

Offered for sale or lease:

3006 South Main St – Harrisonburg, VA 22801

1+AC corner lot on South Main St with 8,000+SF commercial building



Property Summary

You found a premier opportunity for commercial space on a corner lot location fronting on the major South Main St business corridor directly in front of the new Rocktown High School complex. Property is currently configured for

retail/showroom space in the front building with employee work space and inventory processing and storage in rear building. Open clear span metal buildings offer outstanding flexibility for alternative uses and space redesign or full site redevelopment. The undeveloped 3rd 2-lot rear parcel offers potential for more parking, expansion, or new construction. Located less than a mile from Exit 243 of I-81, this location is easily accessible from all city, county, and regional destinations.

Offered for Sale or Lease

Sale Offer: \$1,299,900

Lease offered as low as: \$9/SF/Year limited NN Term Length: negotiable

Single tenant exclusive use with NO CAM FEES

Inquire about seller financing options if that may be beneficial – sale terms are flexible.

Building Information

Total Building Size: 8130+ SF Front A-frame+Building: 4130 SF Rear Building: 4000 SF

Construction: Clear span, pre-engineered steel buildings on above grade concrete slab

Height: Center / sidewall: 13'2" / 11'6" Year Built: 1975&1980 Renovated: 2021(Front Bldg)

HVAC: all interior space is conditioned - multiple heat pumps + gas heat (front bldg)

Utility Services

Electric: Connected - 3 phase available (HEC) Gas: Connected - Natural (Columbia Gas)

Water/Sewer: Connected - Public (Harrisonburg City)

Internet: Broadband available Fiber/Cable/DSL – multiple provider options

Property Information

Total Property Size: 1+ AC / ~44,570 SF Parcels: 6 lots in 3 city tax map parcels

Zoning: B2 Parking: Paved & gravel/permeable – with Handicap accessible spaces

Frontage / Cross Street Access: South Main St. & Southgate Ct.

Traffic Count - I-81 (exit 243) : 56,000+ AADT (2025)

Traffic Count - S. Main : 22,000+ AADT (2023 – pre HS opening)

Contact

PVC Holdings LLC (Owner)

