



623 Welsh Run Rd., Ruckersville, VA

Tall Oaks Technology Center Warehouse Space available for lease

Tall Oaks is a multi-use building with purpose built spaces available immediately. Offerings include Executive Office and Training space, standalone Lab space, SCIF office area, and a large Warehouse space. 623 Welsh Run Rd is a private and secure building nestled in a beautiful setting just north of Charlottesville. An easy commute located just off Rte 29N, less than 10 minutes from NGIC, 15 from CHO Airport, and 25 minutes to University of Virginia. Office and Training space is fully furnished, Lab space new and fully equipped, and Warehouse heated and cooled. Tall Oaks is in the business friendly Greene County, just north of Charlottesville. The building boasts an abundance of power, water, and parking; a brand new roof in 2025. M-2 Zoning allows for industrial uses such as manufacturing, fabrication and assembly, storage, as well as research and development, and office use.

Accelerating success.

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Tall Oaks Technology Center



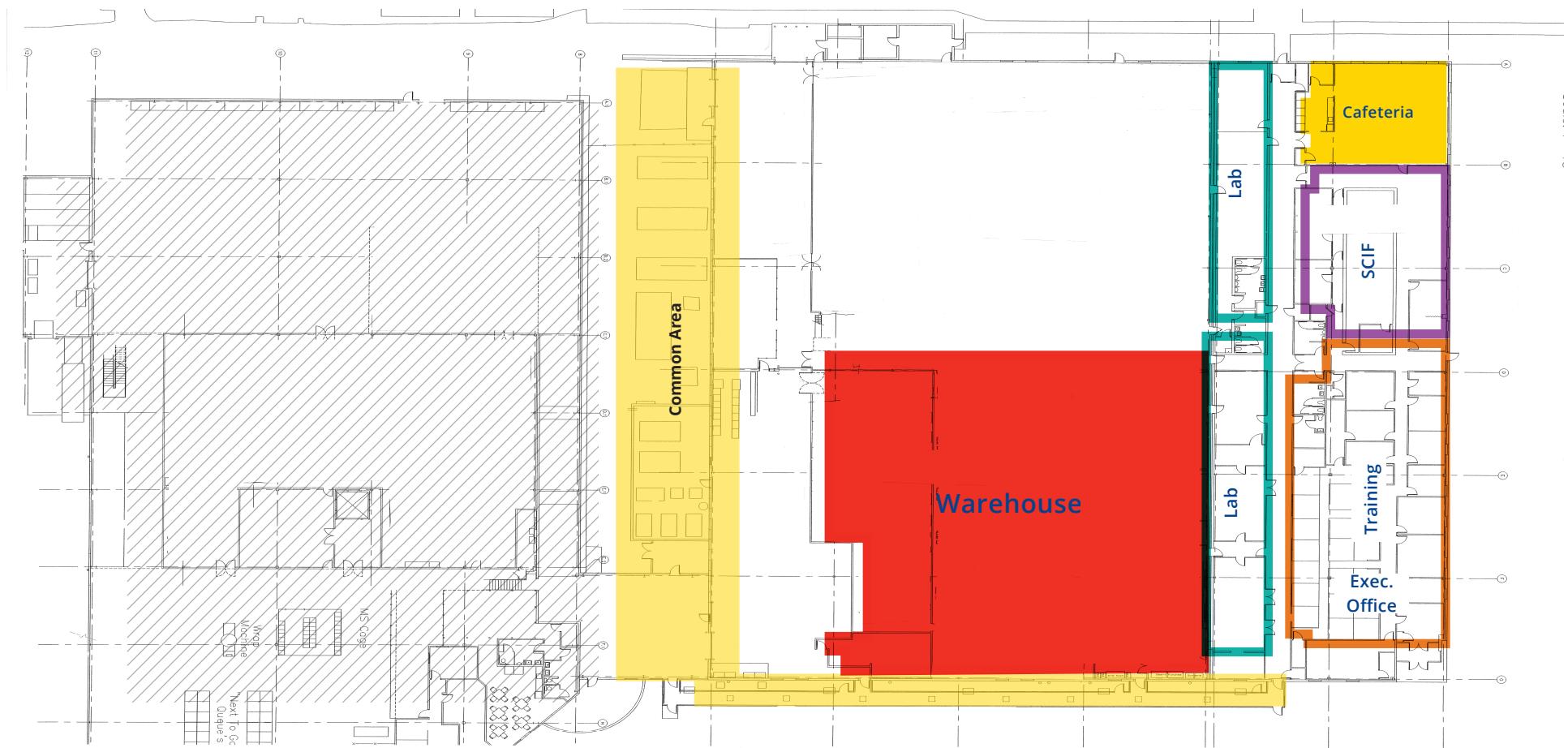
Features - 15,000 SF of open warehouse space available for immediate occupancy

