



# Offering Memorandum

## Opportunity to acquire office/warehouse on 1 acre of heavy industrial land

741 Old Brandy Rd, Culpeper VA 22701 - Conveniently located near Route 15/29 James Madison Hwy. The property includes a freestanding 2,881 SF warehouse and a 474 SF office. The warehouse space includes 3 drive-in bays and a mezzanine level for extra storage. The site is currently used for sales, service, and storage of equipment. The property is being sold "as-is, where-is." Shown by appointment only.

**Offered at \$765,000**



Farms AND Acreage, Inc.

## Industrial Office/Warehouse in Prime Location

Farms and Acreage, Inc., as exclusive representative for the Owner, is pleased to present this offering for the sale of a freestanding warehouse and office building on 1 acre of heavy industrial land in an excellent location near Route 15/29 James Madison Hwy in the Town of Culpeper.

The property features an open-concept parking lot with space for 15+ vehicles. The building includes 1 large warehouse area with a mezzanine level for extra storage. The rear of the warehouse is currently used for storage of tools and parts. There are 3 drive-in bays.

The building includes a small reception area, 2 well-maintained and brightly lit offices, and a single restroom.

The Rochester Cable Company owns the property to the left of the property and the Town of Culpeper owns the vacant parcel to the right. The owner of the property directly across the street is CINTAS. The Culpeper Police Department is located just a short distance down the road.



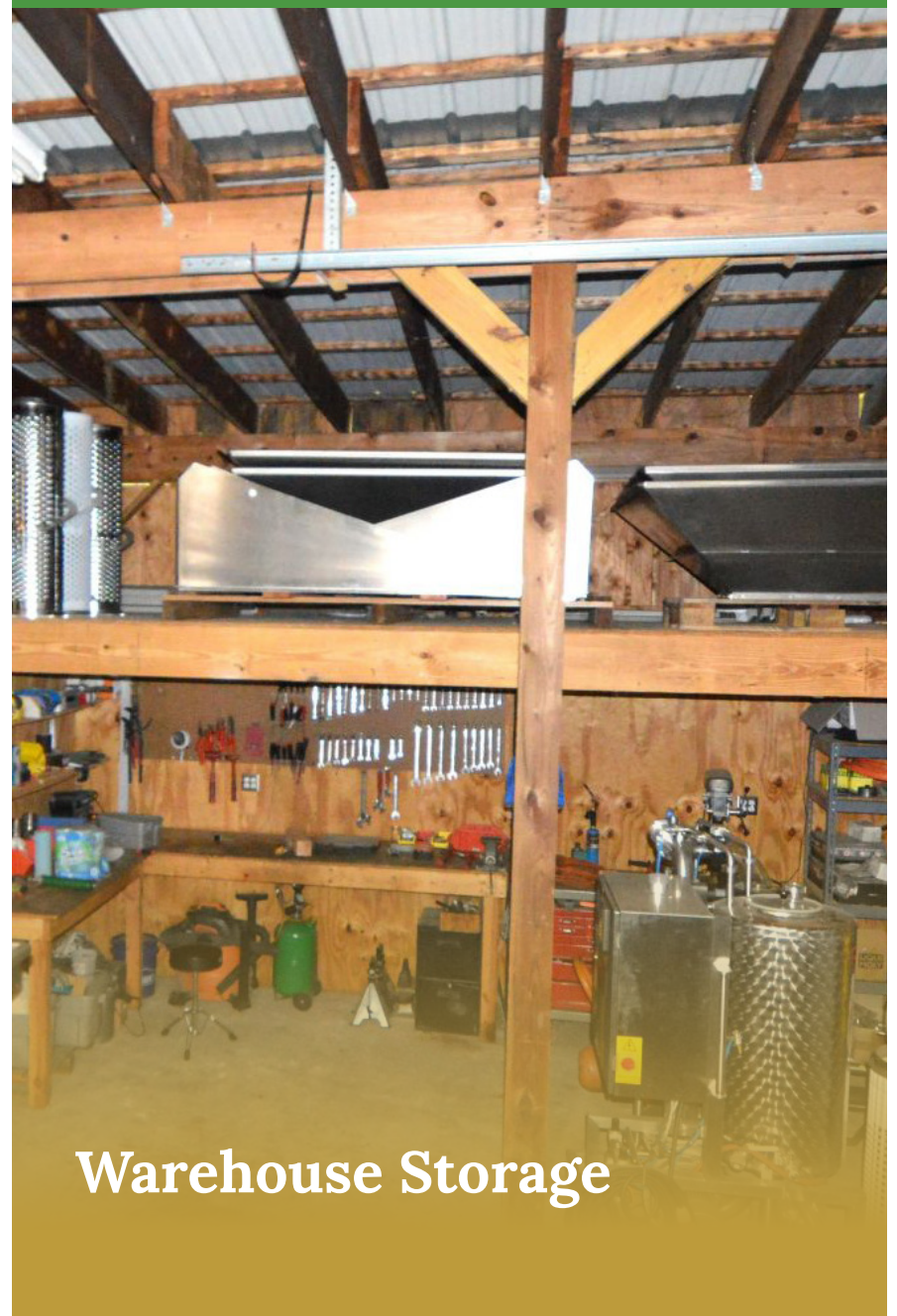


Office Space





**Warehouse Space**



**Warehouse Storage**

Farms and Acreage, Inc. makes no representations as to the accuracy of any marketing materials, and strongly advises prospective buyers to verify accuracy of the same by reviewing the original documents, which may be available from a variety of sources such as the Town of Culpeper, the Commonwealth of Virginia, and the consultants by whom they were prepared.

Potential buyers shall be responsible for conducting all due diligence efforts at their sole expense, including verification of documents and information provided. Farms and Acreage, Inc. shall have no responsibility with regard to any expenses incurred in conducting due diligence. No party is authorized to assess or allocate expenses to Farms and Acreage, Inc.

**Please email your offer to [martha@farmsandacreageinc.com](mailto:martha@farmsandacreageinc.com). Call Pete Ebert with any questions at 571-330-2225.**



**Three drive-in bays on side of warehouse**



# Farms AND Acreage, Inc.

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