

VERSATILE INDUSTRIAL FACILITY

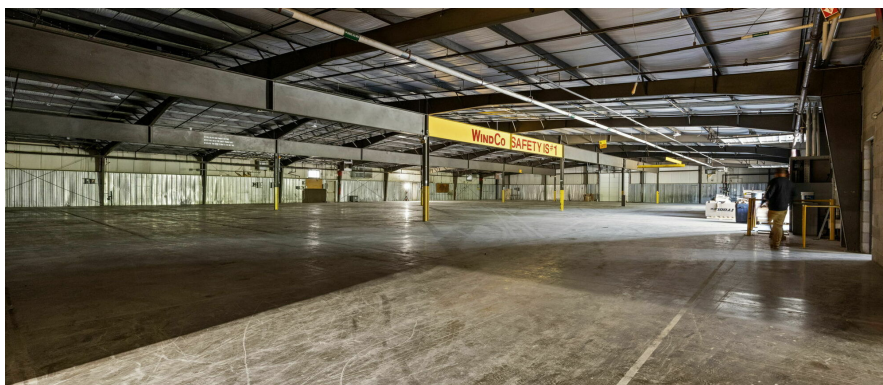
2000 South Delphine Avenue, Waynesboro, VA 22980

Executive Summary



OFFERING SUMMARY

Available SF:	10,000 - 69,300 SF Divisible
Lease Rate:	\$6.75 SF/yr (NNN) + \$2.50 SF/yr Fee
Lot Size:	6.59 Acres
Zoning:	Light Industrial
Utilities:	Public Water/ Sewer 3 Phase Elec Gas Available
Doors:	(5) High Dock (1) Drive-In
Ceiling Height:	14' - 20' Clear
MLS#:	669503



PROPERTY OVERVIEW

Strategically located just 1 mile from I-64 (Exit 96) with quick access to I-81, this versatile industrial facility is ideal for warehousing, logistics, or light manufacturing. Lease a portion or the entire 69,300 SF. The ±3,000 SF office area includes reception, private offices, a conference room, breakroom, and ADA restrooms. The warehouse features ±66,000 SF of space with 8" concrete floors, five dock-high doors with levelers, one drive-in door (potential for more), and 14-20' clear height. Insulated metal siding and roof, fire sprinklers, gas/propane heat, and 3-phase electric ensure functional performance. Both office and warehouse areas are heated/cooled. Recent updates have/will include: removal of duct work allowing for higher clearance, all new interior lighting, parking lot sealing, exterior painting. The 6.59-acre lot includes 55 paved parking spaces. Zoned L-I (Light Industrial). Offered at \$6.75/SF NNN, this space is available immediately.

For More Information:

