

12,000 SF
SPACE FOR SALE



27 & 29 INDUSTRIAL DR
RUCKERSVILLE, VA 22968

CBRE

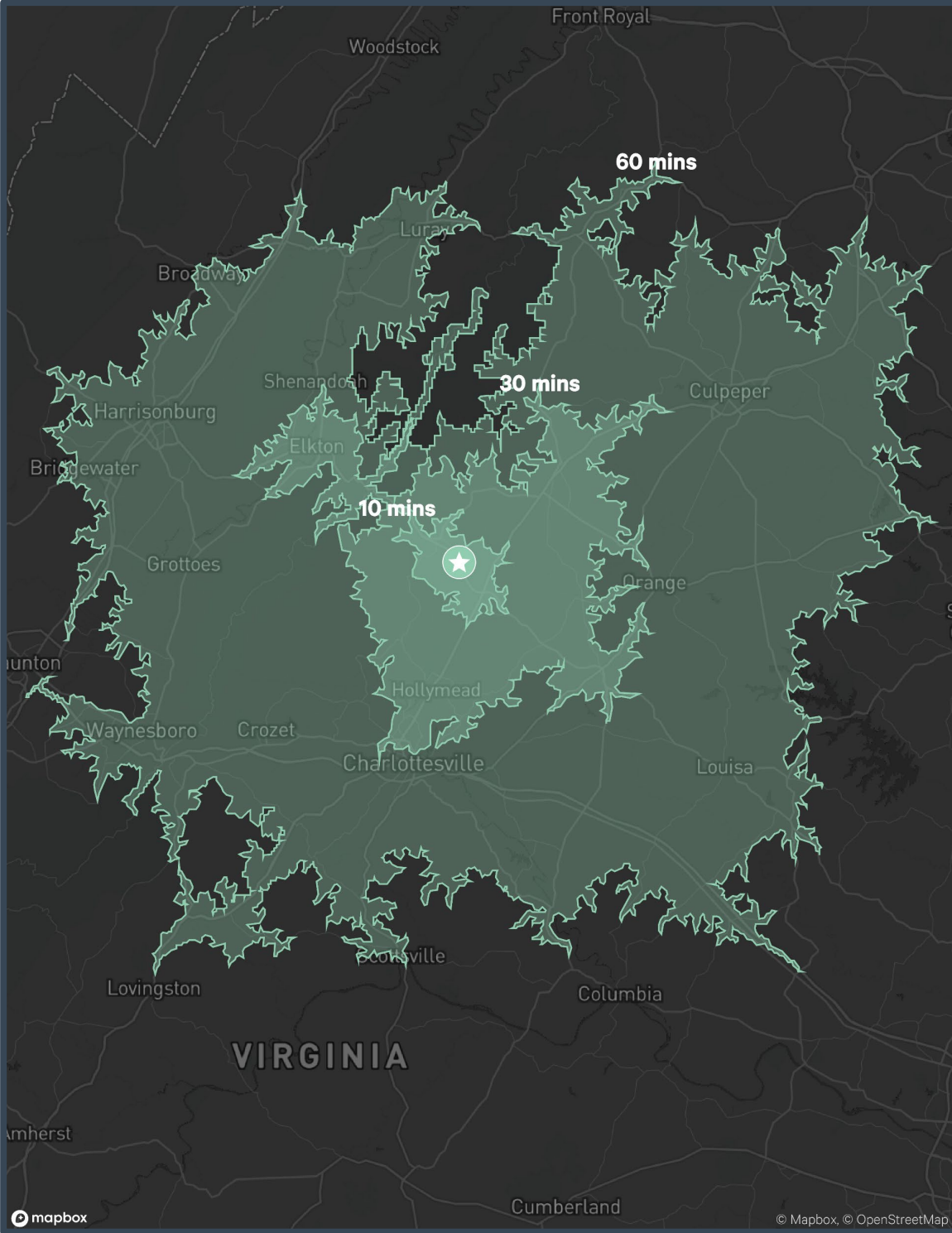


PRIME COMMERCIAL PROPERTY

Greene Industrial Park

Located at the northeast intersection of Industrial Drive and US Route 33, this property is in the heart of Greene County's thriving Greene Industrial Park. Just 3 miles northwest of the central intersection of Routes 29 and 33 in Ruckersville, VA, the area features a dynamic mix of office, industrial, and service-oriented businesses in a semi-rural setting. Developed in 1998 and 2001, the property is well-maintained and above average overall condition. With major commercial growth along the US 29 corridor between Ruckersville and Albemarle County, and the US 33 corridor between Ruckersville and Stanardsville, this location offers significant growth potential. This prime commercial real estate is an excellent opportunity for businesses looking to establish a presence in a strategically located area.

