

FOR LEASE - RARE OPPORTUNITY

UP TO 10,000 SF OFFICE/INDUSTRIAL

102 Industrial Way | Troy, VA 22974



S.L. NUSBAUM
REALTY CO.



ANDREW BRODIE

Senior Associate

O. 804.944.9254

C. 804.759.5970

abrodie@slnusbaum.com

TRIB SUTTON

Senior Director

O. 804.477.8785

C. 804.337.6525

tsutton@slnusbaum.com

NATHAN SHOR

Senior Vice President | Partner

O. 804.944.2399

C. 804.539.7404

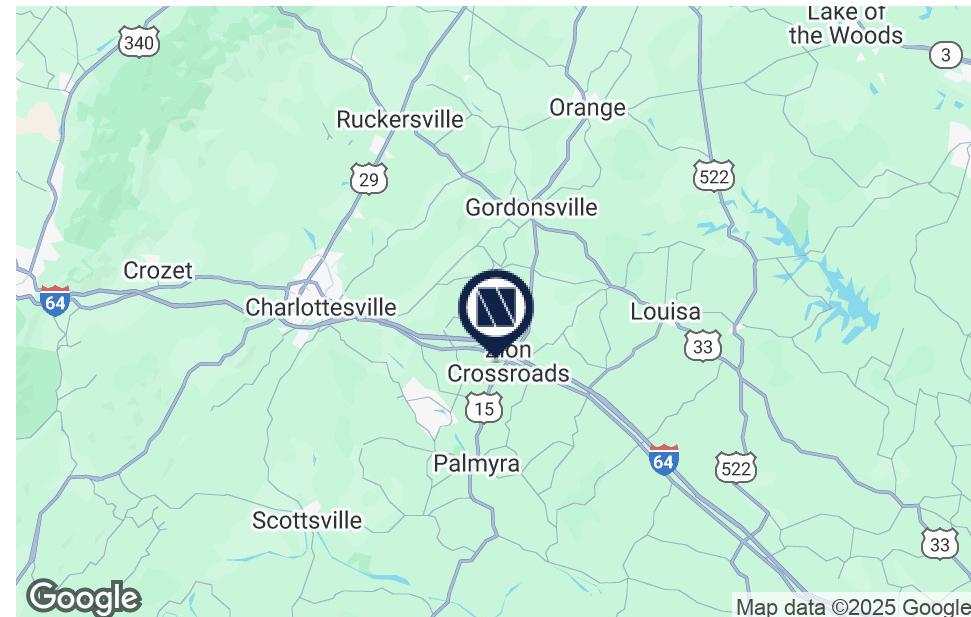
nshor@slnusbaum.com

PROPERTY SUMMARY

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OFFERING SUMMARY

Lease Rate:	Contact Agent
Building Size:	10,000 SF
Available SF:	2,000 - 10,000 SF
Zoning:	I-1

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Population	6,489	11,576	25,713
Total Households	2,155	4,169	9,886
Average HH Income	\$133,499	\$130,174	\$133,029

PROPERTY OVERVIEW

Rare opportunity: 2,000–10,000 SF of office/industrial space now available for lease near Zion Crossroads

PROPERTY HIGHLIGHTS

- Five 10 x 10' drive-in doors
- Situated near I-64, 14 miles from Charlottesville & 42 miles from Richmond
- 2.4 miles from planned Amazon Distribution Center
- Monument signage available
- Ample parking
- Potential for laydown yard
- Can be leased separately or combined

TRADE AREA

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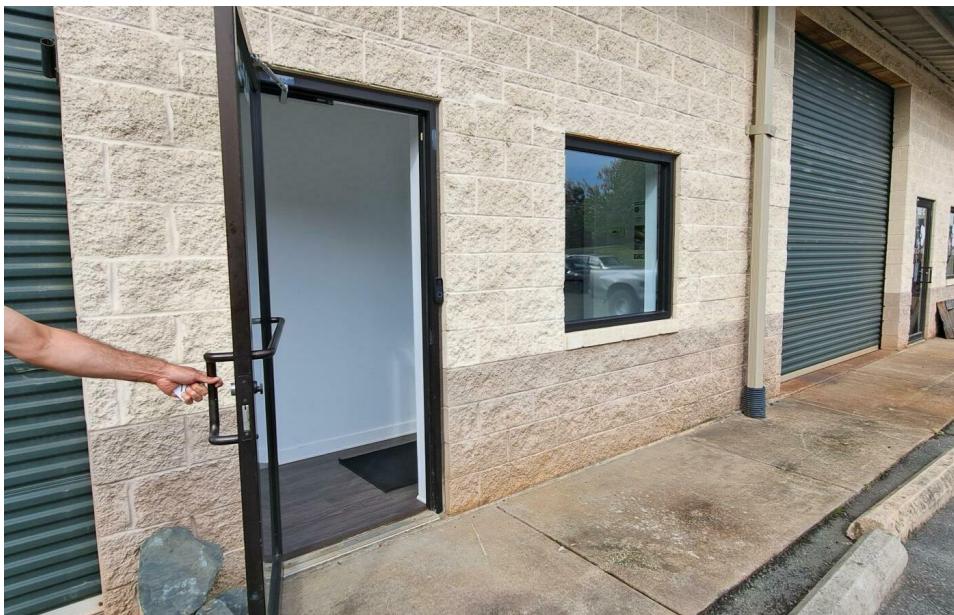


ADDITIONAL PHOTOS

UP TO 10,000 SF OFFICE/INDUSTRIAL
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CONTACT INFORMATION

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