

# For Sale

117 Shirley Road  
York County, Virginia 23696



**For Additional Information Please Contact**



**Vince Campana**

1313 Jamestown Road Suite 201  
Williamsburg, Virginia 23185  
[www.CampanaWaltz.com](http://www.CampanaWaltz.com)

**757.209.2990**

# For Sale

117 Shirley Road  
York County, Virginia 23696

**Location:** 117 Shirley Road York County, Virginia

**Description:** This offering is a rare industrial opportunity! The property is 1.8 acres and has a 13,160 square foot warehouse with waterway access to Back Creek. This industrial property / building has oversized roll up doors, tall ceilings, a fenced in parking lot / lay yard, and water access. It's unique zoning, Water Oriented Industrial, comes with a wide array of permitted uses within the access are very uncommon in the Hampton Roads market!

*Included in this marketing package is a permitted use matrix.*

**Land Size:** 1.8 acres

**Parking:** There is ample onsite parking that is fenced in.

**Sale Price:** \$2,200,000.00



**Vince Campana**

1313 Jamestown Road Suite 201  
Williamsburg, Virginia 23185  
[www.CampanaWaltz.com](http://www.CampanaWaltz.com)

**757.209.2990**

*This information was obtained from sources deemed to be reliable, but is not warranted.  
This offer subject to errors and omissions, or withdrawal, without notice.*

# Photographs



*This information was obtained from sources deemed to be reliable, but is not warranted.  
This offer subject to errors and omissions, or withdrawal, without notice.*

# Photographs



*This information was obtained from sources deemed to be reliable, but is not warranted.  
This offer subject to errors and omissions, or withdrawal, without notice.*

# Photographs



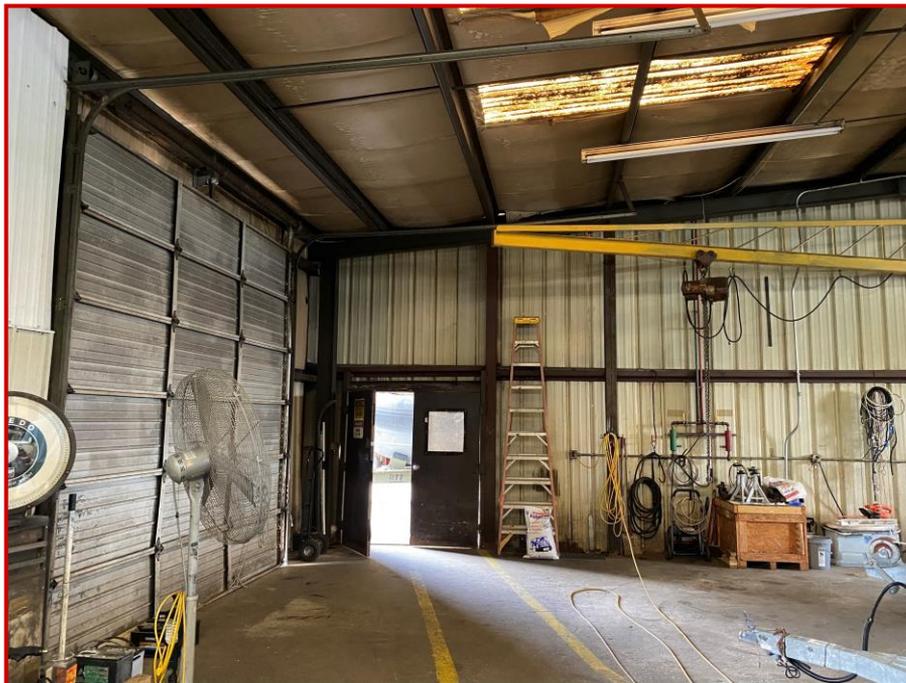
*This information was obtained from sources deemed to be reliable, but is not warranted.  
This offer subject to errors and omissions, or withdrawal, without notice.*

# Photographs



*This information was obtained from sources deemed to be reliable, but is not warranted.  
This offer subject to errors and omissions, or withdrawal, without notice.*

