

57 Construction Ln
Fishersville, VA
22939



Industrial | ±6,390 SF

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

1 mile to I-64

PRESENTED BY JESSIE SAMPLE



410-913-8800

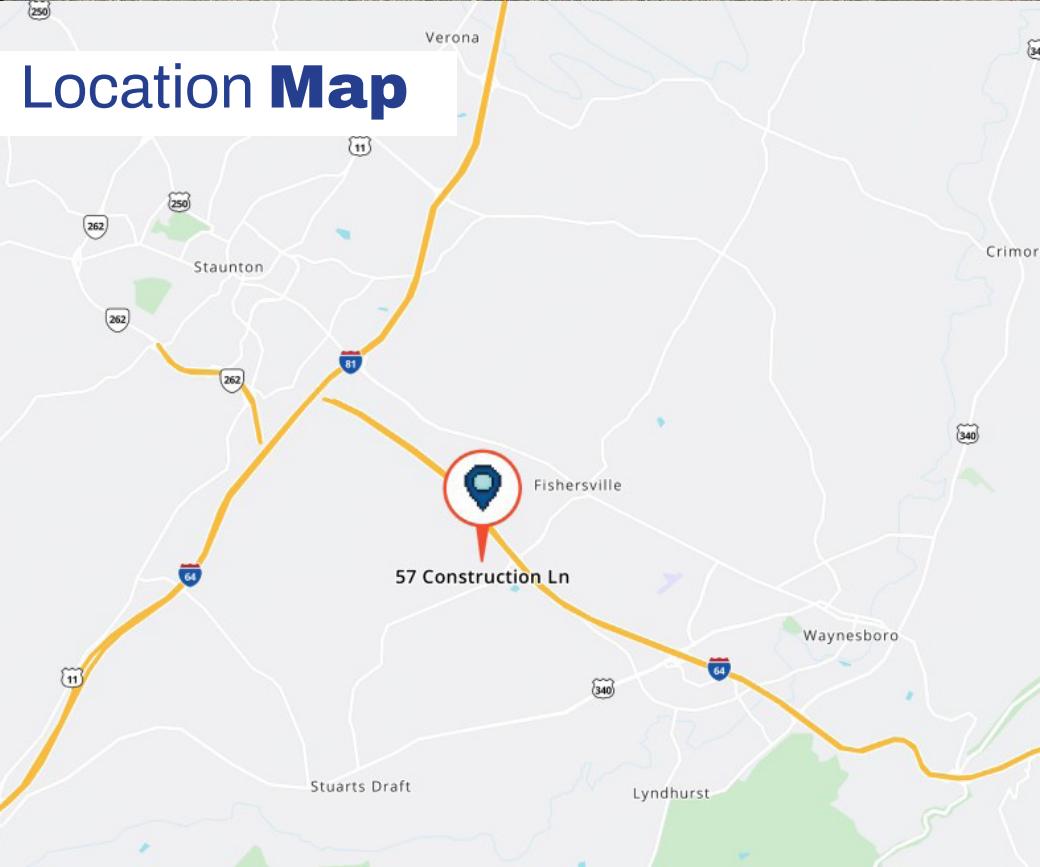
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Property Overview

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.



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:

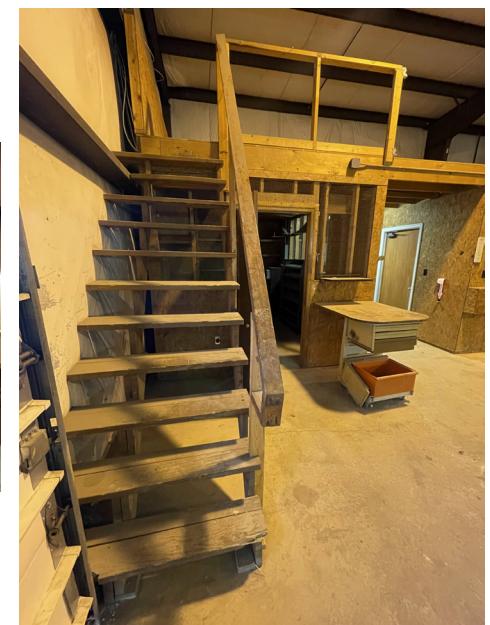
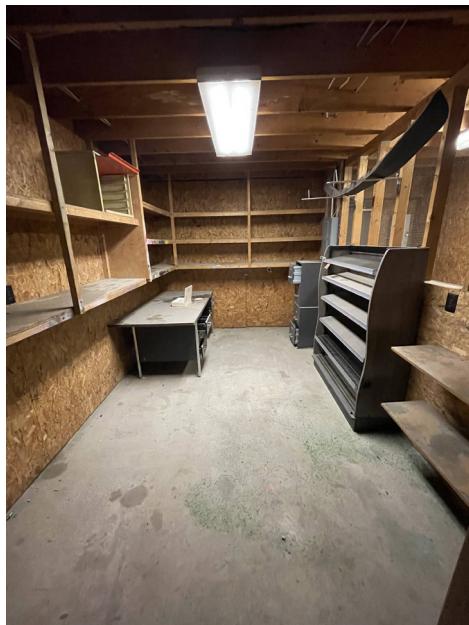
Now through April 30, 2028 with potential option to renew as primary tenant



Exterior Photos



Warehouse Photos



Office Photos





Location Map

Jessie Sample

EXP Realty

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