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# ONLY 1 UNIT LEFT - NEW FLEX SPACE FOR SMALL BUSINESS

1571 Pleasants Drive, Mount Crawford, VA 22841

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## Executive Summary



## OFFERING SUMMARY

Available SF:	1,875 SF
Lease Rate:	\$13.00 SF/yr (NNN)
Zoning:	M1
Overhead Doors:	(1) 12' x 14" Per Unit
Tenant Pays:	Electricity Sewer
Owner Pays:	Trash Water
MLS#:	646217



## PROPERTY OVERVIEW

ONE UNIT LEFT! 1,875 sq ft suite with an office and private bathroom. Each suite is equipped with individual floor drains, oil separators, Pedestrian door, 12x14 overhead door (ground level) and LED lighting. Close to I-81 Exit 240 and 243. The owner pays for trash and water.

### For More Information:

**Chad Dunham**  
540.246.6700  
chad.dunham@cottonwood.com

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A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

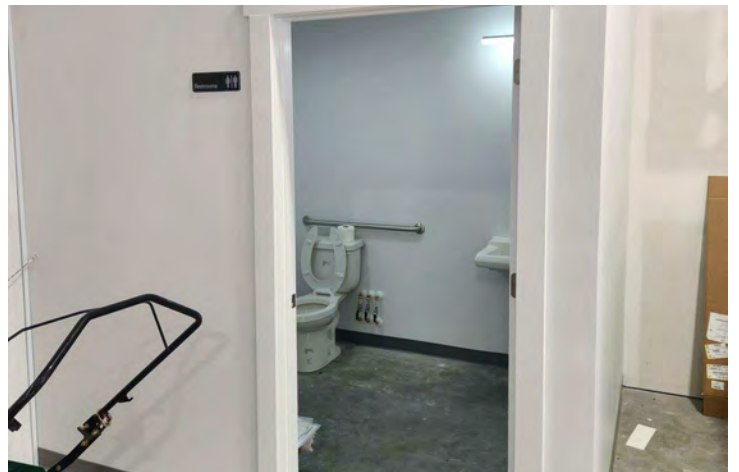
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## Unit C Photos



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## Exterior Photos



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## Aerial Photos



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## Location Map



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