# Photographs



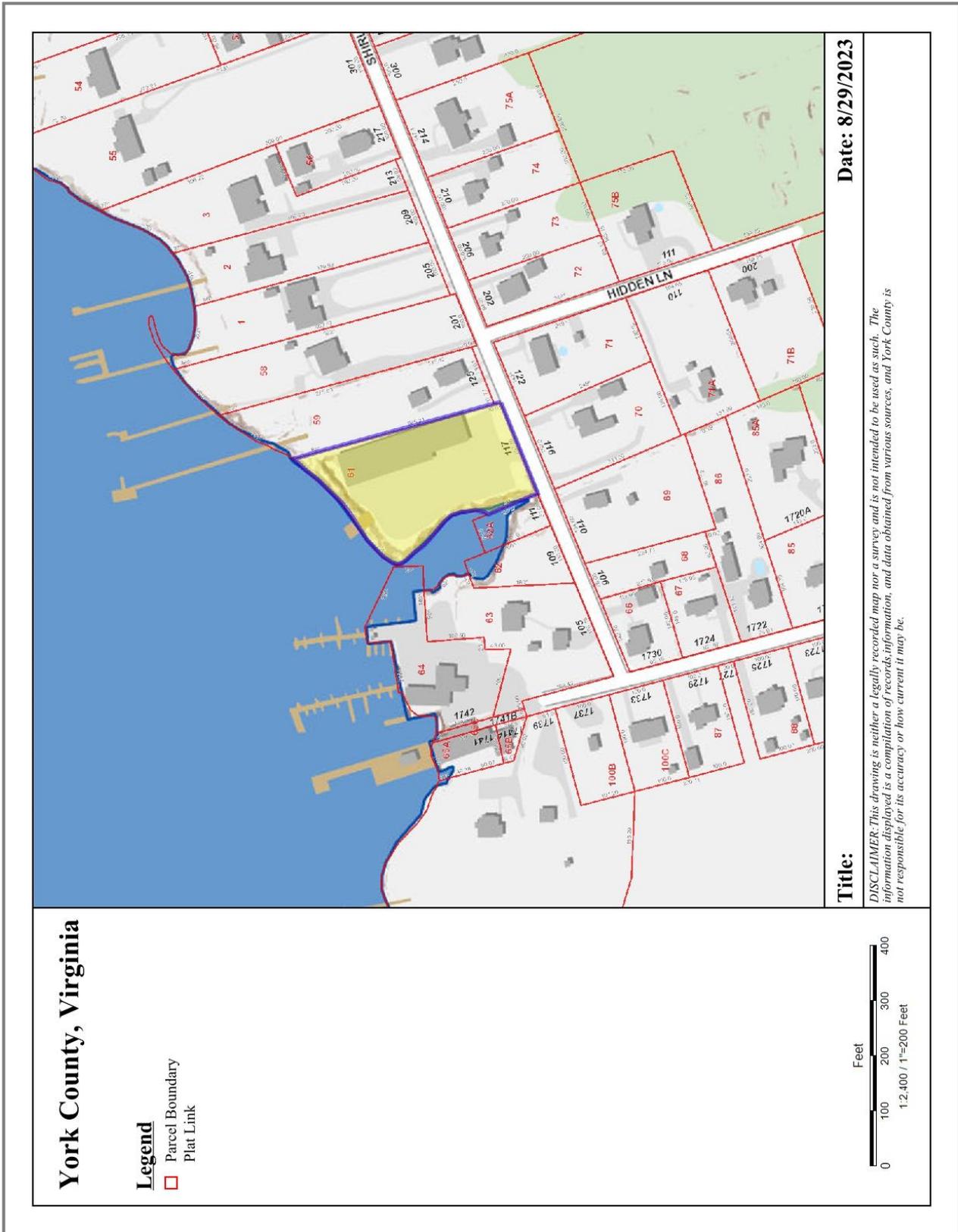
*This information was obtained from sources deemed to be reliable, but is not warranted.  
This offer subject to errors and omissions, or withdrawal, without notice.*