LOCATION MAP



GORDONSVILLE, VA
16.5 MILES

CHARLOTTESVILLE, VA
20.1 MILES

CULPEPER, VA
30.7 MILES

HARRISONBURG, VA
34.3 MILES

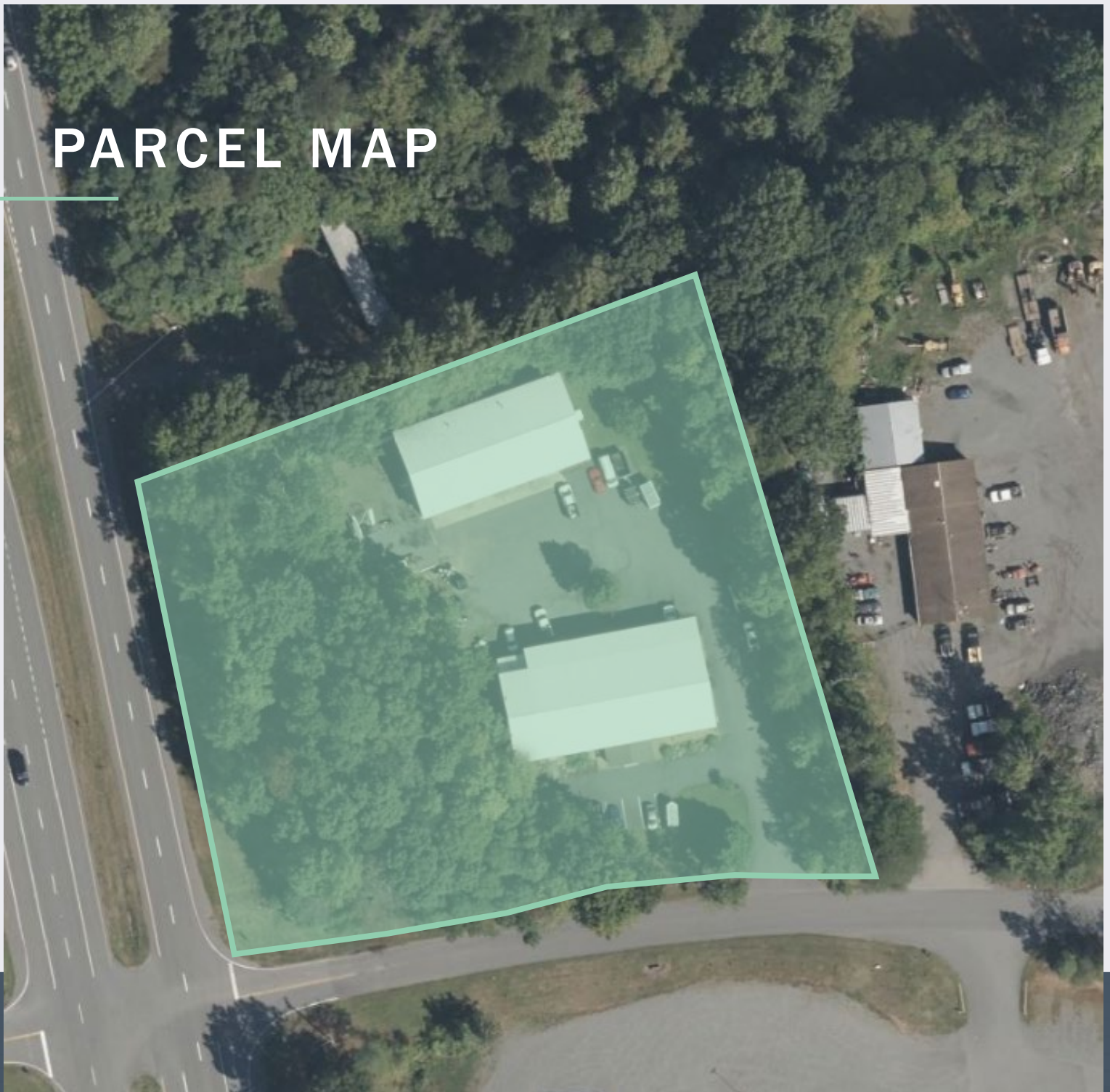
WAYNESBORO, VA
44.4 MILES

STANTON, VA
54.3 MILES

RICHMOND, VA
82.7 MILES

WASHINGTON, DC
102 MILES

PARCEL MAP



HIGHLIGHTS

- LOCATION DIRECTLY OFF ROUT 33
- FULLY LEASED TO 4 TENANTS ON SHORT TERM, BELOW MARKET RATES
- OPPORTUNITY TO EXPAND FOR PARKING OR OUTDOOR STORAGE
- GREAT OPPORTUNITY FOR OWNER/USER TO OPERATE THEIR BUSINESS WHILE GENERATING INCOME FROM EXISTING TENANTS



