
LARGE WAREHOUSE AVAILABLE IN GREAT LOCATION FOR SALE OR LEASE

52 Mid Valley Ln, Verona, VA 24482

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,250,000
Lease Rate:	\$8.50 PSF/Yr + Triple Net Fee
Building Size:	12,622 square feet
Zoning:	General Industrial
Lot Size:	1.81 Acres
Utilities:	Public Water Public Sewer
Loading Dock:	(1) 8' x 8'
Drive-In Doors:	(1) 8' x 10'
MLS#:	661387 (sale) 666211 (lease)



PROPERTY OVERVIEW

This property offers 12,622 SF of clear span flex space with ±3,000 SF of office/lab area and over 9,000 SF of warehouse/storage area. The building sits on 1.81 acres with signage visibility from Rt 11 and quick access to I-81/I-64. One 8' x 10' drive-in door, one 8' x 8' dock door, and ample level yard space support a range of operations. Owner financing available for qualified purchasers.

For More Information:

Isaac Grant
540.448.1588
isaac.grant@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Exterior Photos



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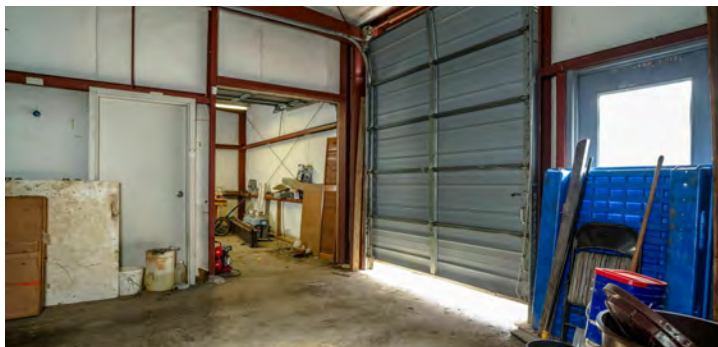
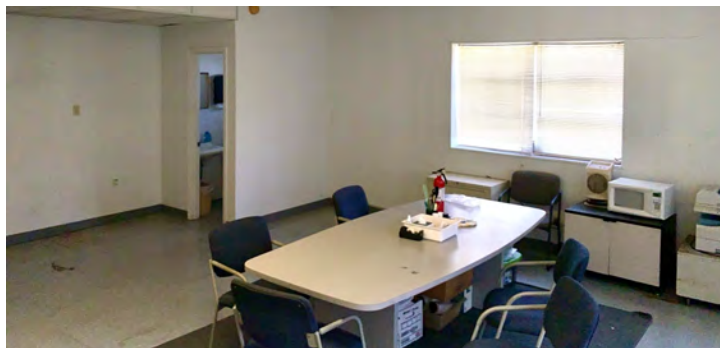
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Interior Photos



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Aerial Photos



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Retailer Map



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52 Mid Valley Lane
Verona

NOTES

1. DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND A CURRENT FIELD SURVEY.
2. THIS PROPERTY IS SHOWN ON TAX MAP J6 - 93M
3. BEARINGS ARE OBTAINED TO SUBDIVISION PLAT RECORDED IN D.B. 696, P. 432
4. THE SURVEYED PREMISES IS LOCATED WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR AUGUSTA COUNTY, VIRGINIA COMMUNITY PANEL NUMBER 510013 0100 B EFFECTIVE DATE MAY 17, 1990

