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# 22 ACRES PRIME INDUSTRIAL DEVELOPMENT LAND

0 Expo Road, Fishersville, VA 22939

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**For Sale or Lease**



## OFFERING SUMMARY

**Sale Price:** \$1,400,000

**Lease Rate:** To Be Determined  
Based On Delivery  
Condition

**Lot Size:** 21.92 Acres

**Zoning:** GI

**Utilities:** Public Water Available  
Public Sewer Available

**MLS#:** 649671  
652042



## PROPERTY OVERVIEW

Location, Location, Location! 22 acres of industrial land just off I-64 in Fishersville, this same exit is home to Amazon, Fedex, Augusta Health, UPS, CAT, and many others. Frontage on multiple roads, utilities close to site, this property is prime for development. Expo Road is center for all things industrial in Augusta County. Just miles away from the Crossroads of Interstate 81 and 64. Owner may be willing to subdivide for the right offer. Also available for lease. Lease rate to be determined based on delivery condition.

*For More Information:*

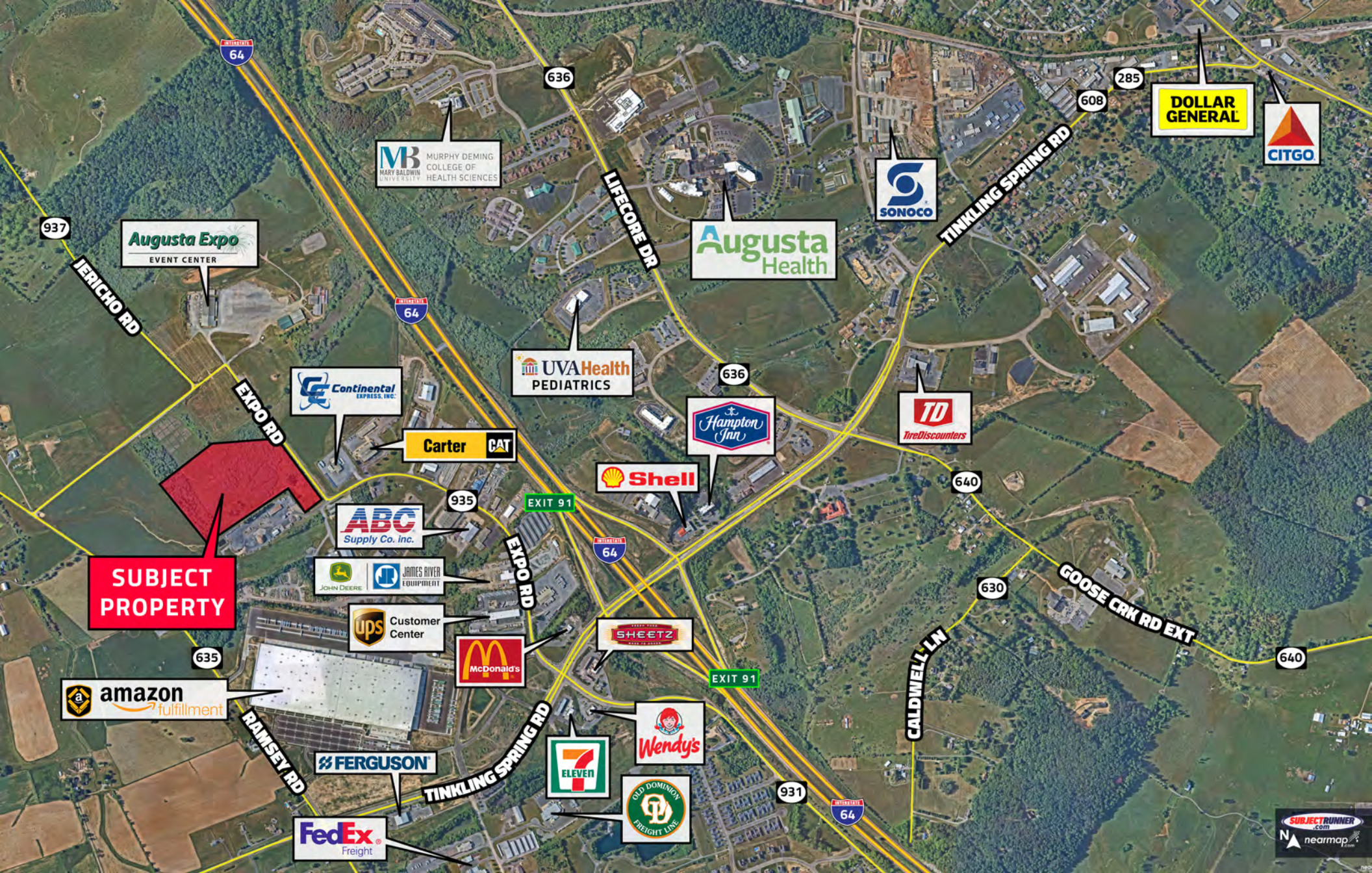
**Craig Anders**

540.383.6054

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

**COTTONWOOD  
COMMERCIAL**  
A COMMERCIAL REAL ESTATE BROKERAGE

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DOLLAR GENERAL



Augusta Health

MB MURPHY DEMING COLLEGE OF HEALTH SCIENCES MARY BALDWIN UNIVERSITY

Augusta Expo EVENT CENTER

UVA Health PEDIATRICS



Carter CAT



ABC Supply Co. inc.



ups Customer Center



SHEETZ

SUBJECT PROPERTY

amazon fulfillment

FERGUSON



FedEx Freight

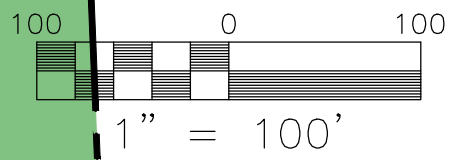
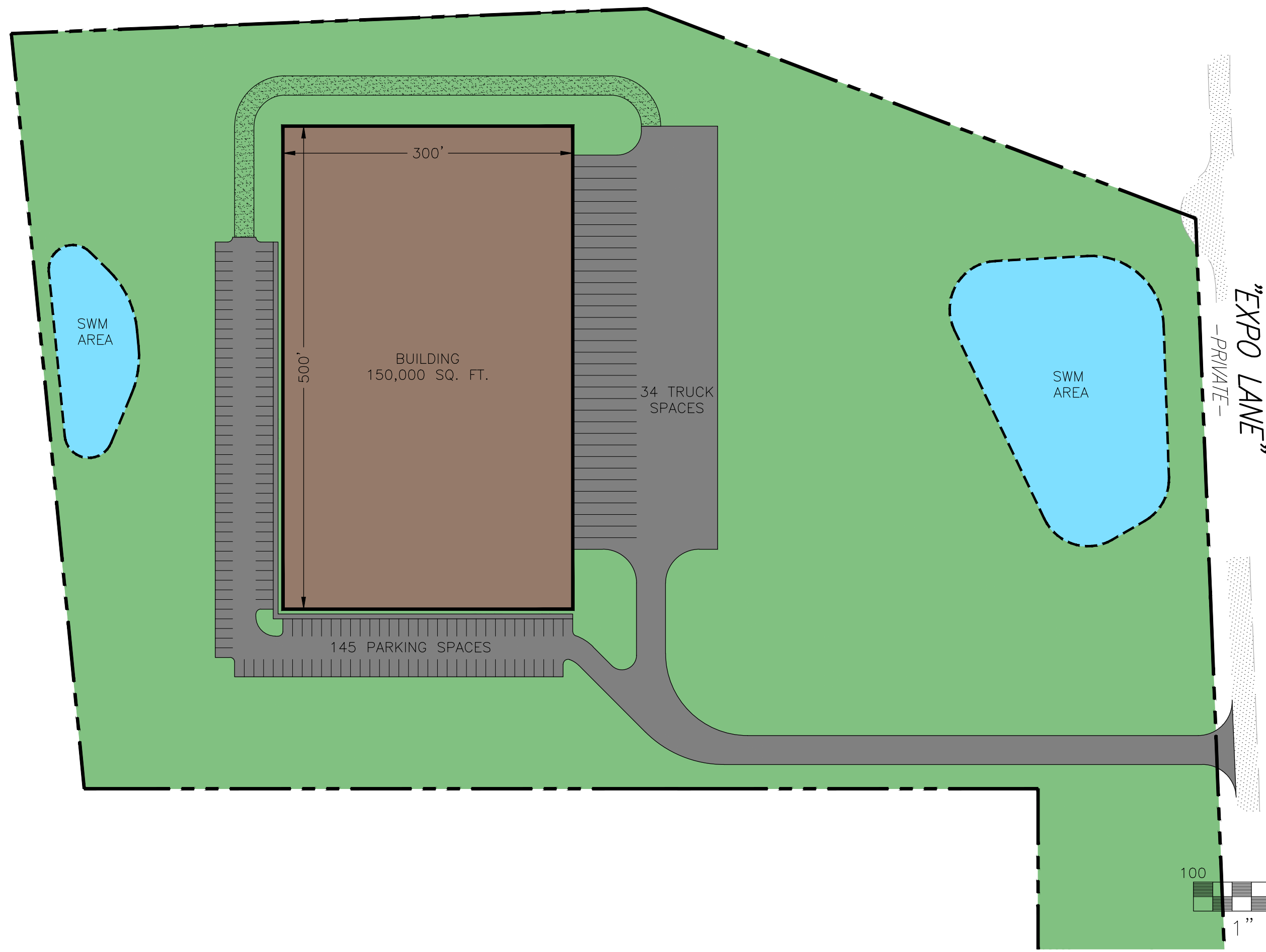
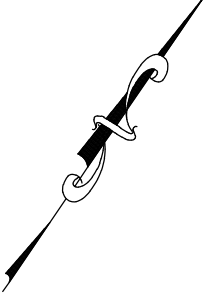


