

**SALE/
LEASE**

MODERN FACILITY

Industrial/Flex

48 Zion Station Court | Troy, VA 22974



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 20,323± SF Warehouse/Manufacturing building for sale or lease
- › Modern facility built in 2018 with high quality design features
- › 1,500± SF office space
- › Two docks and one drive in loading door (14' x 14')
- › 26' x 29' ceiling height
- › 13 parking spaces
- › Zoned I-1
- › Heavy Power
- › Conveniently located at Zion Crossroads
- › 1.5 miles to I-64
- › Sale Price: \$4,775,000
- › Lease Rate: call agent for pricing

FOR MORE INFORMATION:

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Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein is deemed reliable but is not guaranteed.

OFFICE SPACE

1,500± SF



WAREHOUSE SPACE

18,823± SF | 26' x 29' ceiling height | heavy power



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Office



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EXTERIOR

13 parking spaces

Two docks and one drive in loading door (14' x 14')

