

57 Construction Ln Fishersville, VA 22939


PRESENTED BY JESSIE SAMPLE



Industrial | ±6,390 SF

**Office / Warehouse + Loading +
Fenced Storage + Laydown yard**

1 mile to I-64

 410-913-8800

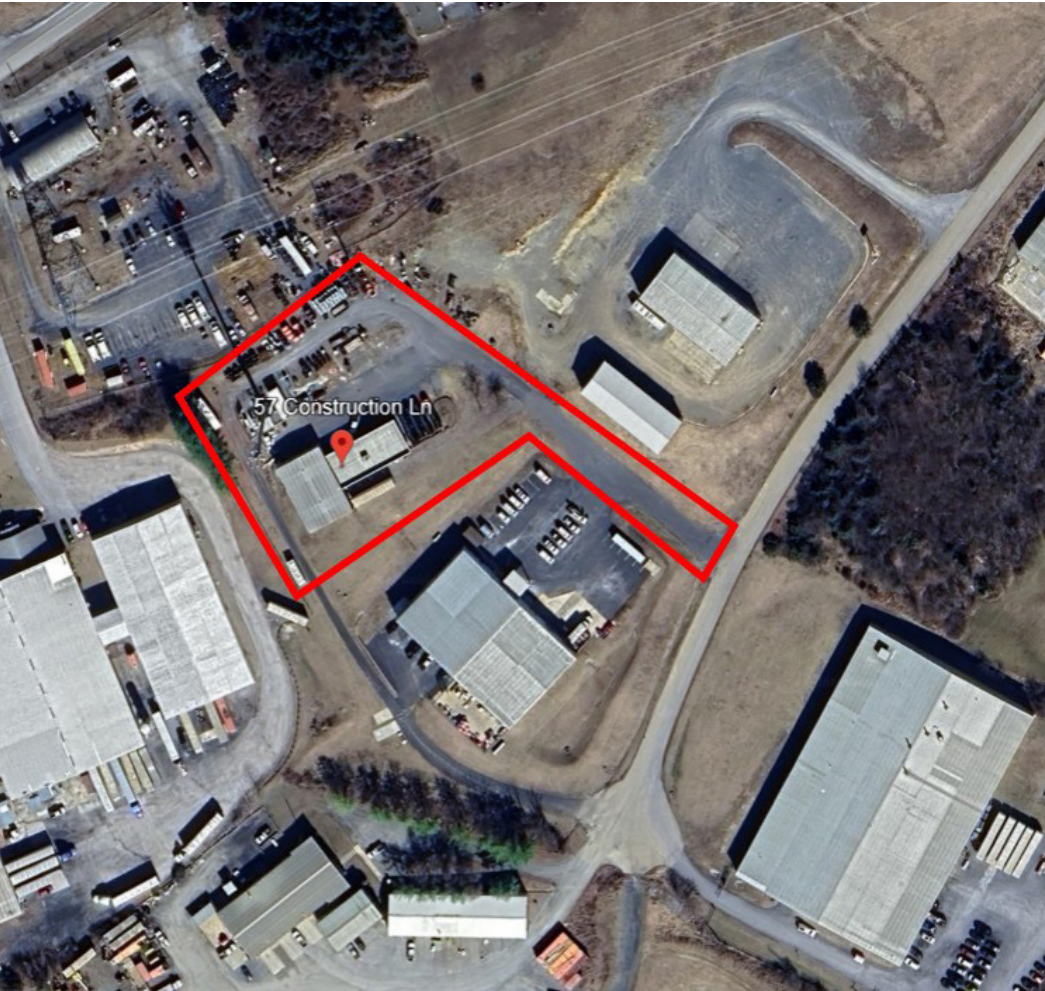
 info@jessiesample.com

 www.jessiesample.com

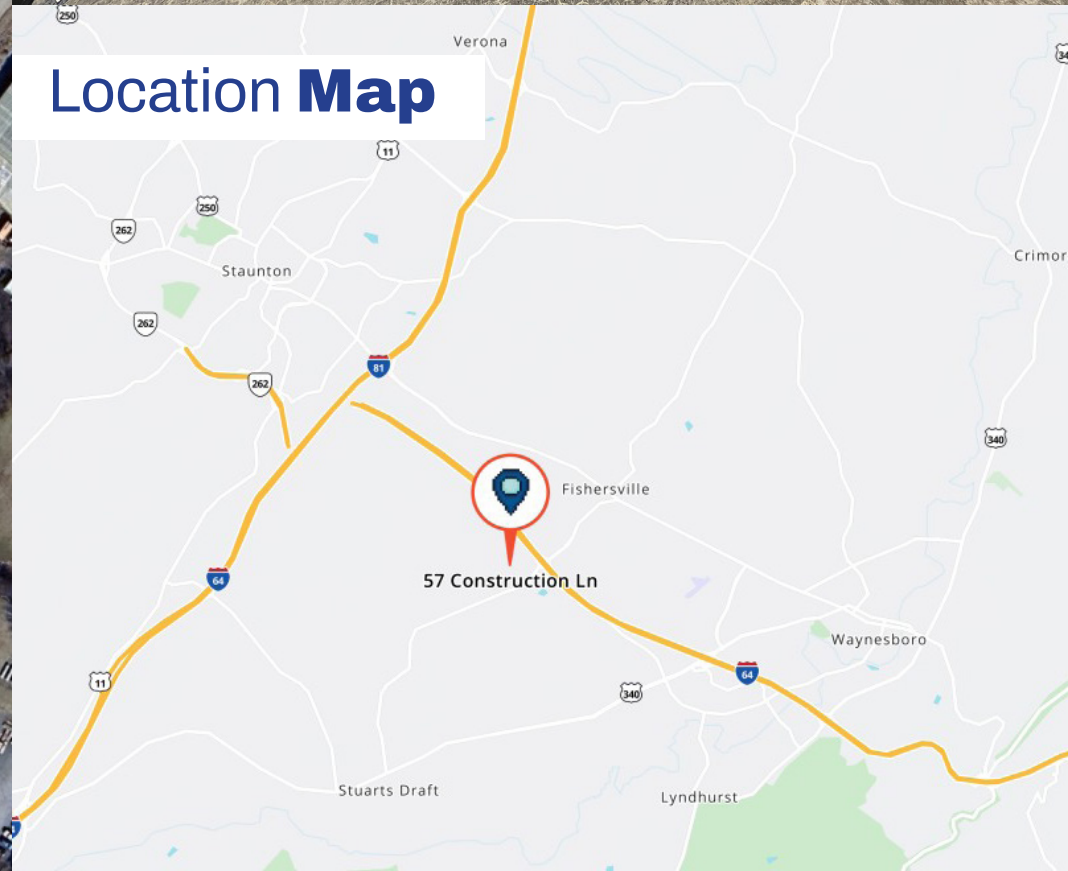


Property Overview

Commercial flex industrial space available for sublease in a centralized and growing I-64 corridor location. The property offers strong industrial functionality, convenient highway access, and a rare combination of features for a space of its size, making it well-suited for a variety of business uses.



Location Map



Offering Summary

Property Type:

Industrial
Single-Tenant Freestanding Building

Zoning:

GI – General Industrial

Building Size:

6,390 SF

Lot Size:

2.08 Acres

Location:

Commercial Flex Space in a Mixed-Use Industrial Park, 1 mile from I-64, near Augusta Expo, Amazon, and Augusta Health Complex



Key Features

A rare combination of functional industrial features in this size range, including:

- Freestanding industrial building with private parking
- ±6,390 rentable SF total with 2652 SF Office space + 3384 SF Warehouse configuration
