

Industrial Building For Sale



121 INDUSTRIAL DRIVE
WINCHESTER, VA 22602

AVISON
YOUNG



Opportunity

- **17,200 SF available**
- **Asking Price: \$2.75M**
- **Available: Immediate**
- Located in prime industrial development area
- Easy access to Interstate 81 and State Route 37
- Up to 1 acre of additional usable land
- Available clean room for separate purchase or seller will remove

Space Features

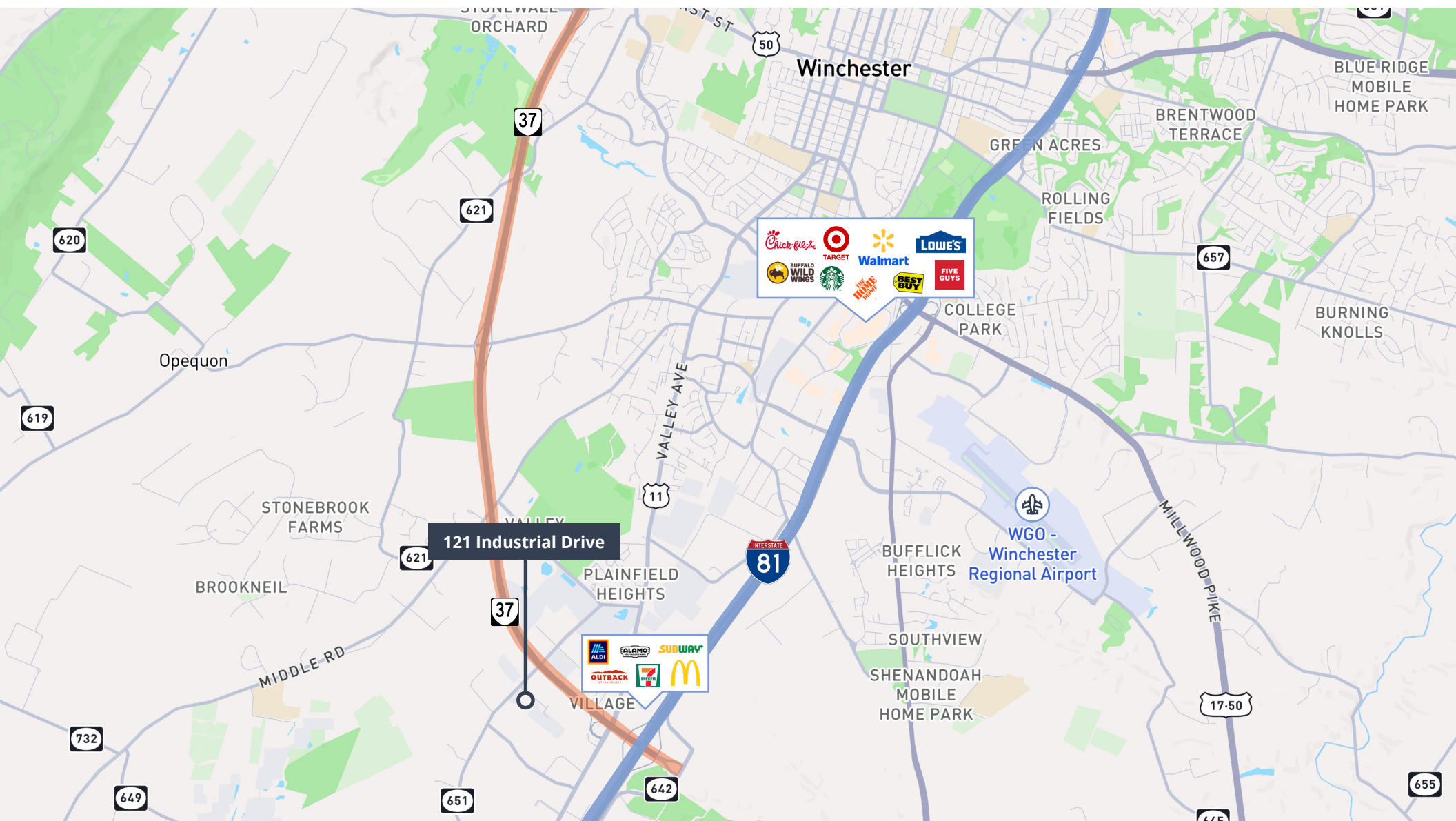
- 3,000 SF of finished office space
- 1 dock door and 2 drive-in doors
- Warehouse space totaling 12,500 SF (10,000 SF + 2,500 SF)

