

An aerial photograph of a large, single-story industrial building with a white metal siding exterior. The building has a flat roof with several small structures and a large open bay door on the right side. In front of the building is a paved parking lot with yellow parking lines. The sky is blue with scattered white clouds. In the background, there are other industrial buildings and some greenery.

41,373 SF AVAILABLE | NEWLY LISTED FOR SALE/LEASE

# 291 W. WOLFE STREET

HARRISONBURG, VA 22802

NEW RENOVATIONS  
COMING SOON!



CUSHMAN &  
WAKEFIELD

THALHIMER

# PROPERTY HIGHLIGHTS



**41,373 SF**  
OPEN FLOOR PLAN WAREHOUSE  
SPACE



**GENERAL INDUSTRIAL**  
ZONING



**5 DOCKS**  
2 ROLL-UP DOORS



**20' CLEAR HEIGHT**  
CEILING | 50' COLUMN  
SPACING



**FENCED YARD SPACE**  
61,000 SF, FENCED & LIT



**WET SPRINKLER**  
SYSTEM THROUGHOUT



**UPCOMING RENOVATIONS**  
ADA COMPLIANT RESTROOMS



**DEMISING AVAILABLE**  
FOR LEASE



**FREE-STANDING**  
WAREHOUSE

# SALE HIGHLIGHTS



**PERFECT FOR OWNER OCCUPANT OPPORTUNITY**



**IDEAL LOCATION FOR A CHURCH, GYM, OR ASSEMBLY USE CONVERSION**



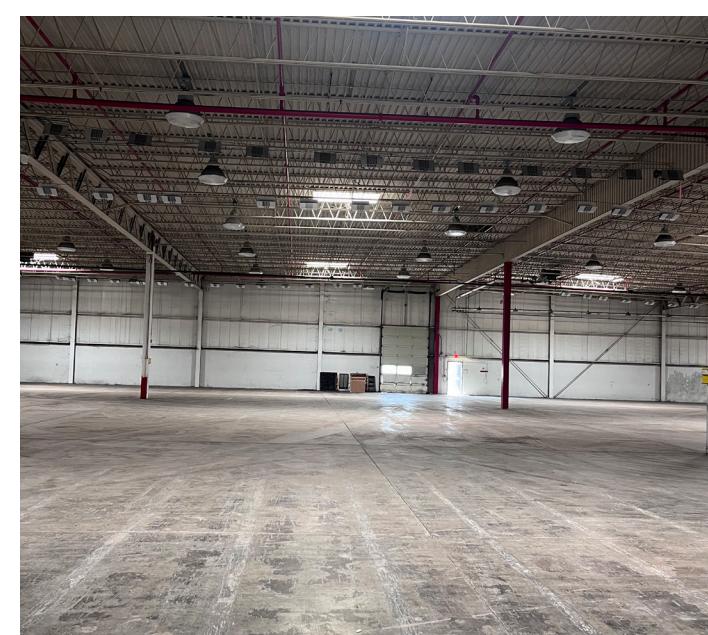
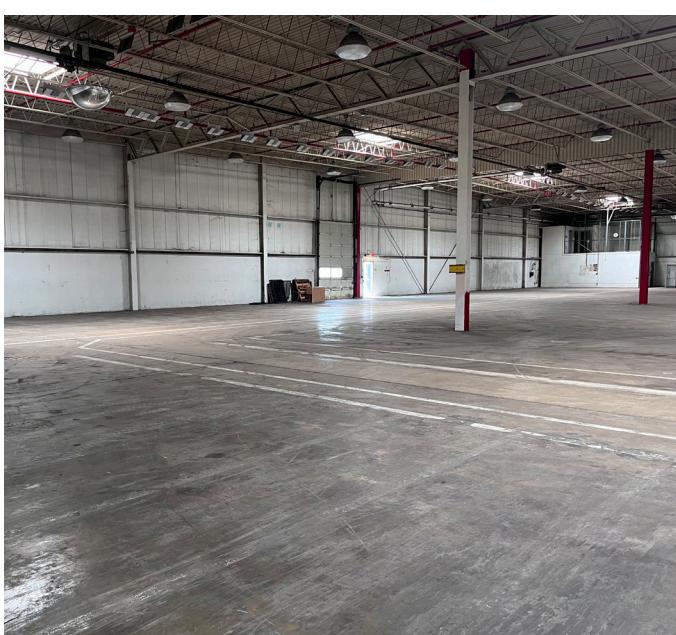
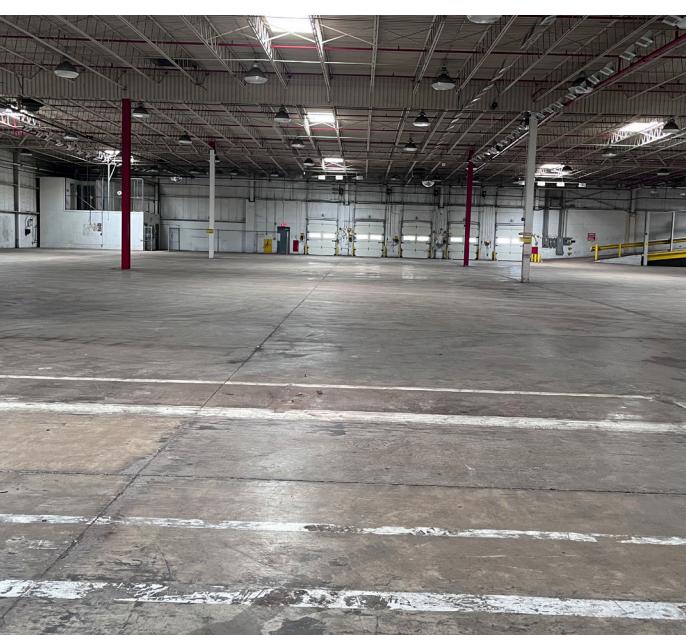
**POTENTIAL SITE FOR INDOOR AGRICULTURE USE**