5. THIS PROPERTY IS PRESENTLY IN THE NAME OF RUDDICK FAMILY LIVING TRUST

6. ADDRESS:
MID VALLEY LANE
VERONA, VIRGINIA 24482

7. PRESENT BUILDING SETBACK REGULATIONS ARE AS FOLLOWS:
FRONT - 35'
REAR - 0'
SIDE - 0'

CALVIN W. POWERS
& JOHN A. PERKINS
D.B. 842, P. 510

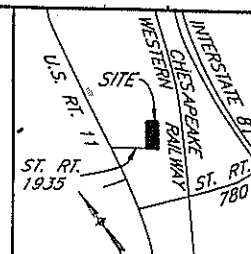
PARCEL 4

HALMOR CORP.
O.B. 1040, P. 685

PARCEL 7A
MOLLY M. WISELY LAND

STAUNTON FRUIT AND
PRODUCE CO., INC.
D.B. 826, P. 603

PARCEL 7B
MOLLY M. WISELY LAND

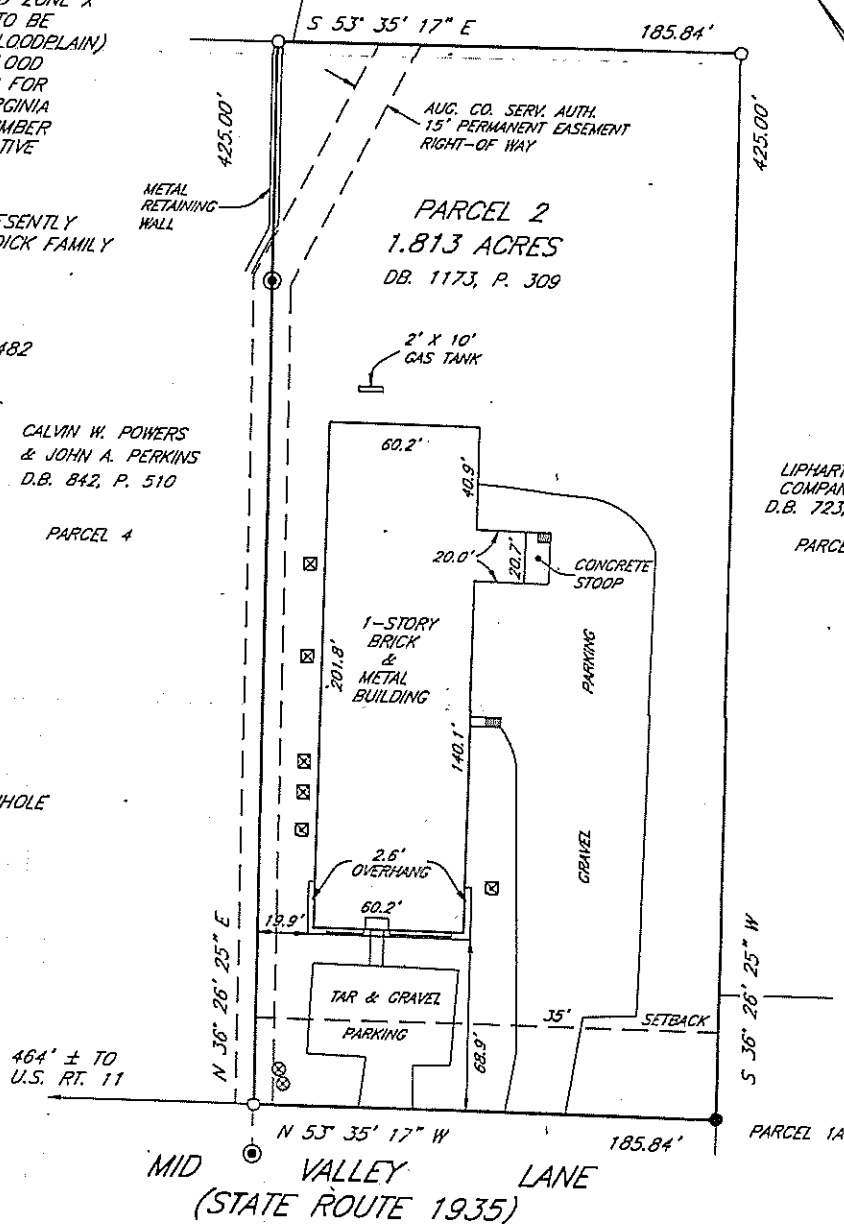


VICINITY MAP

SCALE 1" = 2000'

LEGEND

- IRON PIN SET
- IRON PIPE FOUND
- ⊠ 3' X 3' HEAT PUMP
- ⊗ WATER METER
- ⊙ SANITARY SEWER MANHOLE



LIPHART STEEL
COMPANY, INC.
D.B. 723, P. 442

PARCEL 1

PARCEL 1A

PHYSICAL SURVEY OF
PARCEL 2 OF THE DIVISION OF A
PORTION OF GIESEN - CALDWELL AGENCY INC. LANDS FOR
GREGORY L. HUDSON
NORTH RIVER DISTRICT, AUGUSTA COUNTY, VIRGINIA

SCALE 1" = 50' MARCH 2, 1995

COPPER, MARS, NICELY & ASSOCIATES
SURVEYORS ENGINEERS PLANNERS
1041 SOUTH HIGH STREET
HARRISONBURG, VIRGINIA 22801
TELEPHONE (703) 434-6365

