



## 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:

### **BEN BRUNI, SIOR**

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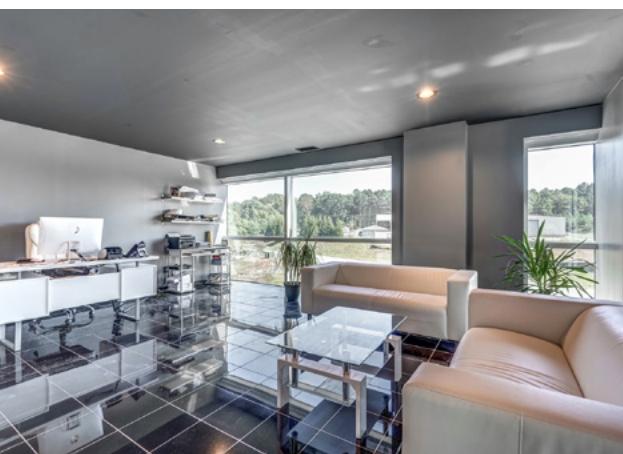
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Commonwealth Commercial Partners, LLC represents the Owner of this property.  
Information contained herein is deemed reliable but is not guaranteed.

# OFFICE SPACE

1,500± SF



# WAREHOUSE SPACE

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



SALE/LEASE | 48 ZION STATION COURT | TROY, VA 22974

Office



COMMONWEALTH  
COMMERCIAL  
Comprehensive Property Solutions

# EXTERIOR

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

