

3,700 SF FLEX SPACE FOR LEASE

449 N Cameron St, Winchester, VA 22601

Executive Summary



Property Highlights

Suite 450 offers an excellent opportunity to lease functional warehouse space in Winchester's B-1 Central Business District. This well-located unit features approximately 3,245 SF of warehouse space with two private office areas totaling approximately 455 SF, providing a practical balance of office and industrial functionality.

The space includes two restrooms, existing racking, and one grade-level drive-in door, making it ideal for contractors, light manufacturing, wholesale distribution, storage, or service-oriented users. Utilities are prorated and billed accordingly. The B-1 zoning allows for a wide variety of commercial uses, and the property benefits from convenient access and ample on-site and off-street parking.



SAMSON
PROPERTIES

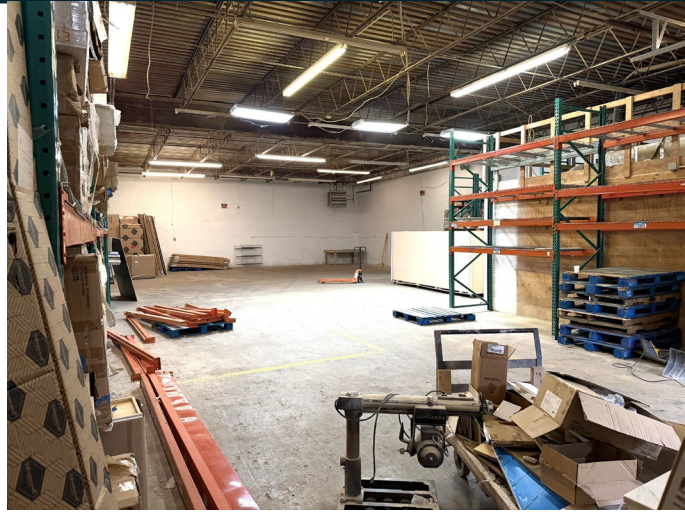
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Disclaimer: The information contained herein has been obtained from sources we believe to be reliable; however, we kindly advise you to verify all details independently before making any purchase or lease decisions. While we strive to provide accurate and up-to-date information, we cannot guarantee its completeness or accuracy. Please note that prices, availability, and other details are subject to change without notice.