**BALZER & ASSOCIATES**  
PLANNERS / ARCHITECTS  
ENGINEERS / SURVEYORS

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Shenandoah Valley

[www.balzer.cc](http://www.balzer.cc)

104 Industry Way  
Suite 102  
Staunton, VA 24401  
540.248.3220



**EXPO ROAD**

**CONCEPT 1**

297 EXPO ROAD  
AUGUSTA COUNTY, VA

DATE 08/16/2024  
SCALE 1" = 100'  
REVISIONS

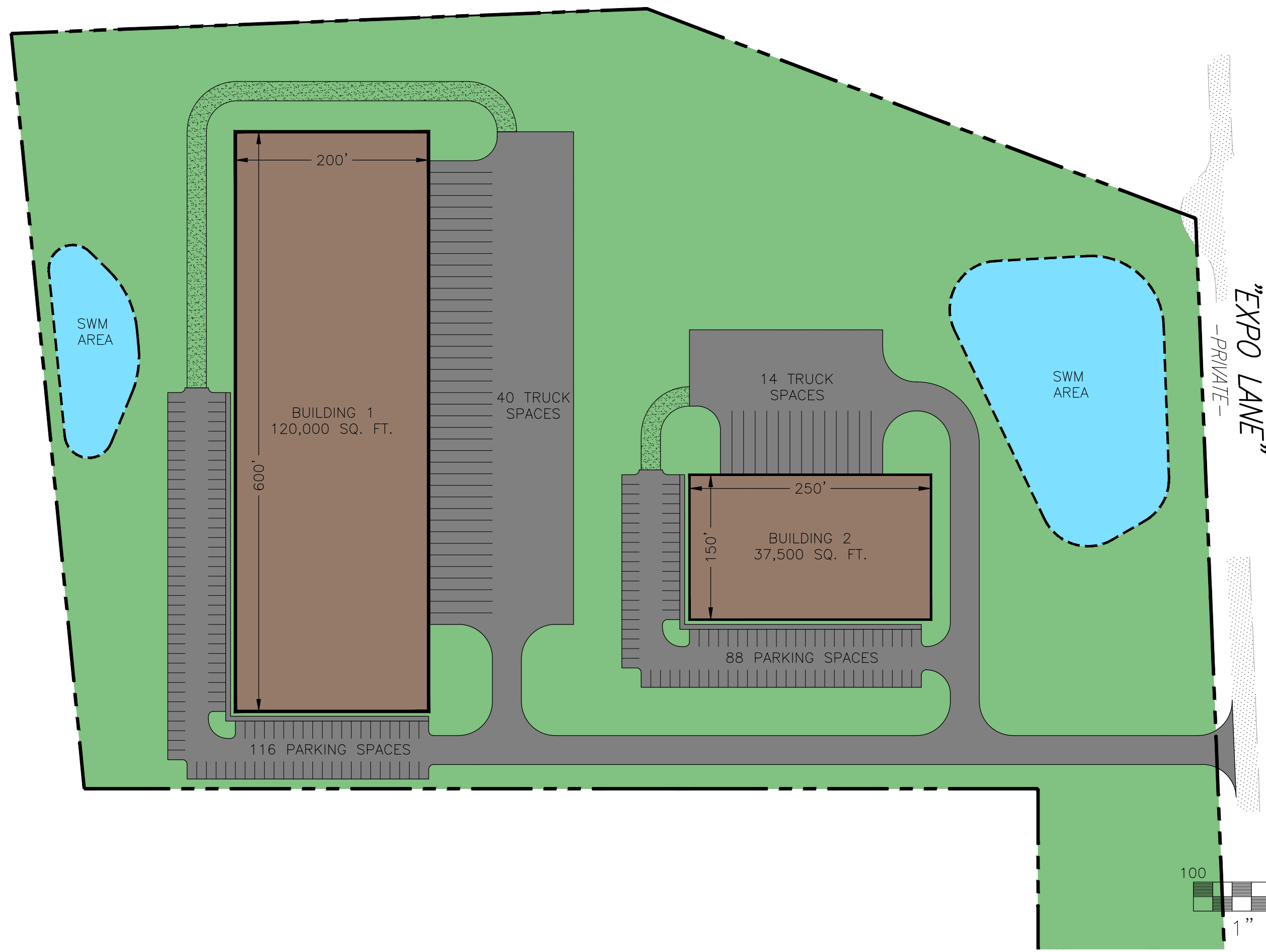
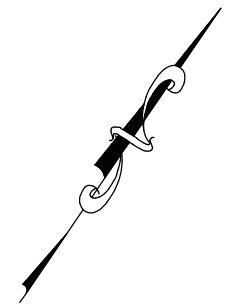


