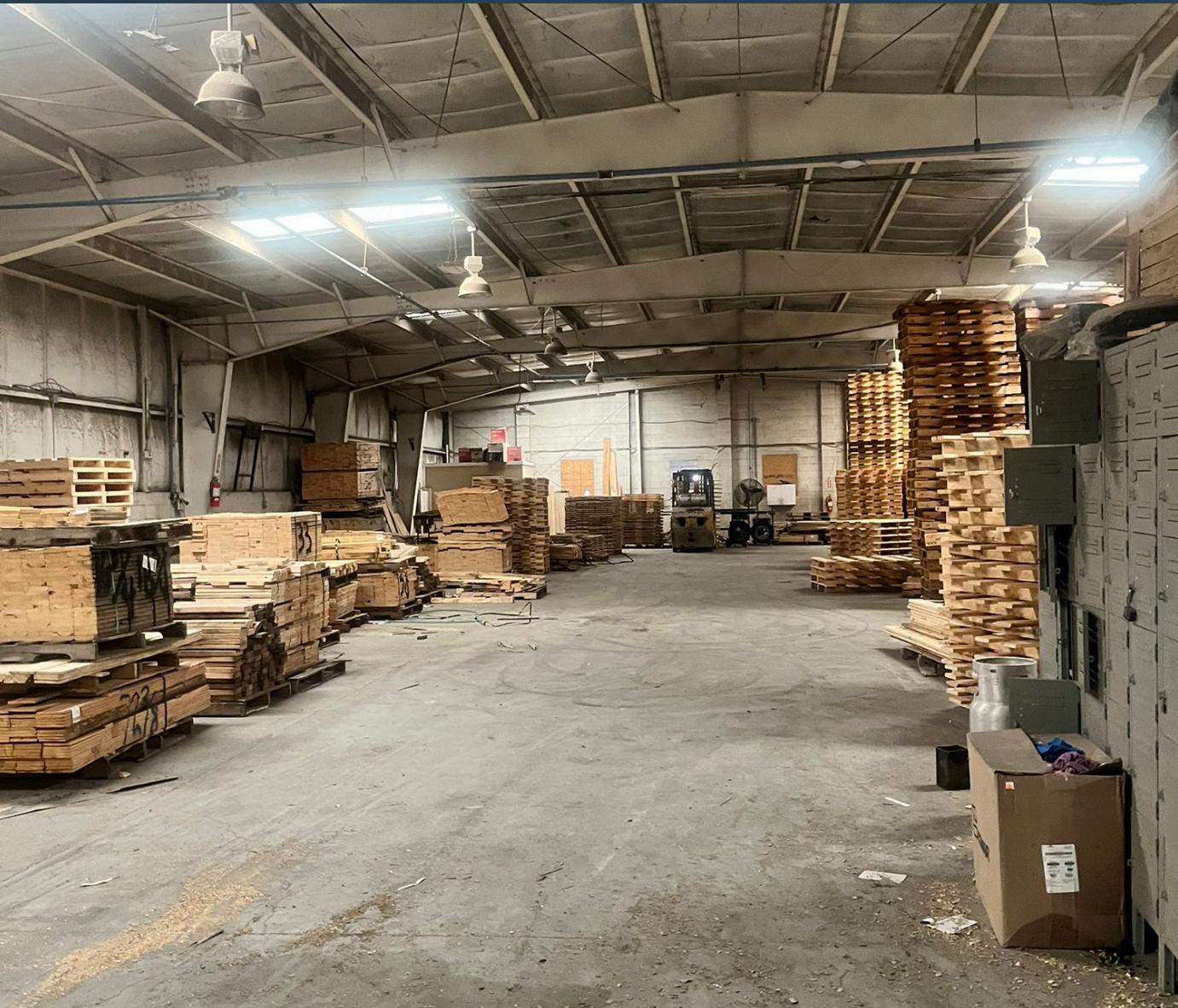


# 1059 BOX FACTORY RD

SUMMIT POINT, WV 25446

3 Warehouses Available for Lease



## PROJECT SIZE:

28,000 SF

## AVAILABILITY:

Building 1 - Approximately 8,000 SF  
Building 2 - Approximately 8,000 SF  
Building 3 - Approximately 12,000SF

