

FOR
LEASE



COMMERCE DRIVE INDUSTRIAL PARK

• RUCKERSVILLE, VIRGINIA •

PRESENTED BY



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

AVAILABLE



BLDG. 2:	14,600 SF ±
BLDG. 4:	10,000 SF ±
BLDG. 6:	4,700 SF ±
BLDG. 7:	8,520 SF ±



Commerce Drive Industrial Park is a 110,000 SF ± flex/industrial/IOS business park comprising a total of seven (7) high functioning industrial buildings nestled within Ruckersville, Virginia. Just off of Route 29 (Seminole Trail) and not far from the intersection with Route 33 (Spotswood Trail), Commerce Drive Industrial Park is positioned at the strategic crossroads of Central Virginia.

Ruckersville's premier destination for light manufacturing, logistics, and specialized trades, this multi-building industrial park offers versatile options ranging from individual bays to large-scale warehouse options equipped with multiple drive-in ramps, loading docks, drive-in bays and robust power.

CENTER SIZE:	109,770 SF ±
ZONING:	M-1 INDUSTRIAL (LIMITED)

CENTER HIGHLIGHTS

- Commerce Drive Industrial Park is *the only* true industrial park in Ruckersville, VA
- Extremely well positioned with easy access to Routes 29 (Seminole Trail) and 33 (Spotwood Trail), providing easy connectivity to Charlottesville, Culpepper/ Northern Virginia and Harrisonburg/I-81
- Situated in Greene County's fastest growing commercial sector with a growing labor pool
- Secure Industrial Outdoor Storage (IOS) acreage
- M-1 zoning accommodates a wide spectrum of users, from R&D, fabrication, warehouse, showroom/shop space and more
- Multiple buildings feature tall clear heights (20-35') and offer a strategic mix of drive-in bays, roll-up doors and multiple loading docks
- Can easily accommodate wide-radius maneuverability for 53' tractor trailers
- Well suited for a 'hub and spoke' distribution model or regional headquarters for specialized trades





29
SEMINOLE TRAIL

29
SEMINOLE TRAIL

COMMERCE DR

CARPENTERS MILL RD

COMMERCE DR

1

2

3

4

5

6

7

10,000 SF

14,600 SF

5,000 SF

3,520 SF

4,700 SF

SITE PLAN

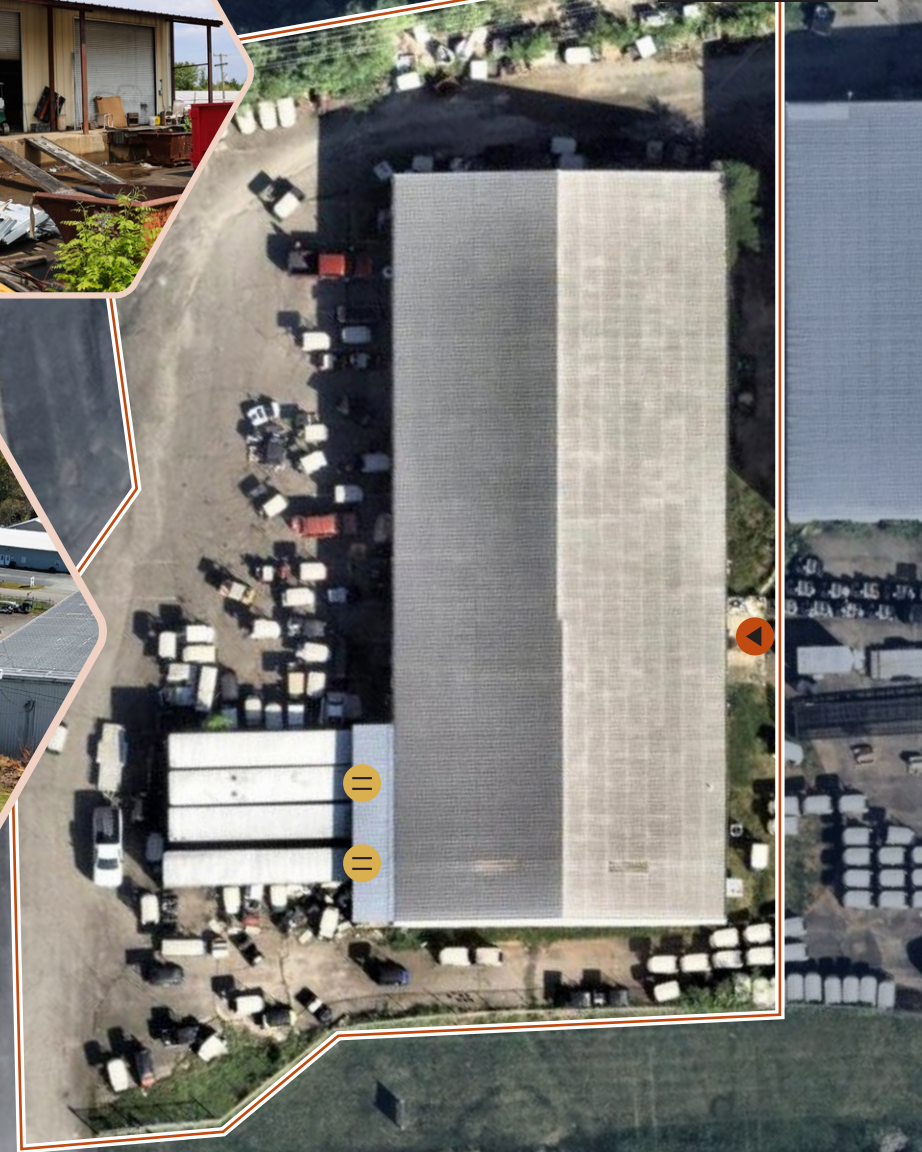


BUILDING 2

74 COMMERCE DRIVE

AVAILABLE:	14,600 SF $\pm$	OCCUPANCY:	IMMEDIATE
IOS:	0.5 ACRES $\pm$	CLEAR HEIGHT:	24' $\pm$
DOCKS:	2	DRIVE-INS:	1
RENTAL RATE:		\$9.00-14.00 PSF, NNN	

