

INDUSTRIAL FOR LEASE
291 W. WOLFE STREET
HARRISONBURG, VIRGINIA 22802



THALHIMER

51,497 SF AVAILABLE

OPEN FLOOR PLAN WAREHOUSE & OFFICE SPACE

**CLASS B
WAREHOUSE SPACE
FOR LEASE!**

PROPERTY FEATURES



51,497 SF

OPEN FLOOR PLAN WAREHOUSE SPACE



20' CLEAR HEIGHT

CEILING | 50' COLUMN SPACING



5 DOCKS

2 ROLL-UP DOORS



GENERAL INDUSTRIAL

ZONING



FENCED YARD SPACE

61,000 SF, FENCED & LIT



WET SPRINKLER

SYSTEMS THROUGHOUT



TWO OFFICES

853 SF MEZZANINE

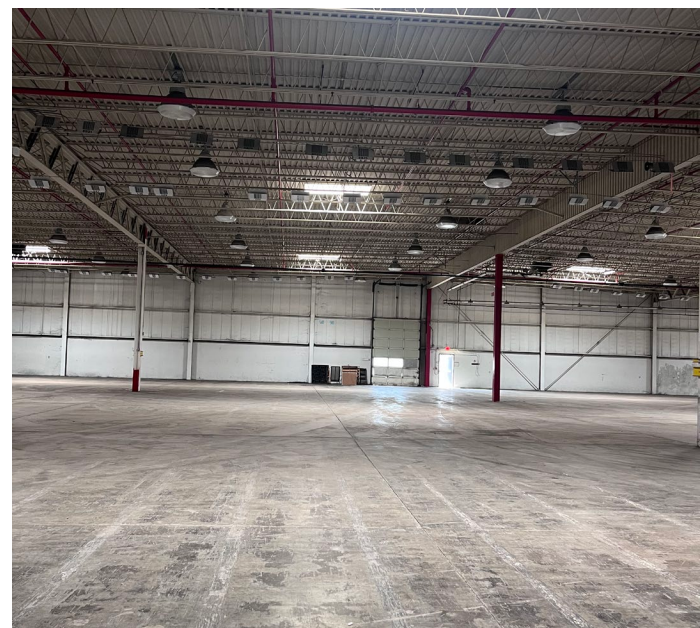
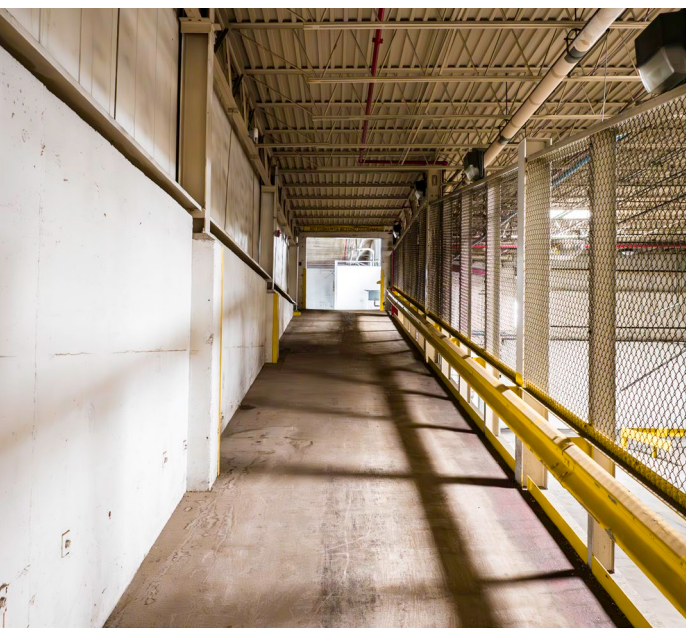
296 SF RECEIVING OFFICE



EXTERIOR PHOTOS



INTERIOR PHOTOS



PROPERTY LOCATION



HARRISONBURG VA

The Harrisonburg Appeal

More than a college town in Virginia's scenic Shenandoah Valley, Harrisonburg is home to an historic downtown that includes 19th century architecture, an assortment of restaurants and breweries, and a designated Arts and Cultural District

OVERVIEW | Harrisonburg, VA

Located in the middle of some of the most spectacular mountain ranges and outdoor recreation in Virginia, Harrisonburg has evolved from an agricultural, cultural and commercial hub during the 19th and 20th centuries to today's artfully-restored, vibrant destination best known for its lively and distinct style. The city's location directly on the I-81 corridor and numerous area amenities have proven ideal for businesses seeking a successful balance of work and life, with historic sites and outdoor activities nearby and easy access to cities like Washington, DC and Richmond.

Harrisonburg is home to James Madison University, one of the state's top destinations for higher education, which welcomed over 22,000 students to the region in 2024. JMU has been one of the fastest growing institutions in the state since the 1990's.

The economic impact of the University population accounts for approximately \$500 million of direct spending each year and nearly 5,000 non-university related jobs. Harrisonburg is also home to Eastern Mennonite University, which has more than 2,000 students. It is also in close proximity to Bridgewater College with approximately 1,450 additional students. The steady stream of young workers has helped the area's economy build upon its traditional strengths in transportation, manufacturing, food processing, and distribution and logistics to evolve into a hub for technology development and regional healthcare. Major employers in the area include Sentara Healthcare, Shenandoah Valley Organic, James Madison University, Tenneco Automotive Operations, and Tenneco Packaging.



No. 1
Employer in the Area - JMU
- Harrisonburg Economic Development, 2024



No. 10
Best Colleges Campuses in America.
- Niche, 2025



No. 1
America's Top State For Business
- CNBC, 2024



No. 1
Business Facilities State of the Year
- CNBC, 2024



No. 13
Best State to Live
- U.S. News, 2024



Top 100
Best Colleges for Leaders
- Time, 2024



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