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**EXPO ROAD**

**CONCEPT 2**

297 EXPO ROAD  
AUGUSTA COUNTY, VA

DATE 08/16/2024  
SCALE 1" = 100'  
REVISIONS

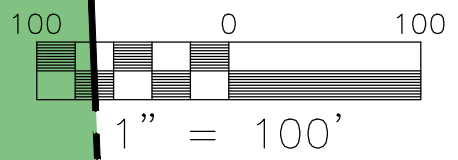
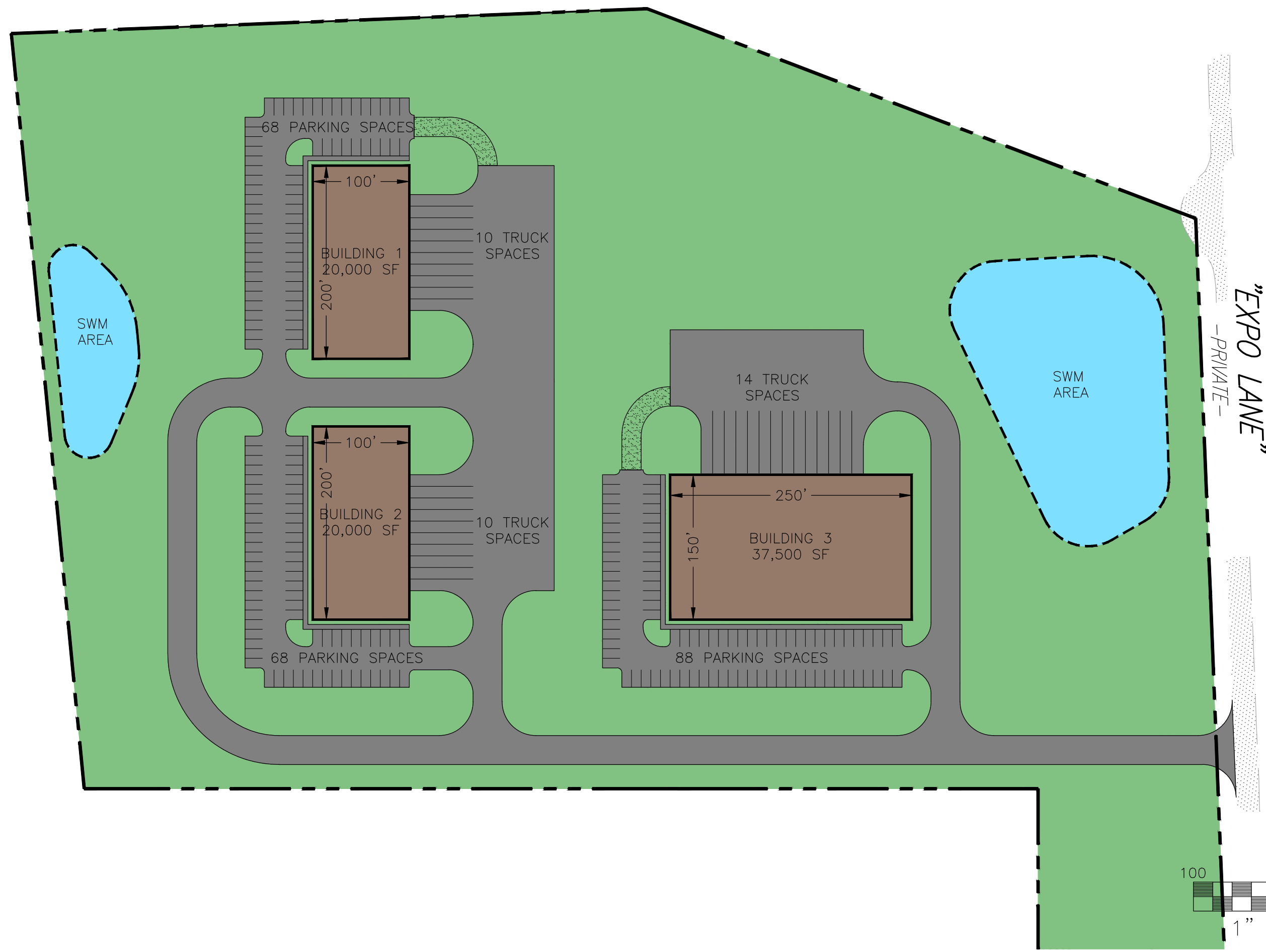
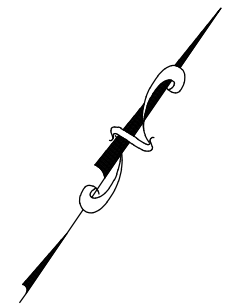