- Short term leases considered
- Parking leases considered, and Landlord will consider private, fenced-in parking for the right user/business
- Front Parking Lot has 212 parking spaces, recently refinished and painted
- Additional 90 parking spaces available on-site as well
- Electrical service is 3 phase, 480 volt, with 15,000 amps (ability to double amp size to 30,000 if needed)
- Two back-up generators on-site
- Verizon Fiber Optic Cable in the building
- Served by both copper and fiber facilities
- Tremendous amount of water available, with on-site well and septic
- Owner has additional land on-site, 22 total acres
- 2,000 SF cafeteria with full kitchen available for lease, or repurpose for additional office space, contiguous to SCIF area
- Common area restrooms in building

Tall Oaks Technology Center

Warehouse 15,000 SF \$9 - \$11 SF

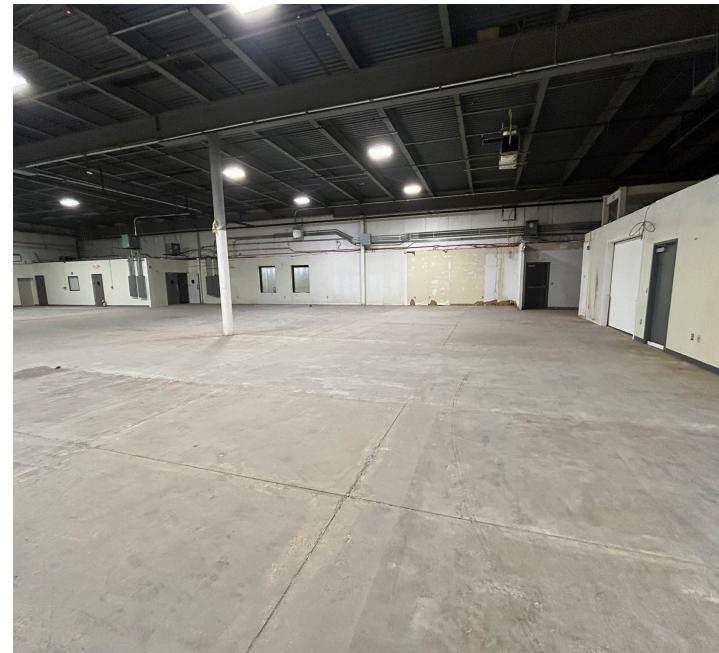
**Additional types of space also available,
inquire with brokers*