## ABOUT THE PROPERTY:

- Prime Location – Convenient access to major highways and transportation routes;
- 3 minutes from Route (672) Swimley Rd;
- 14 miles from Winchester, VA;
- 25 miles from Purcellville, VA;
- 49 miles from Dulles Airport, VA;
- Clear high ceilings approximately 18'-24' height, ample storage and flexible layouts for various business needs.
- Easy truck access for seamless operations.
- Attractive pricing and lease flexibility to suit your business.

**Tamara Cox**

C | 703.350.5410

sot9367@gmail.com

**Henry Renaud**

D | 571.765.4421

C | 703.463.8013

henry@renaudconsulting.net



**RENAUD**  
CONSULTING  
COMMERCIAL REAL ESTATE

# Leasing Plan

## Tenants

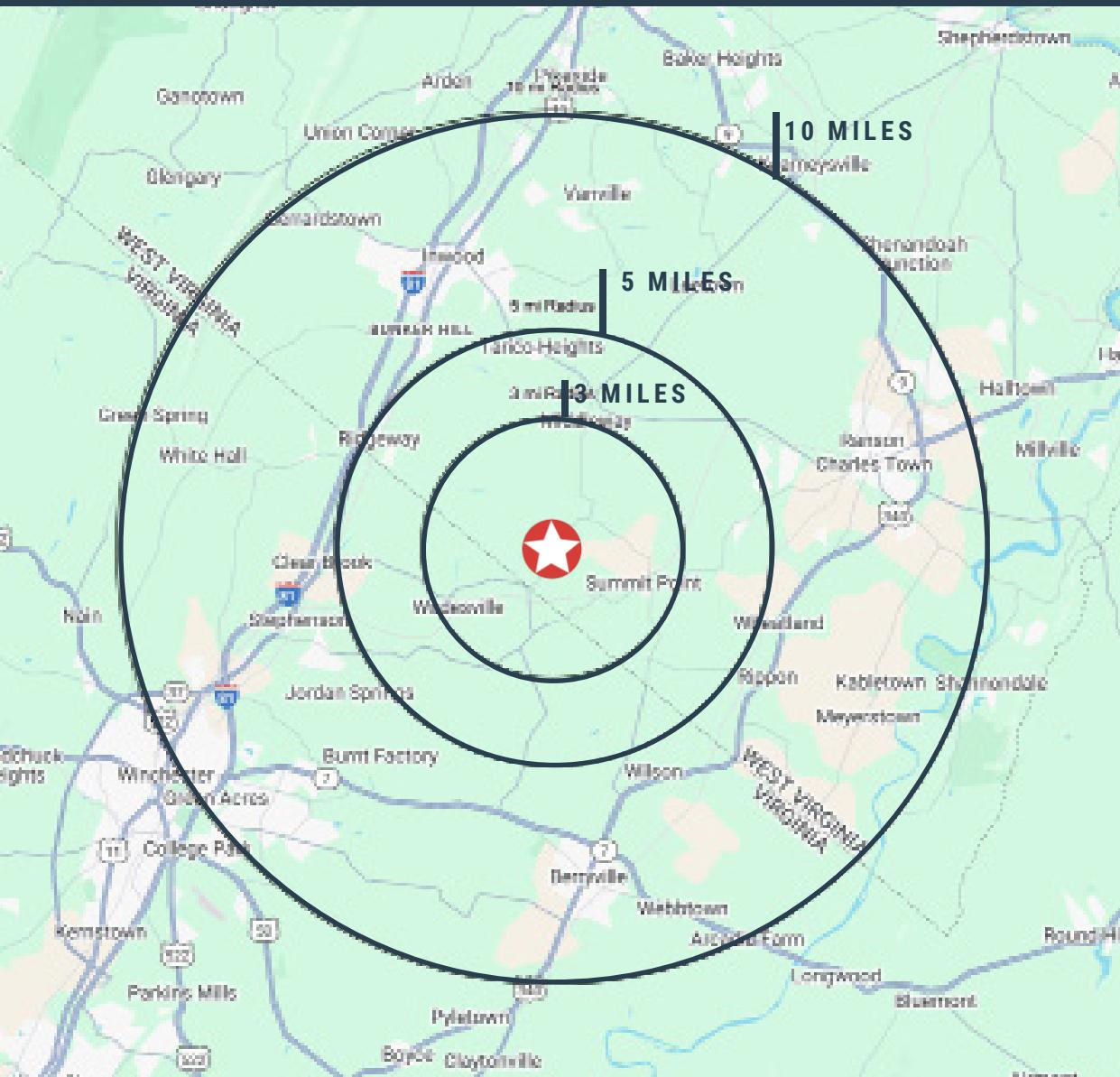
- Building 1 8,000 SF (Ceilings approx. 18'-20')
- Building 2 8,000 SF (Ceilings approx. 12')
- Building 3 12,000 SF (Ceilings approx. 12')