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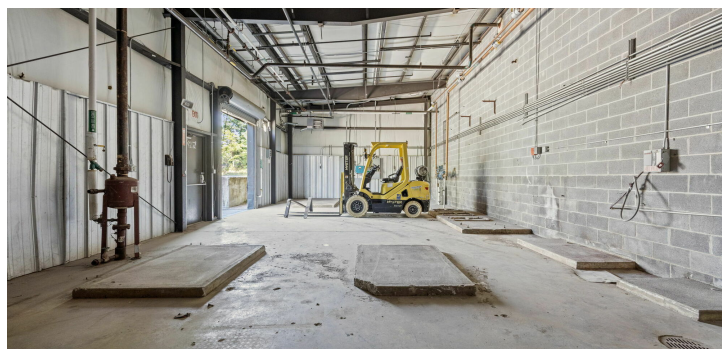
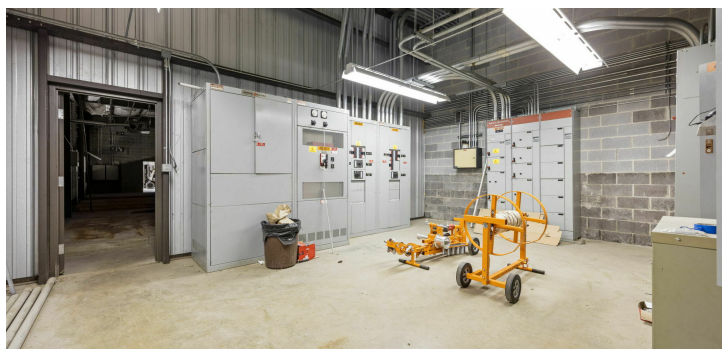
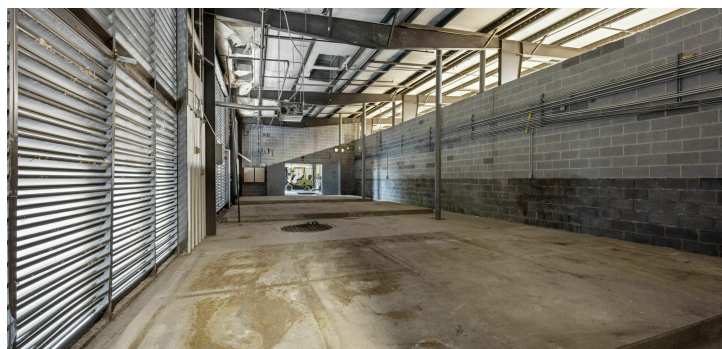
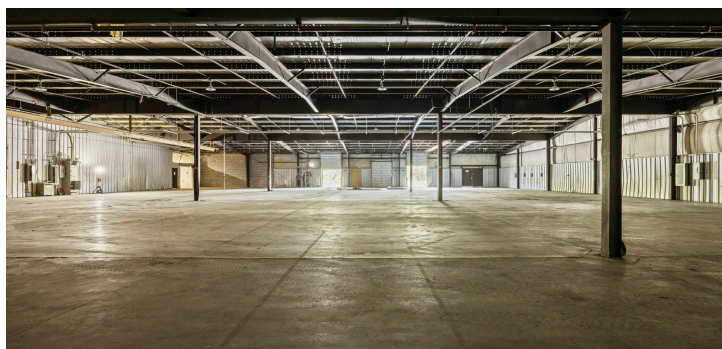
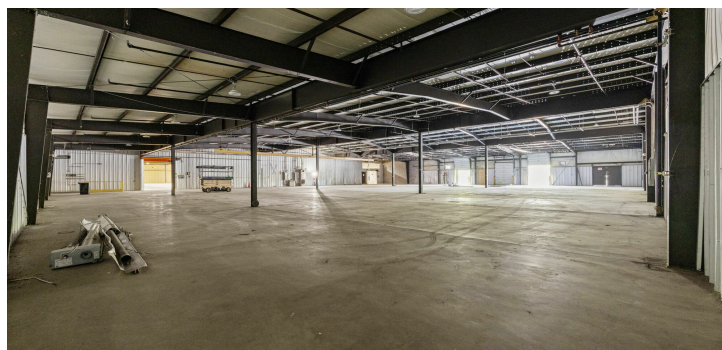
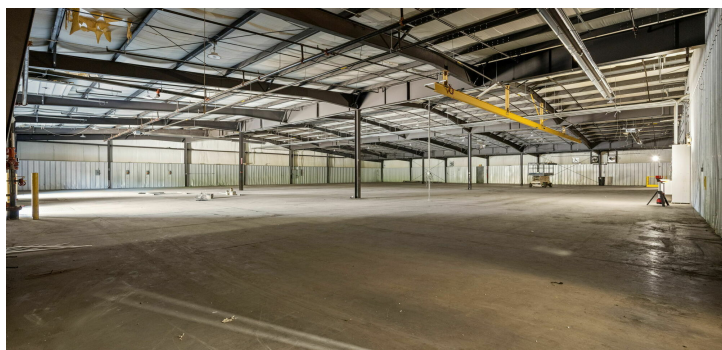
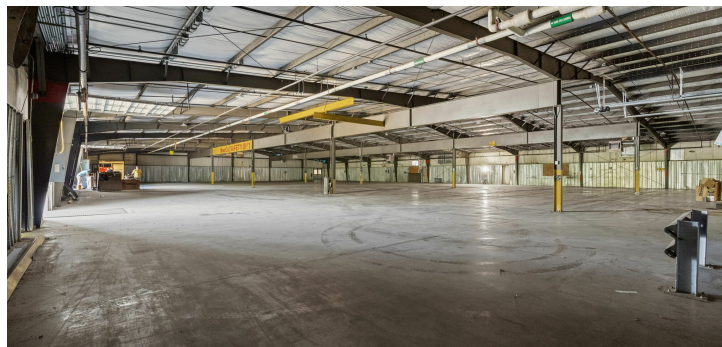
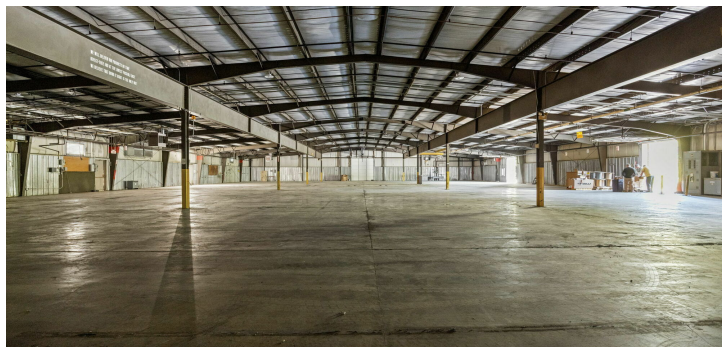
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Additional Photos