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**EXPO ROAD**

**CONCEPT 3**

297 EXPO ROAD  
AUGUSTA COUNTY, VA

DATE 08/16/2024  
SCALE 1" = 100'  
REVISIONS

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## Aerial Photos



For More Information:

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PRIVATE ACCESS ESMT  
PER DB:1 PG:9257

**AUGUSTA AGRICULTURAL-  
INDUSTRIAL EXPOSITION, INC**  
TAX MAP# 66-51  
DB:553 PG:461  
ZONING: GB/GI  
OLD: 155.113 ACS  
NEW: 156.799 ACS

PRIVATE ACCESS ESMT  
PER DB:1 PG:9257  
TO BE VACATED

R AS SHOWN  
ON PLAT BY  
FUNK  
RECORDED IN  
PB:1 PG:5397

OVERLAP BETWEEN  
FUNK AND  
BRENNEMAN RS  
0.226 ACS

R AS SHOWN  
ON PLAT BY  
BRENNEMAN  
RECORDED IN  
PB:1 PG:6571

VALLEY 250 LLC  
TAX MAP# 66-52B  
INST# 130000330

OVERLAP BETWEEN  
FUNK AND  
BRENNEMAN RS  
0.063 ACS

**SOUTHSTAR LIMITED PARTNERSHIP**  
TAX MAP# 66-51D  
INST# 230003253  
ZONING: GB  
OLD: 8.103 ACS  
NEW: 0.000 ACS

**PARCEL "B"**  
1.776 ACS  
513.47'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHD BEARING	CHD LENGTH	DELTA
C1	25.00'	40.25'	S09°51'24"W	36.04'	92°14'28"

**PARCEL "D"**  
6.403 ACS

**SOUTHSTAR LIMITED PARTNERSHIP**  
TAX MAP# 66-51C  
INST# 230003253  
ZONING: GI  
OLD: 11.834 ACS  
NEW: 0.000 ACS

**SOUTHSTAR LIMITED PARTNERSHIP**  
TAX MAP# 66D-2-29  
INST# 230003253  
ZONING: GI  
OLD: 3.898 ACS  
NEW: 21.923 ACS

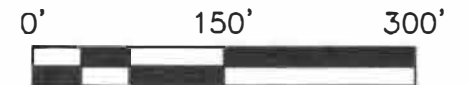
COMMONWEALTH OF VIRGINIA  
STATE HWY DEPARTMENT  
TAX MAP# 66D-2-13  
DB:579 PG:88  
8.080 ACS  
ZONING: GB



**PLAT SHOWING  
BOUNDARY LINE  
ADJUSTMENT BETWEEN  
TAX MAPS #66-51,  
#66-51C, #66-51D, &  
#66D-2-29**

BEVERLEY MANOR DISTRICT  
COUNTY OF AUGUSTA, VIRGINIA  
PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS  
ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY  
104 Industry Way, Suite 102 / Staunton, Virginia 24401 / Phone (540) 248-3220 / www.balzer.cc

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N36°15'51"W	65.66'
L2	S53°44'09"W	60.00'
L3	S36°15'51"E	59.67'



DATE: 06-20-2023  
SCALE: 1" = 150'  
JOB: 34220034.00  
DRAWN BY: BSR  
SHEET 2 OF 2