Property Features

Lot Size	3.20 AC
Land SF	131,551 SF
Stories	1
Clear Height	17'-21'
Column Spacing	25'x50'
Zoning	M1
Class	C
Year Built	1998
AC	Fully Air Conditioned
Submarket	Frederick County

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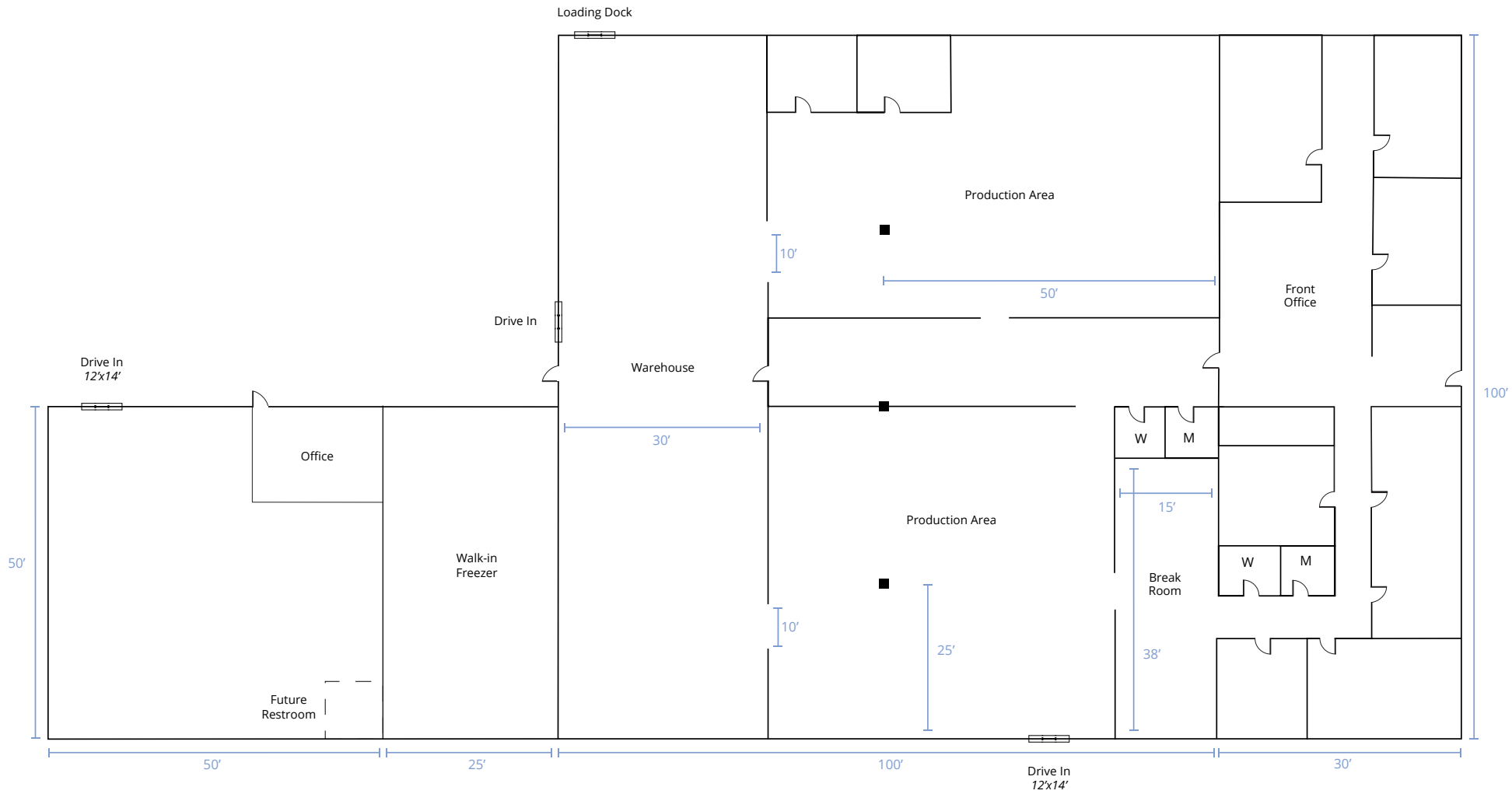
Location Map



121 INDUSTRIAL DRIVE

Main Floorplan | 17,200 SF

NOT TO SCALE



121 INDUSTRIAL DRIVE





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