2.46 ± Acres
(107,158 ± SF)



Docks and Drive-In

1 Existing Dock
6 Total Drive-Ins (12' x 12')



H I G H L I G H T S

Property Details

Address	27 Industrial Drive, Ruckersville, VA 22968
Year Built	1998
Building Size	7,000 SF
Ceiling Height	17'
Docks	1 Existing
Drive-In Doors	3 Total – 12' x 12'

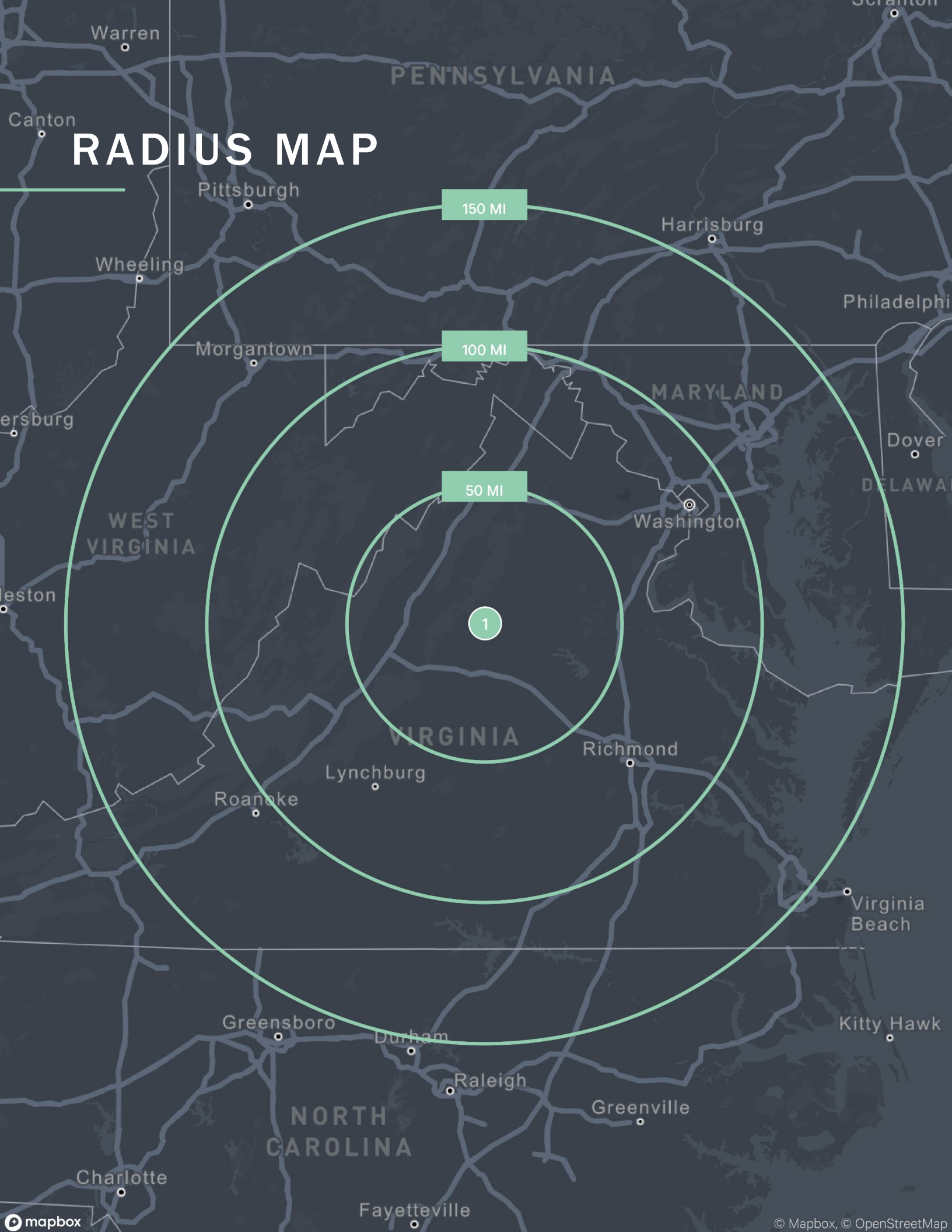


H I G H L I G H T S

Property Details

Address	29 Industrial Drive, Ruckersville, VA 22968
Year Built	1998
Building Size	5,000
Ceiling Height	17'
Drive-In Doors	3 Total – 12' x 12'

RADIUS MAP





27 & 29 Industrial Dr.
Ruckersville, VA 22968

GREENE INDUSTRIAL PARK

12,000 SF
SPACE FOR SALE

CBRE

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