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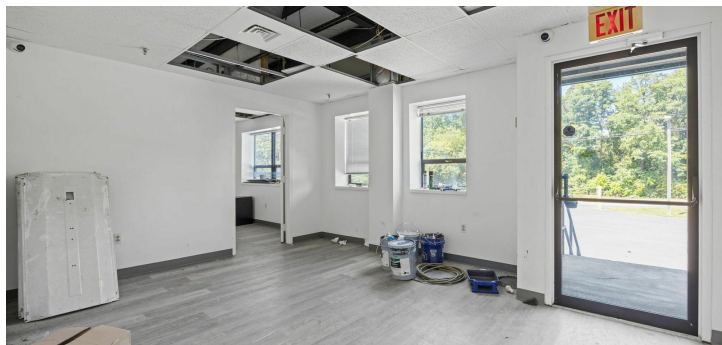
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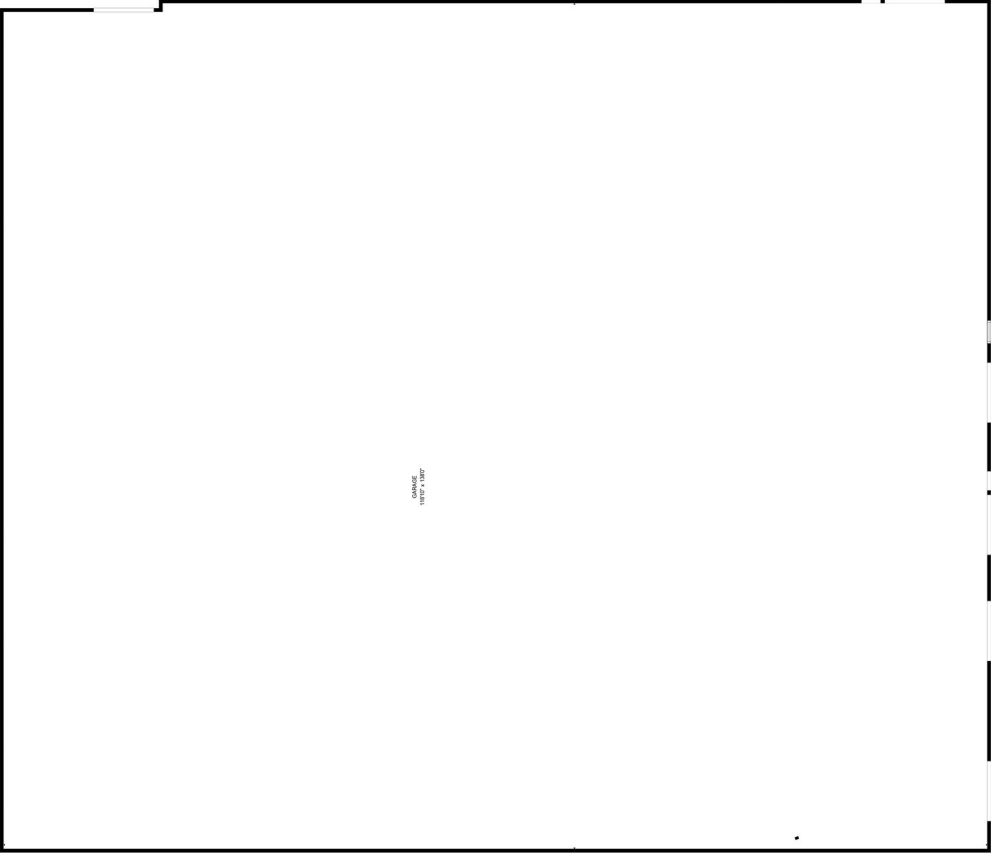
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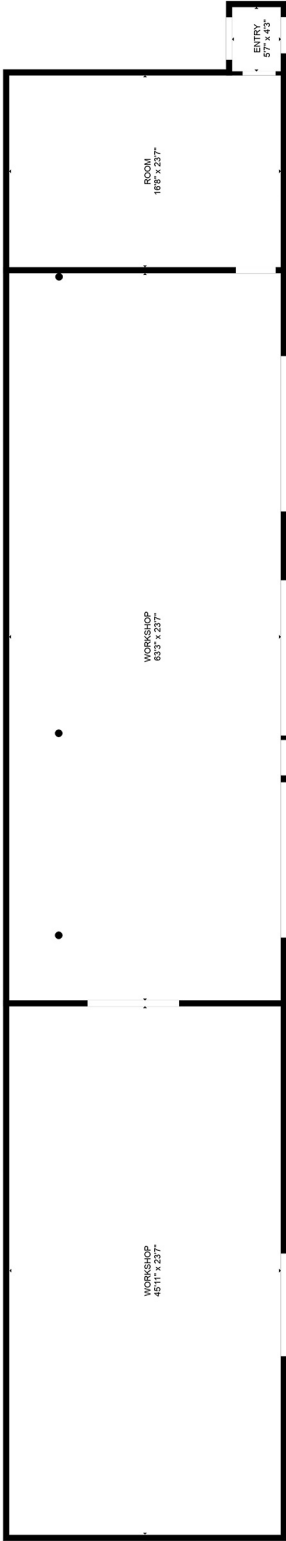
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GARAGE
AREA: 258 sq. ft.

FLOOR 1: 0 sq. ft.
EXCLUDED AREAS: GARAGE: 16385 sq. ft, WALLS: 258 sq. ft





BELOW GROUND: 0 sq. ft, FLOOR 2: 877 sq. ft
EXCLUDED AREAS: ENTRY: 67 sq. ft, ROOM: 25001 sq. ft, HALL: 72 sq. ft,
UTILITY: 180 sq. ft, HALF BATH: 37 sq. ft, WALLS: 361 sq. ft

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Google

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