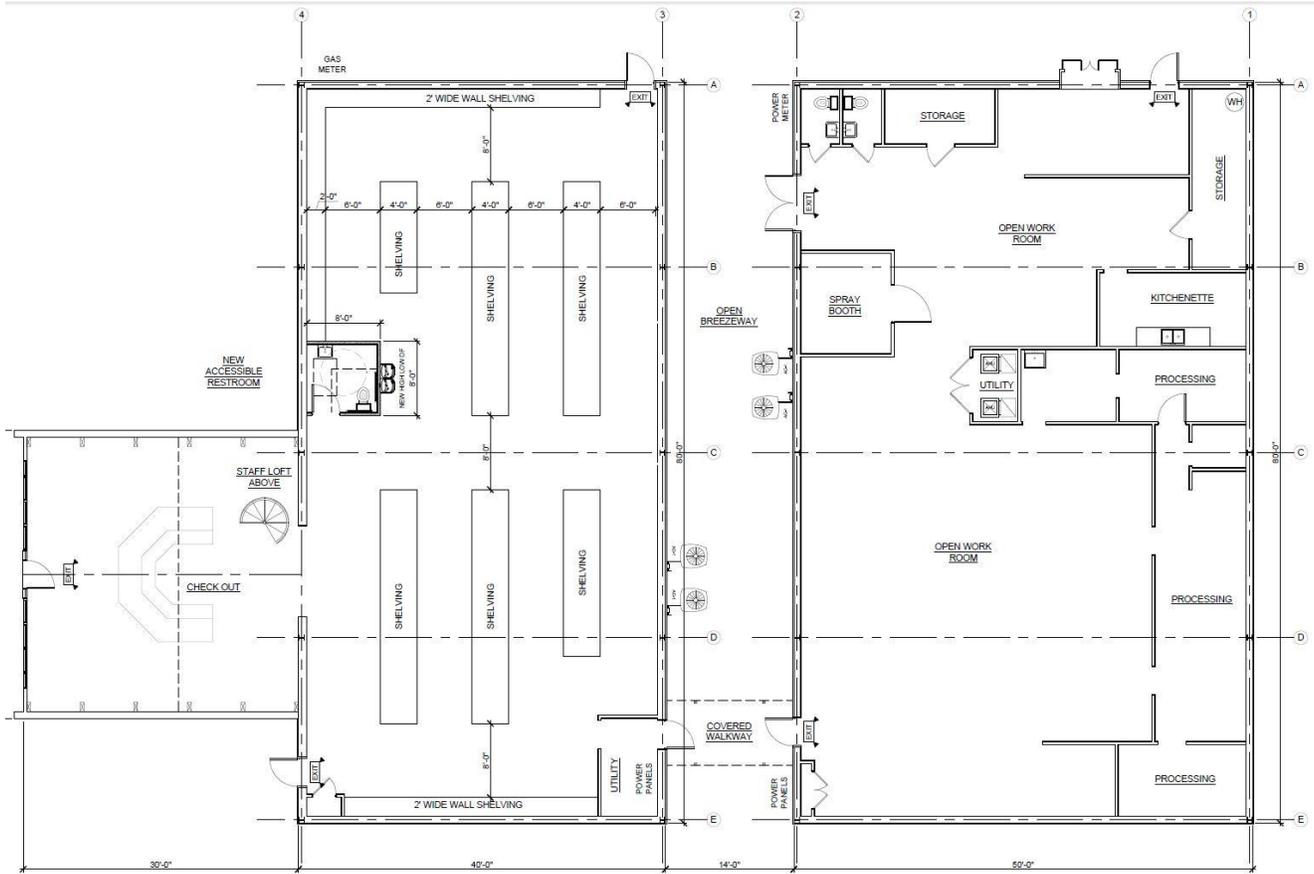
(540) 466-4655 (voice&SMS)

J.W. Gentry - Manager

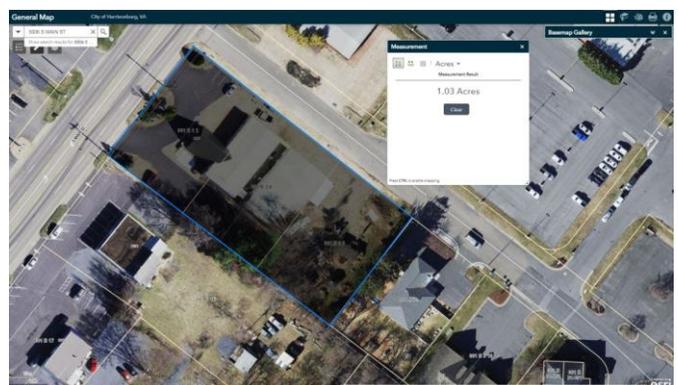
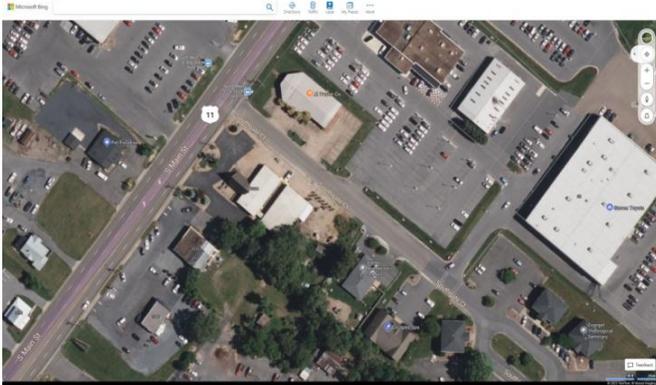
PropertyInfo@hawksledge.com

Buyer's agents welcome. For unrepresented buyers inquire about 2.5% rebate or seller paid costs. All information believed accurate, buyer/lessee to independently verify all data.

Building Photos & Plans



Site Photos



Maps & Area Location Photos