# Photographs



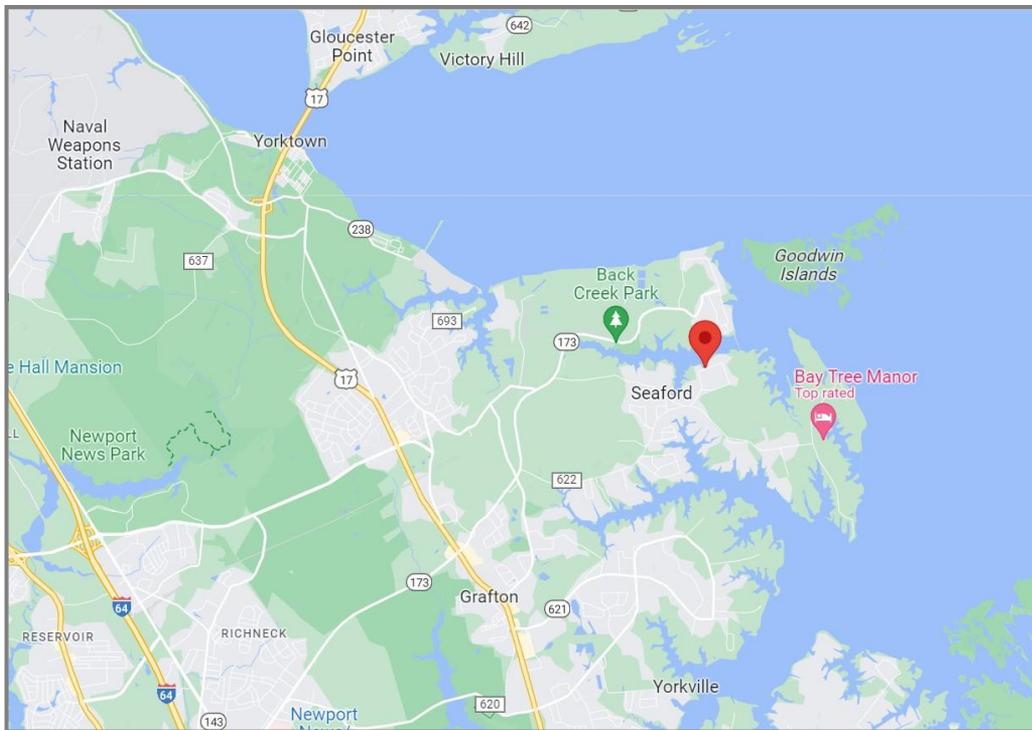
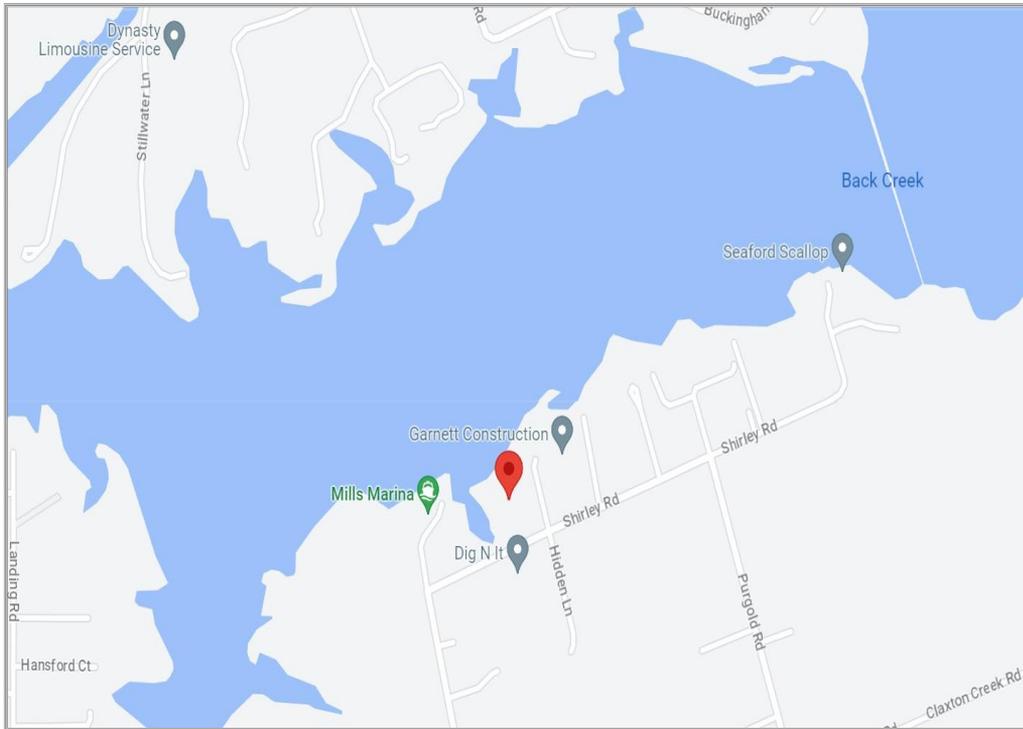
*This information was obtained from sources deemed to be reliable, but is not warranted.  
This offer subject to errors and omissions, or withdrawal, without notice.*

# Aerial



*This information was obtained from sources deemed to be reliable, but is not warranted.  
This offer subject to errors and omissions, or withdrawal, without notice.*

# Maps



*This information was obtained from sources deemed to be reliable, but is not warranted.  
This offer subject to errors and omissions, or withdrawal, without notice.*