

122 Edgecomb Road

Troy, VA (Charlottesville MSA)

SUBLEASE HIGHLIGHTS



±52,500 SF

Total Building Size



51,500 SF

Warehouse Area



1,000 SF

Office Area



3.27 ACRES

Lot Size



2023

Year Built



TWO

Drive-In Doors



13

Car Spaces



CONCRETE

Floor Structure



NEWMARK

Grant Bates

Executive Managing Director

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Jim Siegel, SIOR

President & CEO

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Cam Wheeler

Director of Midwest Operations

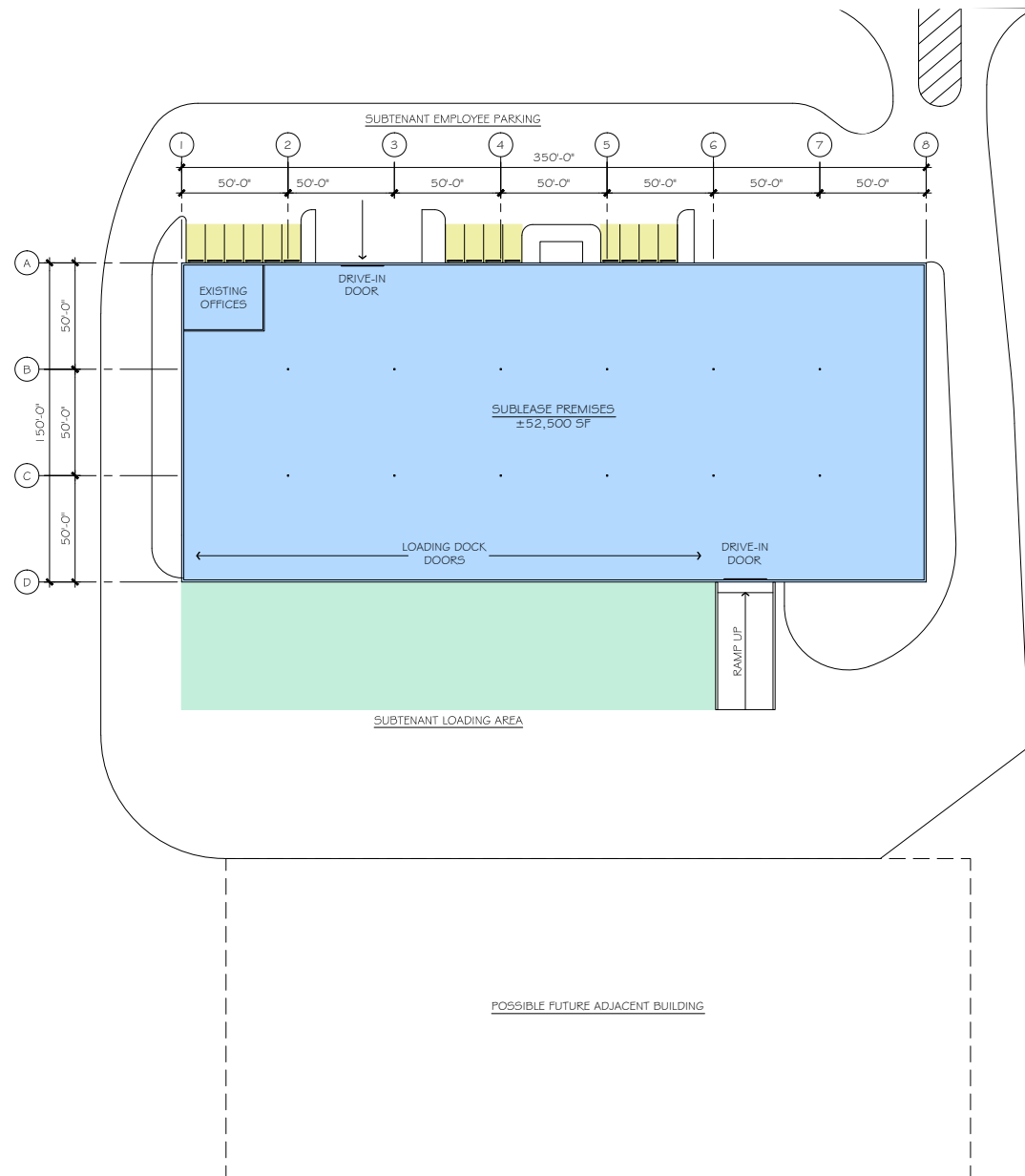
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SUBLEASE HIGHLIGHTS

BUILDING NOTES

- ▶ Asking Rate: \$12.25 PSF
- ▶ Clear Height: 28'
- ▶ Up to 52,500 SF Available
- ▶ 50' x 50' Column Spacing
- ▶ Advanced ESFR Sprinkler Heads
- ▶ Oversized (20' x 20') Drive-in doors
- ▶ Class "A" building with Concrete Tilt-Wall construction and TPO Roof
- ▶ Rare Outdoor Storage Opportunity





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NRE
NATIONWIDE-RE

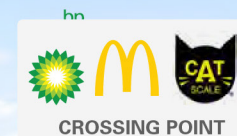
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PODS®



INTERSTATE 64: 38,000 VPD



CROSSING POINT

JAMES MADISON HIGHWAY:
16,000 VPD

UVAHealth DIALYSIS

RICHMOND ROAD : 3,700 VPD

EDGEComb ROAD



CONKLIN LYON

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