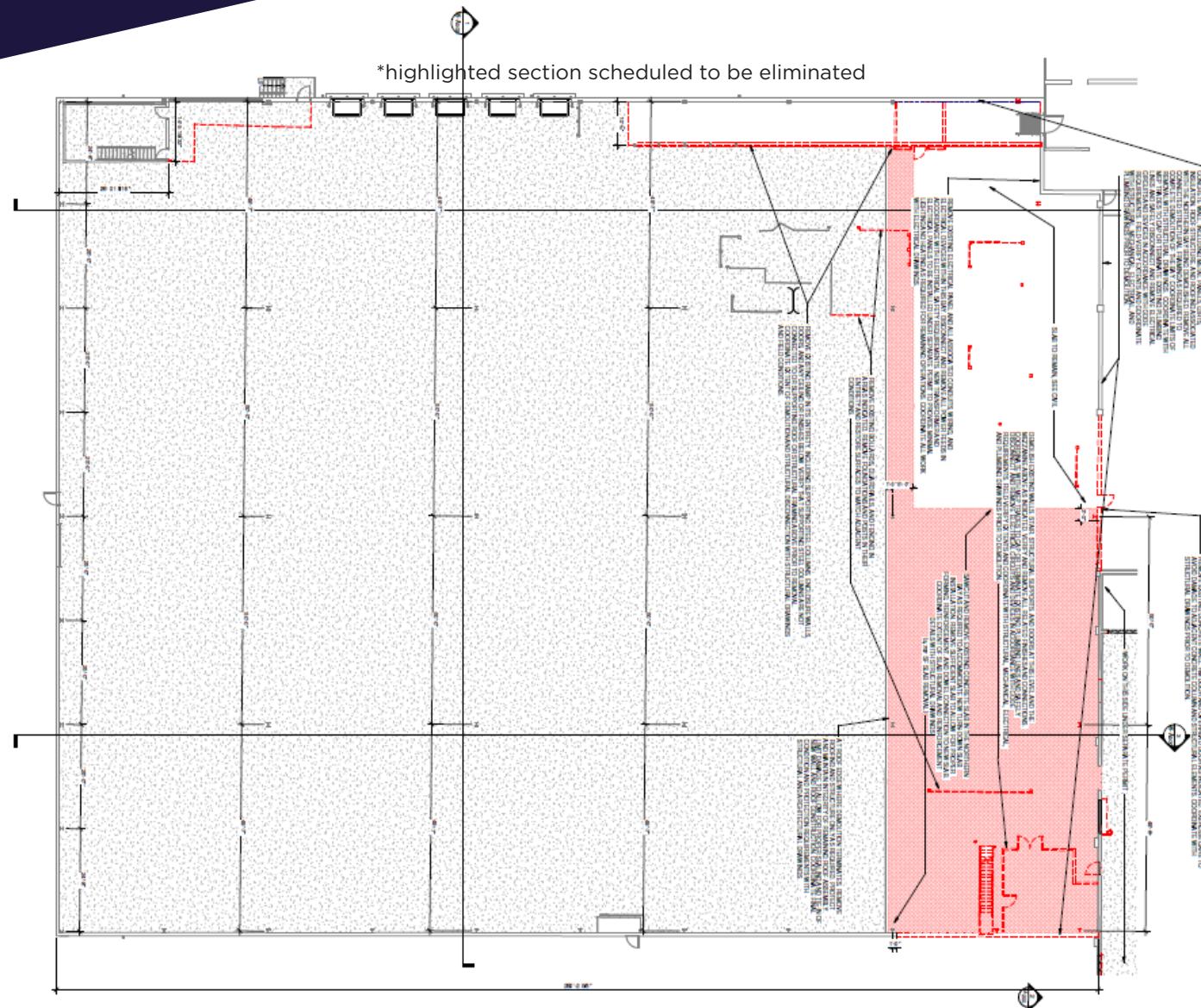
**INVESTMENT OPPORTUNITY IN FAST-GROWING MARKET**



# INTERIOR PHOTOS



# FLOOR PLAN



**41,373 SF**  
OPEN FLOOR PLAN WAREHOUSE SPACE

**50' x 50'**  
COLUMN WIDTH

# PROPERTY LOCATION





## THE HARRISONBURG APPEAL

More than a college town in Virginia's scenic Shenandoah Valley, Harrisonburg is home to an historic downtown that includes 19th century architecture, an assortment of restaurants and breweries, and a designated Arts and Cultural District.

## OVERVIEW | HARRISONBURG, VA

Located in the middle of some of the most spectacular mountain ranges and outdoor recreation in Virginia, Harrisonburg has evolved from an agricultural, cultural and commercial hub during the 19th and 20th centuries to today's artfully-restored, vibrant destination best known for its lively and distinct style. The city's location directly on the I-81 corridor and numerous area amenities have proven ideal for businesses seeking a successful balance of work and life, with historic sites and outdoor activities nearby and easy access to cities like Washington, DC and Richmond.

Harrisonburg is home to James Madison University, one of the state's top destinations for higher education, which welcomed over 22,000 students to the region in 2024. JMU has been one of the fastest growing institutions in the state since the 1990's.

The economic impact of the University population accounts for approximately \$500 million of direct spending each year and nearly 5,000 non-university related jobs. Harrisonburg is also home to Eastern Mennonite University, which has more than 2,000 students. It is also in close proximity to Bridgewater College with approximately 1,450 additional students. The steady stream of young workers has helped the area's economy build upon its traditional strengths in transportation, manufacturing, food processing, and distribution and logistics to evolve into a hub for technology development and regional healthcare. Major employers in the area include Sentara Healthcare, Shenandoah Valley Organic, James Madison University, Tenneco Automotive Operations, and Tenneco Packaging.



**No. 1  
Employer in the Area - JMU**

- Harrisonburg Economic Development, 2024



**No. 10  
Best Colleges Campuses in America.**

- Niche, 2025



**No. 1  
America's Top State For Business**

- CNBC, 2024



**No. 1  
Business Facilities State of the Year**

- CNBC, 2024



**No. 13  
Best State to Live**

- U.S. News, 2024



**Top 100  
Best Colleges for Leaders**

- Time, 2024



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