

---

# STANDALONE FLEX SPACE AVAILABLE IN STAUNTON, VA

119 W Hampton St, Staunton, VA 24401

---

## Executive Summary



## OFFERING SUMMARY

Available SF:	2,588 SF
Lease Rate:	\$12.00 SF/yr (Gross)
Lot Size:	0.48 Acres
Utilities:	Public Water Public Sewer
Zoning:	B5
Parking:	Private   Paved
MLS#:	655677



## PROPERTY OVERVIEW

Standalone flex space immediately available between 252 and Route 11. Large open space clear steel beam with a drive in door and dock door, which is a rare find! This property is great visibility and proximity for any number of uses! Loft storage available and spacious parking lot. Available immediately.

For More Information:

Craig Anders  
540.383.6054  
craig.anders@cottonwood.com

**COTTONWOOD**  
COMMERCIAL  
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

---

# STANDALONE FLEX SPACE AVAILABLE IN STAUNTON, VA

119 W Hampton St, Staunton, VA 24401

---

## Additional Photos



For More Information:

Craig Anders

540.383.6054

[craig.anders@cottonwood.com](mailto:craig.anders@cottonwood.com)

**COTTONWOOD**  
**COMMERCIAL**  
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

---

# STANDALONE FLEX SPACE AVAILABLE IN STAUNTON, VA

119 W Hampton St, Staunton, VA 24401

---

## Additional Photos



For More Information:

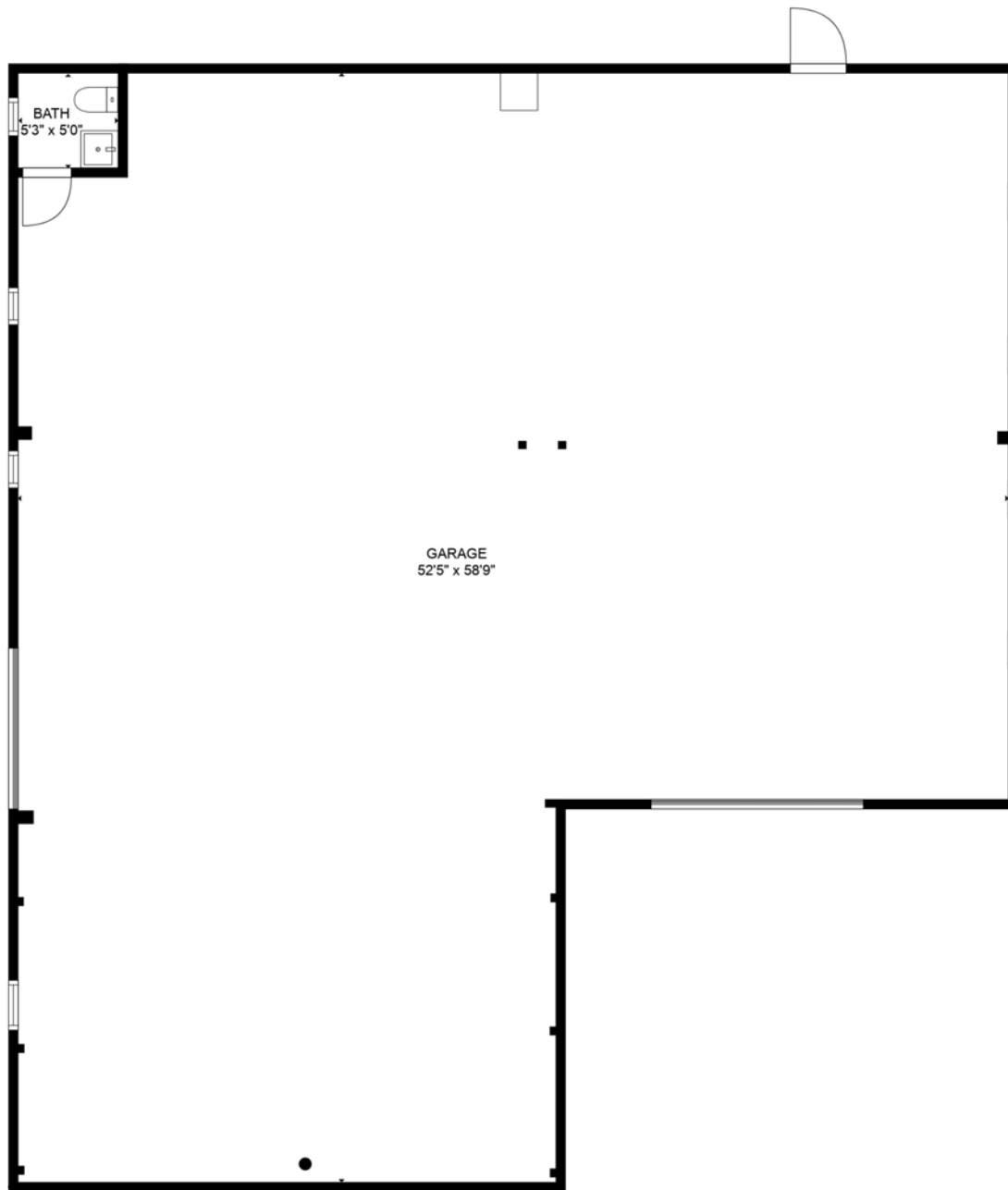
Craig Anders

540.383.6054

[craig.anders@cottonwood.com](mailto:craig.anders@cottonwood.com)