Tall Oaks Technology Center

Warehouse: \$9-\$11 SF

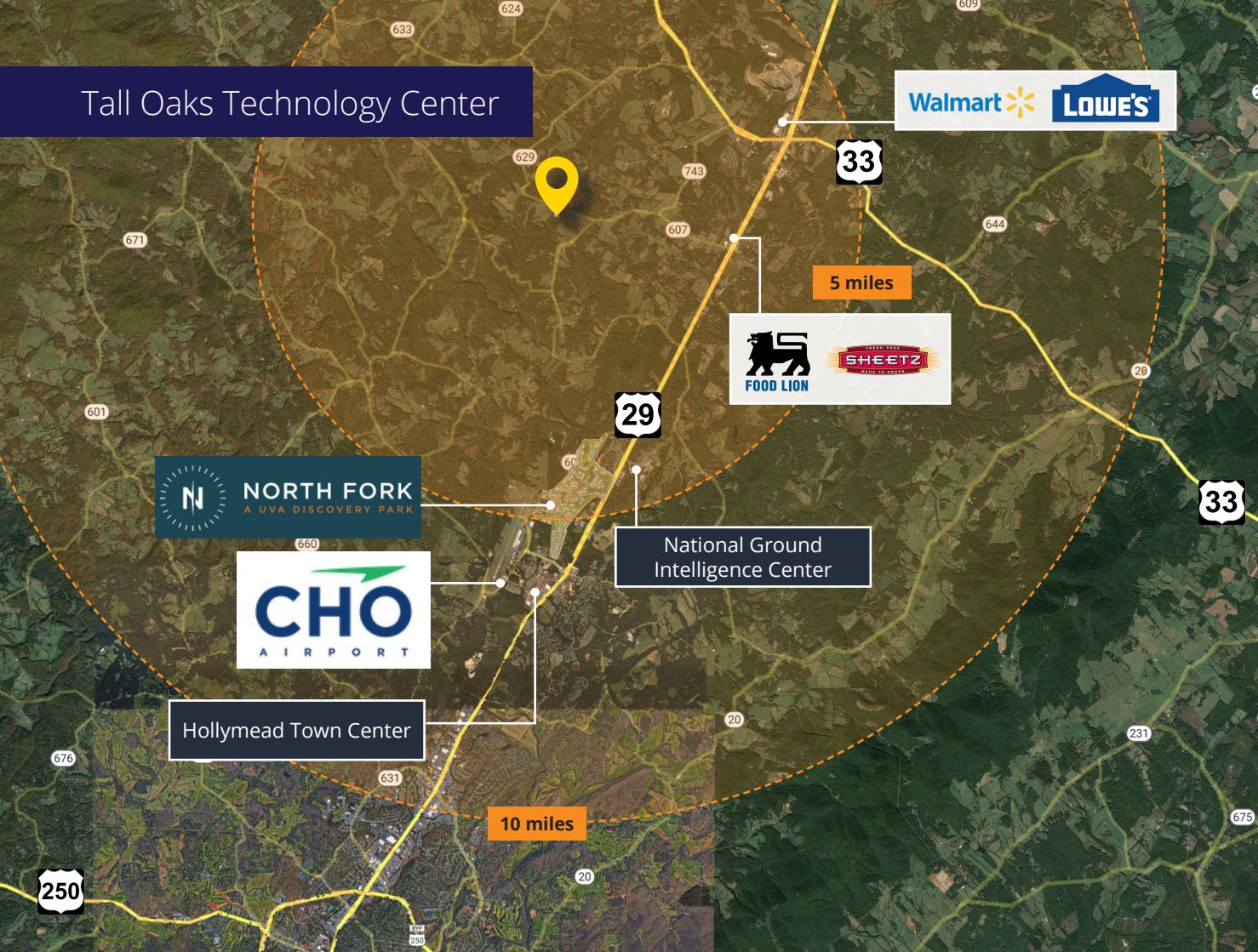
- 15,000 SF of clean warehouse space with limited poles, and 20' ceilings
- Access to a common dock and drive in door
- Landlord will consider adding a dedicated dock door to this space
- Building co-tenant, Technipak, is a shipping company that can handle any potential shipping/packing needs dock door to this space



Tall Oaks Technology Center



Tall Oaks Technology Center



2025 Demographics

	5 miles	10 miles	20 miles
Population	21,626	57,512	223,175
Daytime Population	16,010	52,456	243,883
Households	8,066	22,184	88,742
Average Household Income	\$128,491	\$135,508	\$127,511

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