- 25' clear warehouse ceilings
- 3 bathrooms + 1 shower
- Lobby / Reception Space
- Private Offices with Windows
- Fenced outdoor storage / laydown yard on a large site with drive-through loop
- Strong access and proximity to the I-81 / I-64 interchange and regional industrial demand
- Fork-Lift on site (negotiable)
- Security Cameras on Exterior
- Loading Dock and Overhead Door



Sublease Details

Lease Rate:

\$6200 Per Month NNN

Tenant Responsibilities:

All property expenses including taxes, insurance, and maintenance

Security Deposit:

\$4500

Type:

Sublease through end of Lease Period

Availability:

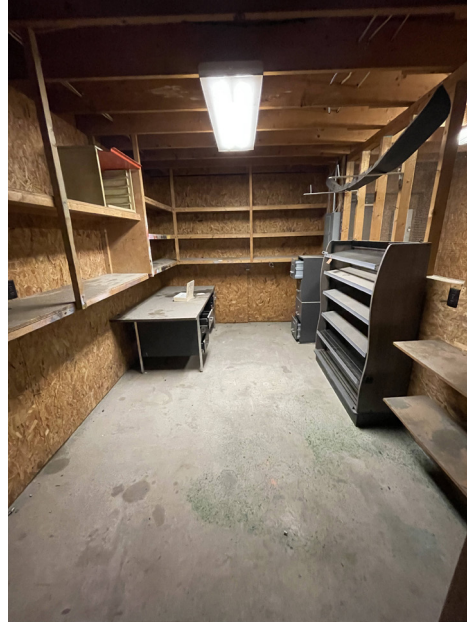
Now through April 30, 2028 with potential option to renew as primary tenant



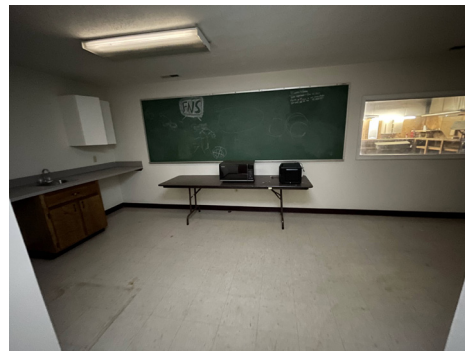
Exterior Photos



Warehouse Photos



Office Photos



Location Map



Jessie Sample

EXP Realty

📞 410-913-8800

✉ info@jessiesample.com

🌐 www.jessiesample.com

Disclosures

All information is subject to errors, omissions, change in price, rental, or other conditions, prior lease, sale, or financing, or withdrawal without notice. No warranty or representation, express or implied, is made as to the accuracy of the information.



exp[®]
REALTY