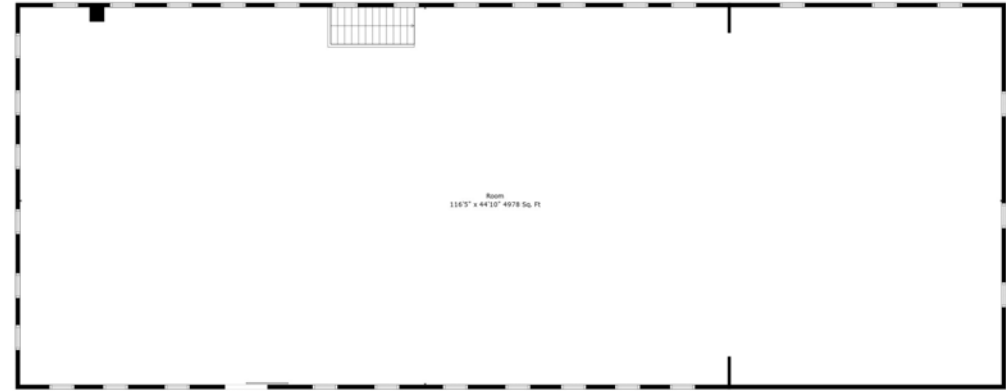
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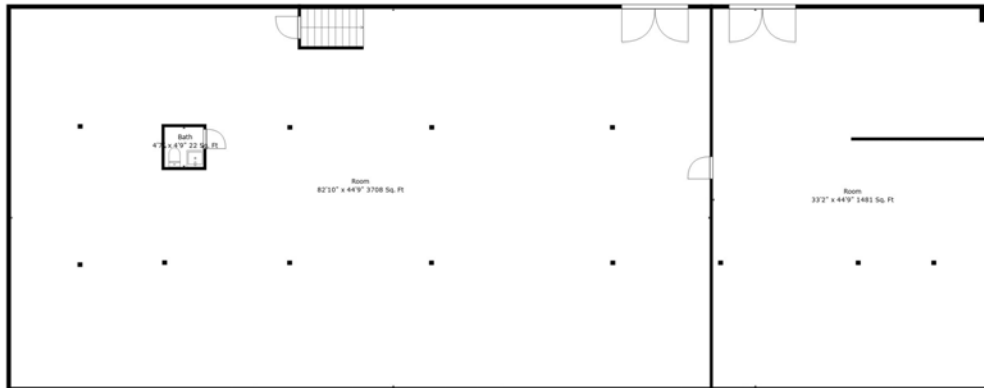
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Floor 2

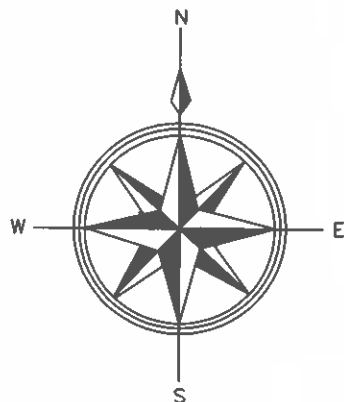


Floor 3



Floor 1

TOTAL: 720 sq. ft
 BELOW GROUND: 0 sq. ft, FLOOR 2: 720 sq. ft, FLOOR 3: 0 sq. ft
 EXCLUDED AREAS: ROOM: 15250 sq. ft, HALF BATH: 22 sq. ft, STORAGE: 503 sq. ft,
 HALL: 230 sq. ft, LOW CEILING: 237 sq. ft



- 1 = BEARINGS ARE MAGNETIC
2 = SCALE 1" = 60'
3 = TAX MAP = 40A1-A-37 & 38
4 = DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND IS A CURRENT FIELD SURVEY.

NOTE 1: 30' R/W & 16.5' R/W SHOWN ON PLAT BY A.R. MYERS AND RECORDED IN DB 260/114.