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# Location Map



## DEMOGRAPHICS

	POPULATION	AVG. INCOME	DAYTIME EMP
3 mile	2,377	\$130,359	241
5 mile	11,901	\$130,031	1,420
10 mile	112,557	\$115,677	30,855

[CLICK FOR DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS

OLD BOX FACTORY RD

550 ADT

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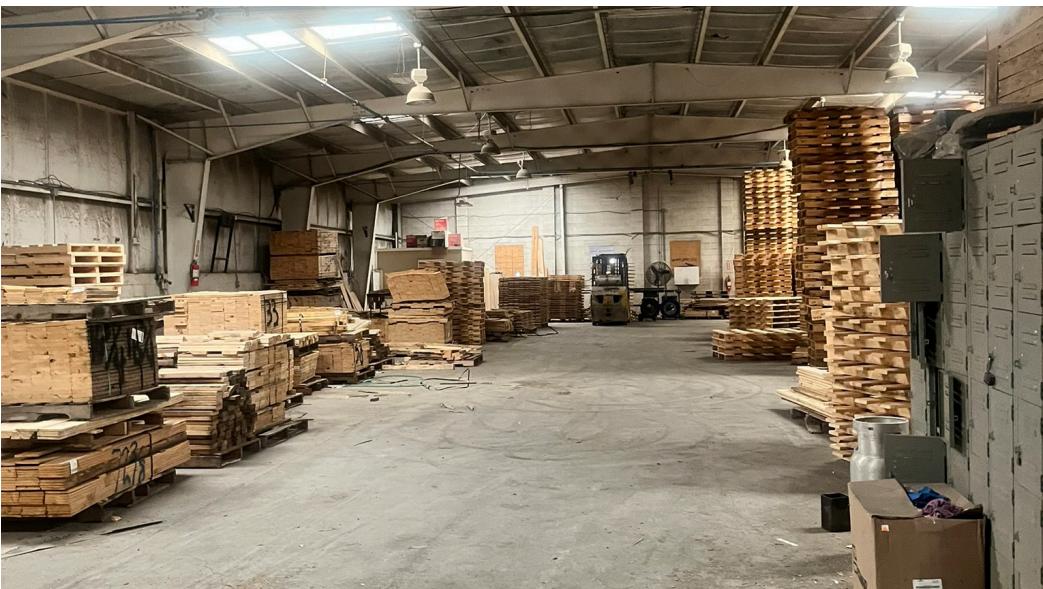
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# Photos



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