

# Office/Warehouse Space For Lease

205 Brick Kiln Road, Suite B / Winchester, VA 22601



## FOR LEASE

11,600± SF industrial/flex space with approximately 1,800± SF of office/mezzanine and 9,800± SF of warehouse in rare M2 zoning near the Winchester City/Frederick County line. This suite offers a practical combination of office and high-function warehouse with loading, 3-phase power, and on-site parking. Well suited for contractor, service, light production, or distribution users seeking an efficient operational base in the Winchester market.

**Asking \$8,691/month plus \$1,035.54/month CAM**

## Demographic Summary

	10 mile radius	20 mile radius
Population	96,698	196,628
Projected 5 year growth	1.17	1.35
Median Income	\$79,482	\$81,743
Median Age	39.5	40.6

For more information please contact:  
**OakCrest Commercial Real Estate**

Brett Haynes, **CCIM**

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126 North Kent Street Winchester, VA 22601

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it.

It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimate used are for example only and do not represent the current or future performance. You and your advisor should conduct a careful independent investigation of the property

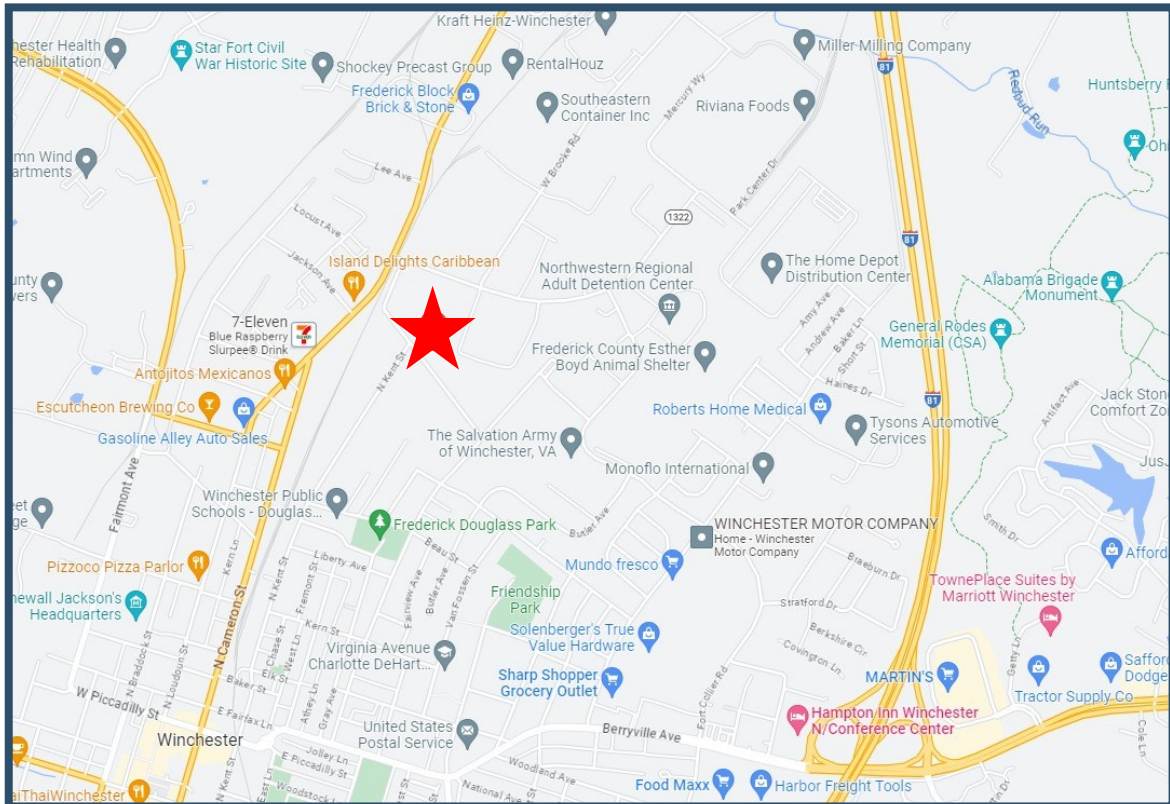
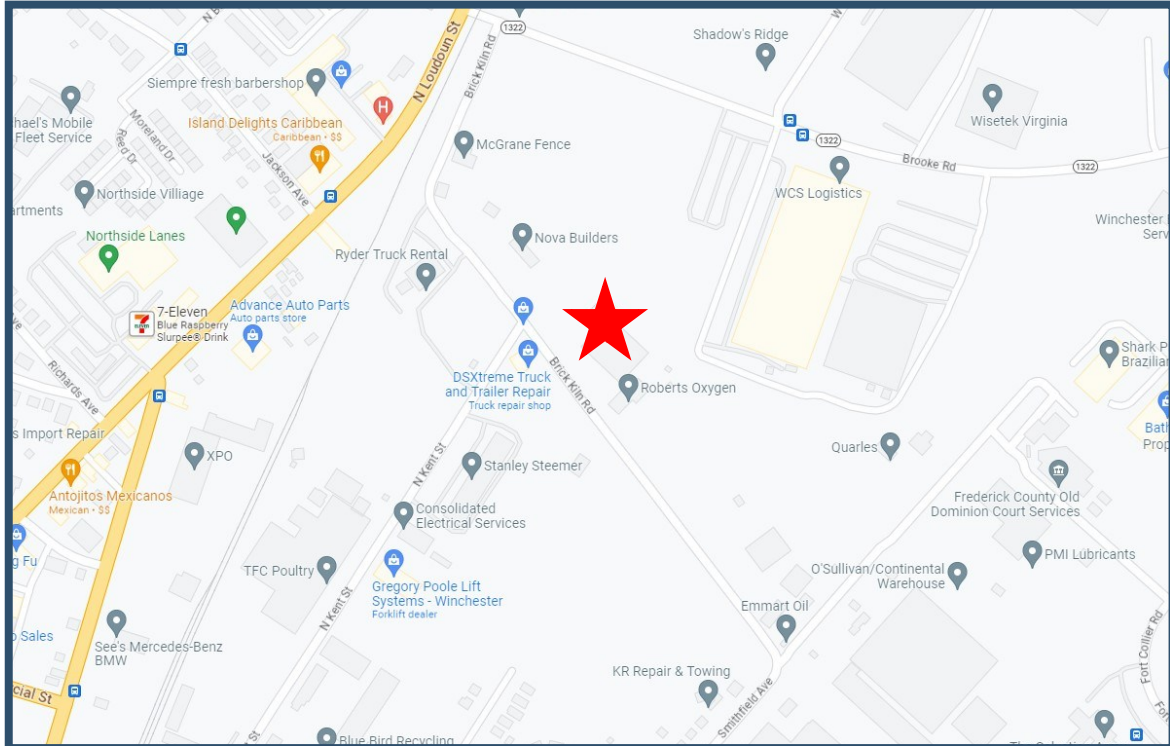
to determine to your satisfaction the suitability of the property for your needs.

## 205 Brick Kiln Road, Suite B





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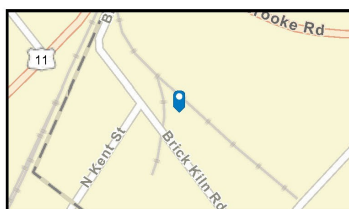
205 Brick Kiln Road, Suite B



## Traffic Count Map - Close Up

205 Brick Kiln Rd, Winchester, Virginia, 22601 2  
205 Brick Kiln Rd, Winchester, Virginia, 22601  
Drive distance: 10, 15, 20 mile radii

Prepared by Esri  
Latitude: 39.19775  
Longitude: -78.15401



**Average Daily Traffic Volume**

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



**Source:** ©2023 Kalibrate Technologies (Q2 2023).

July 17, 2023