LINE	BEARING	DISTANCE
L1	S 10°00'00" W	16.50'
L2	S 89°39'48" W	64.33'
L3	S 01°15'00" E	51.10'
L4	S 89°15'00" W	97.50'
L5	N 10°00'00" E	49.63'
L6	S 10°44'29" W	87.49'
L7	N 86°36'51" E	101.68'

- 5 = NO TITLE REPORT FURNISHED

40A1-A-28
TIMBERVILLE VOL. FIRE DEPT., INC
721/780

LEGEND

- = IRON PIN FOUND
○ = IRON PIN SET
◆ = RAILROAD SPIKE

40-A-50
HERITAGE ENTERPRISES,
LLC
2038/437

BOUNDARY SURVEY OF TWO TRACTS OF LAND

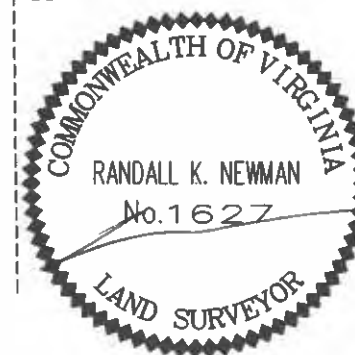
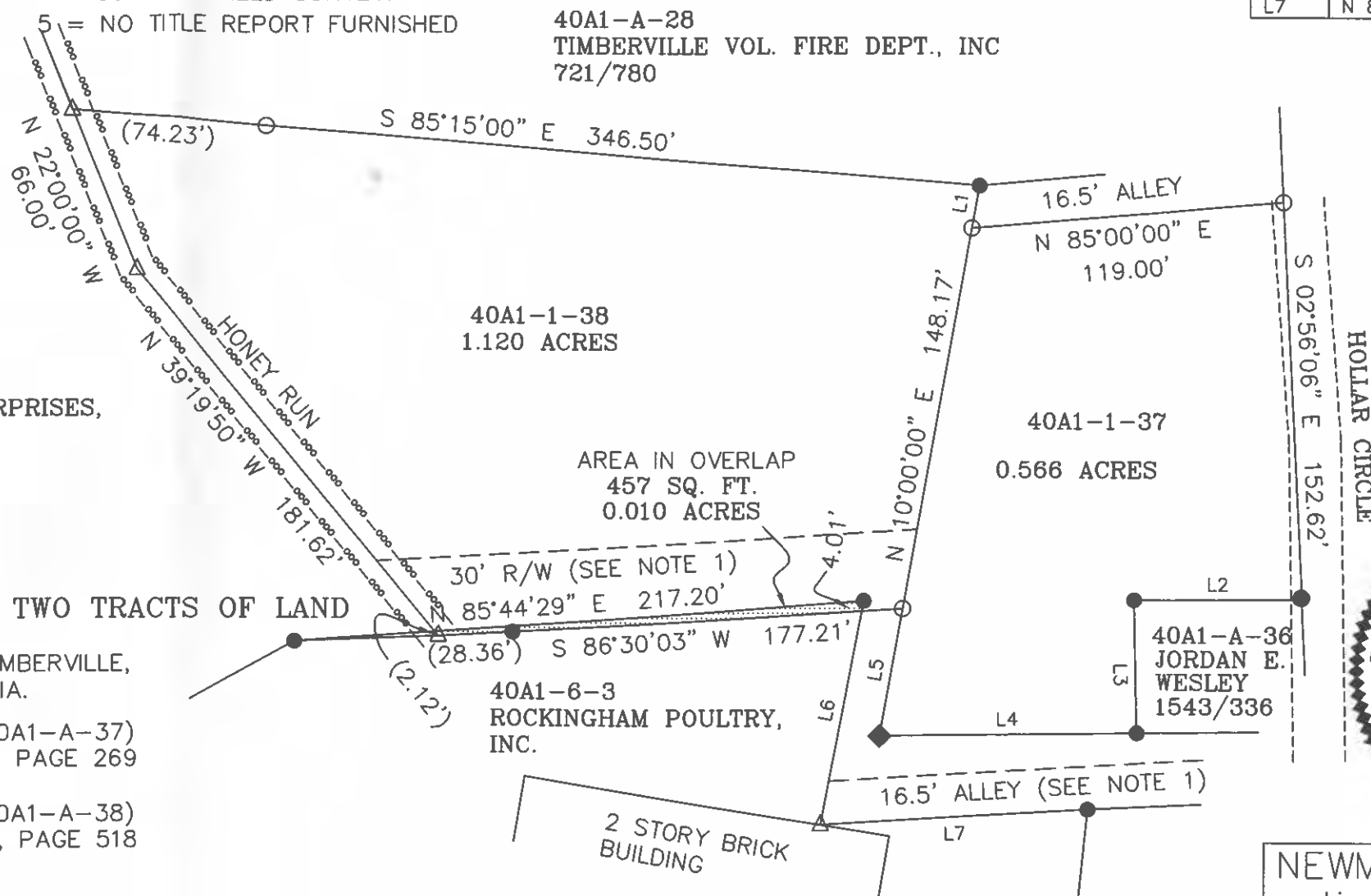
LOCATED IN THE TOWN OF TIMBERVILLE,
ROCKINGHAM COUNTY, VIRGINIA.