**COTTONWOOD**  
**COMMERCIAL**  
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

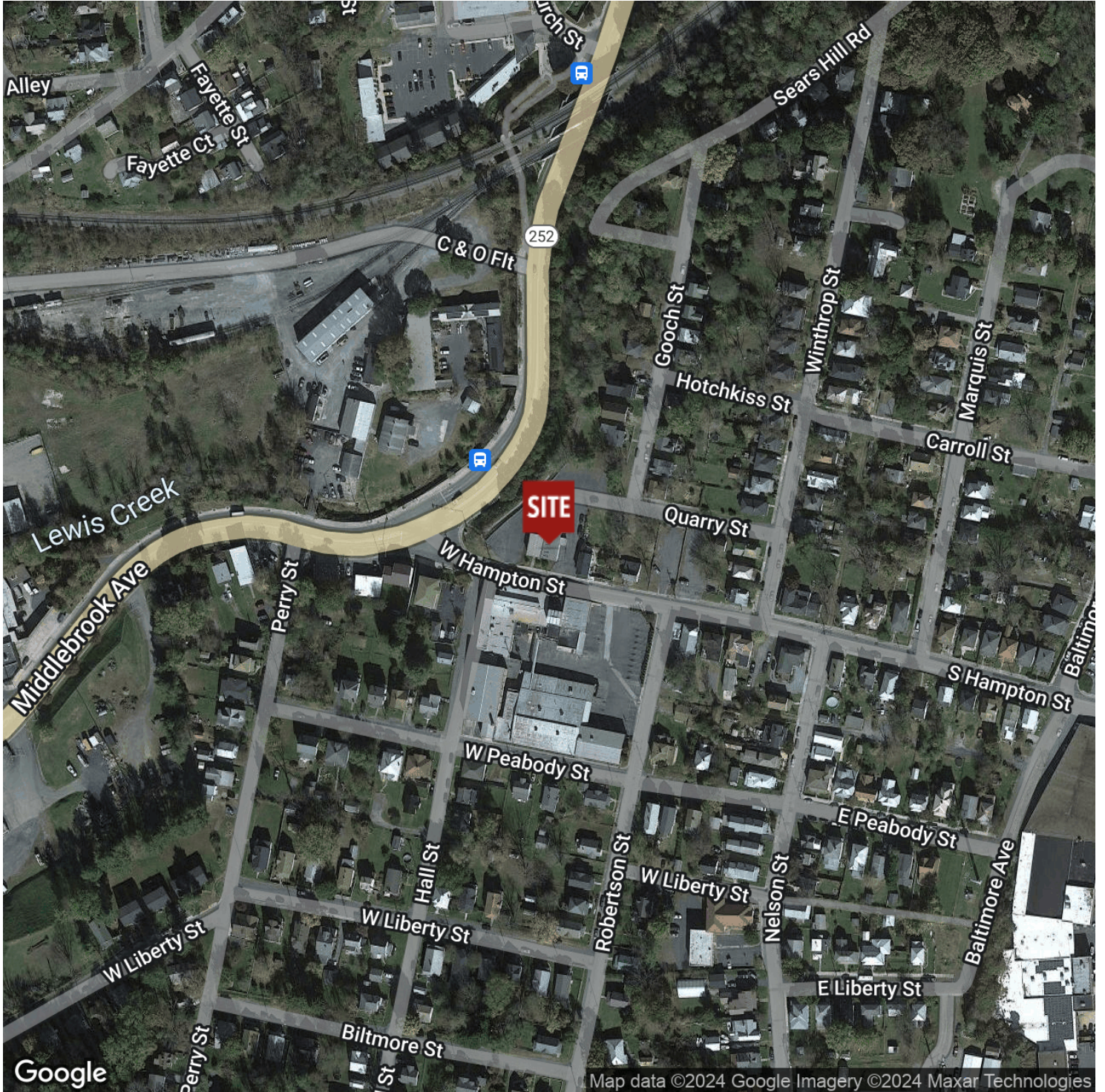


**TOTAL: 0 sq. ft**  
FLOOR 1: 0 sq. ft  
EXCLUDED AREAS: GARAGE: 2561 sq. ft, BATH: 27 sq. ft

# STANDALONE FLEX SPACE AVAILABLE IN STAUNTON, VA

119 W Hampton St, Staunton, VA 24401

## Location Map



### For More Information:

Craig Anders

540.383.6054

[craig.anders@cottonwood.com](mailto:craig.anders@cottonwood.com)

**COTTONWOOD**  
**COMMERCIAL**  
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.