- 14,600 SF $\pm$ warehouse space
- Includes 2,500 SF $\pm$ of office space (fully conditioned)
- 0.5 acres $\pm$ of outdoor storage
- Fenced, gated and secure lot
- 2 docks and 2 drive-in
- Clear span construction - easy to move forklifts and install racking without obstacles



COMMERCE DR



BUILDING 4

54 COMMERCE DRIVE

AVAILABLE:	10,000 SF ±	OCCUPANCY:	IMMEDIATE
IOS:	AVAILABLE	CLEAR HEIGHT:	24" ±
DOCKS:	1	DRIVE-INS:	0
RENTAL RATE:		\$9.00-14.00 PSF, NNN	

- 10,000 SF ± warehouse space
- Fenced, gated and secure lot
- Reinforced concrete slab with clear span construction (easy to move forklifts)
- Bathrooms included
- Shared IOS space available



COMMERCE DR



BUILDING 6

41 COMMERCE DRIVE

AVAILABLE:	4,700 SF ±	OCCUPANCY:	IMMEDIATE
IOS:	1.0 ACRE ±	CLEAR HEIGHT:	12'-16' ±
DOCKS:	1	DRIVE-INS:	2
RENTAL RATE:		\$9.00-14.00 PSF, NNN	

- 4,700 SF ± warehouse space
- 1 dock and 2 drive-ins
- Conditioned office space
- 1 acre ± of IOS/yard space adjacent to building



COMMERCE DR



BUILDING 7

31 COMMERCE DRIVE

AVAILABLE:	8,520 SF $\pm$	OCCUPANCY:	IMMEDIATE
IOS:	0.65 ACRES $\pm$	CLEAR HEIGHT:	20' $\pm$
ROLL UP DOORS:	YES (10')		
RENTAL RATE:	\$9.00-14.00 PSF, NNN		

- Showroom space (5,000 SF $\pm$) in front of building
 - » Fully conditioned
 - » 3 offices and 1 bathroom
 - » 8 ft. rollup door
- Service bays (3,520 SF $\pm$ total) in rear of building
 - » Can be individually leased/demised
 - » 3 individual spaces with five (5) doors
 - » Ceiling slopes from 12' $\pm$ to 10' $\pm$
- 0.65 acres $\pm$ of outdoor storage
- Offers great visibility for branding
- Reinforced flooring: concrete slab
- Gated and paved lot with dedicated customer parking



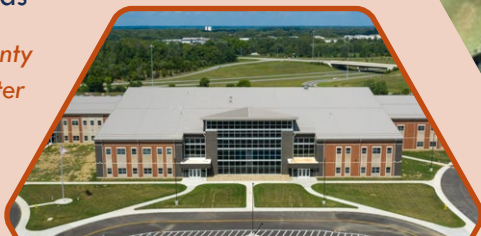
ROLL UP DOOR



RUCKERSVILLE, VA

- Ruckersville, VA is a growing market for light industrial and commercial development, due to its unique geographic position and business-friendly environment
- Route 29 provides crucial north-south access, connecting the area to Northern Virginia/D.C. to the north and Lynchburg/Danville to the south, also serving as an alternative to I-95 for freight moving through the Piedmont region
- Route 33 provides a direct link over the Blue Ridge Mountains to I-81 in Harrisonburg (west) and Richmond (east)
- Users can tap into the Charlottesville labor market and consumer base while operating outside the higher-density traffic and cost-of-living zones of the city center
- The Greene County Technical Education Center and Piedmont Virginia Community College (PVCC) provide a steady stream of skilled labor tailored to technical and industrial needs

Greene County
Career Center



REGIONAL ACCESS

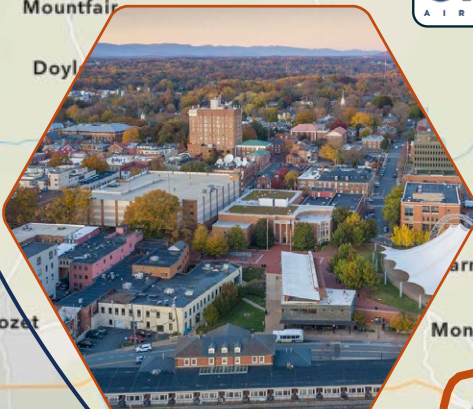
20 MILES



HARRISONBURG: 45 MIN. W
Major Industrial/Agricultural Hub



CULPEPER: 35 MIN. N
Tech/Data Center Hub



CHARLOTTESVILLE: 20 MIN. S
Economic Engine of the Region



America's next globally competitive **innovation and technology hub**, and also the future home of **Astra Zeneca**.



RICHMOND: 1 HR. 15 MIN. SE
State Capital/Major Corporate Hub



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