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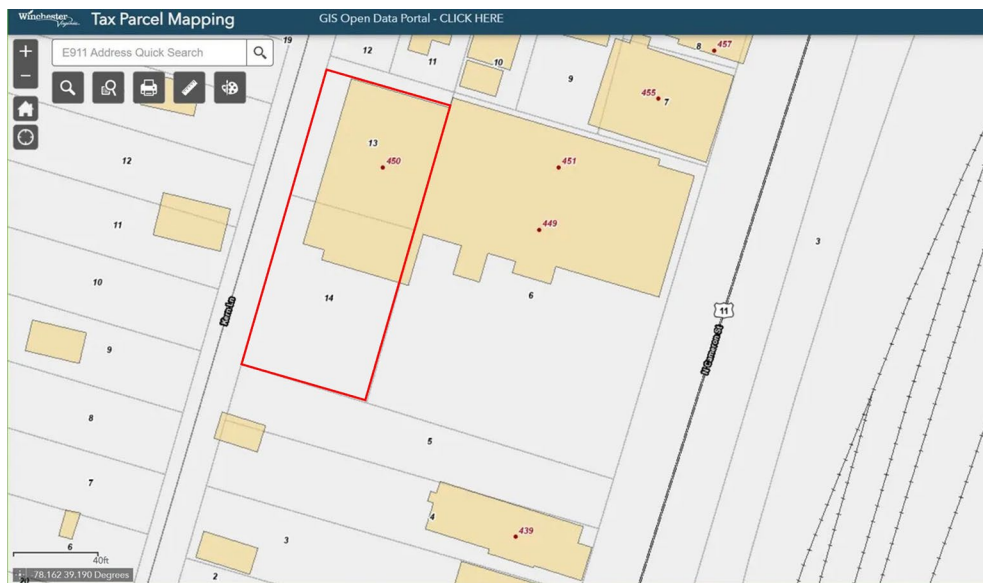
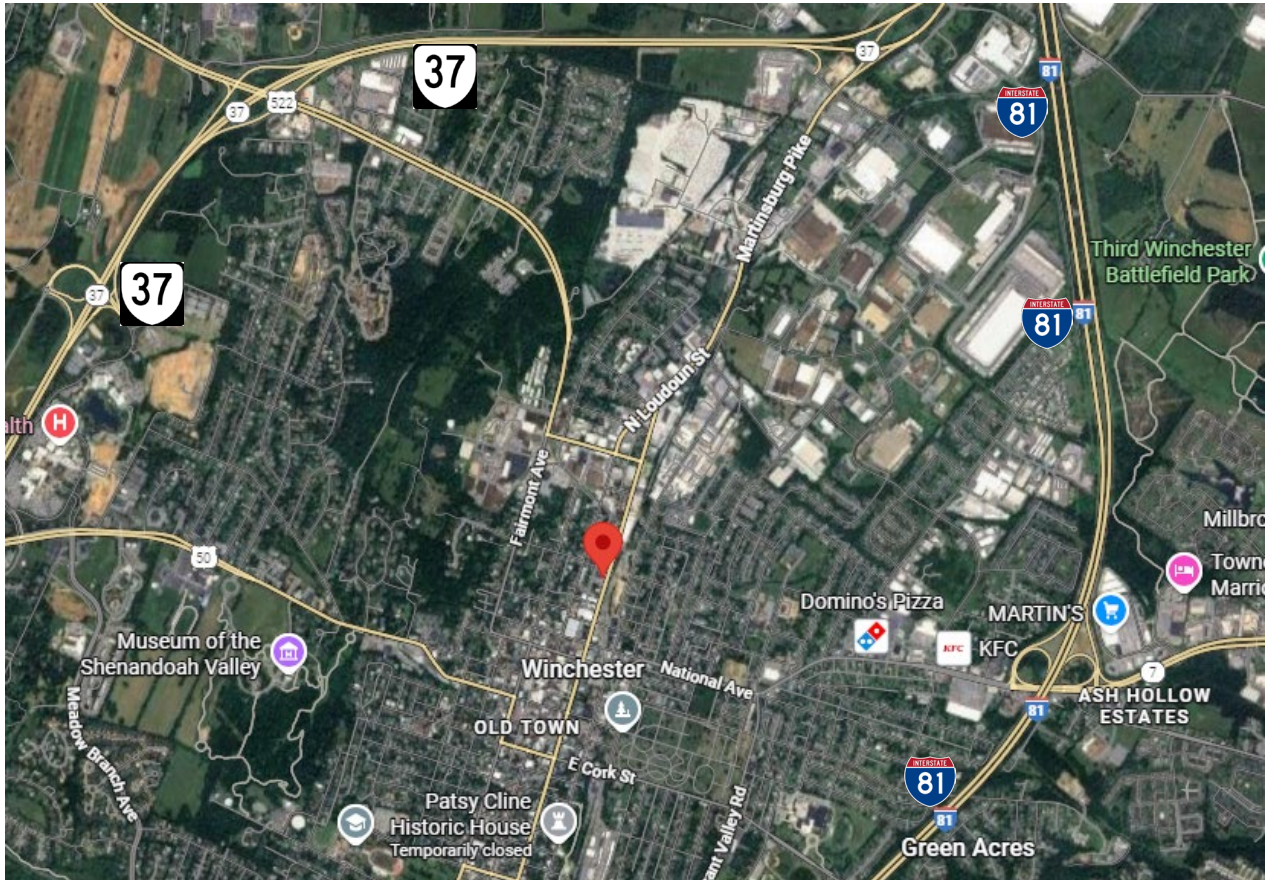


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