OWNER: NANCY B. EVANS (40A1-A-37)
REFERENCE: DEED BOOK 914, PAGE 269

OWNER: NANCY B. EVANS (40A1-A-38)
REFERENCE: DEED BOOK 808, PAGE 518

JOB NO. R40A1-A-37

JULY 13, 2006

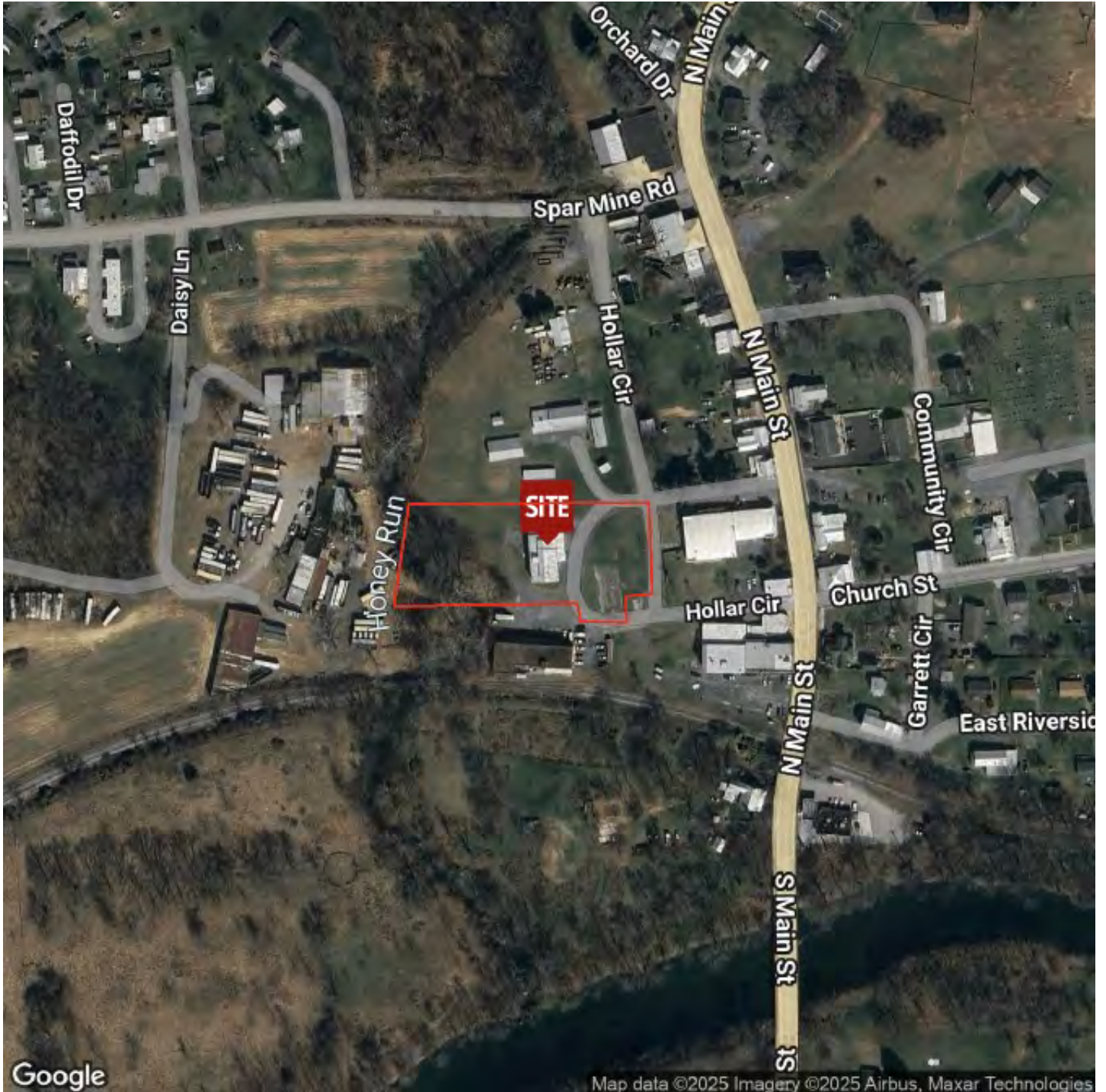


NEWMAN SURVEYING

Licensed Land Surveyor
Mt. Jackson, Virginia 22842
(540) 477-3730

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