

FOR LEASE

78,000 SF AVAILABLE



METRO DC INDUSTRIAL

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PROPERTY HIGHLIGHTS

- Rare, standalone refrigerated (34 degrees F) industrial facility located in the heart of the Shenandoah Valley, just minutes from I-81.
- Well-maintained property includes 25' clear heights, approximately 7,500 pallet positions, rooftop solar, 12 exterior dock doors and one 14' x 14' oversized drive-in door.
- Surrounded by a highly skilled labor force and a robust network of corporate neighbors in the manufacturing, logistics, and agriculture sectors.
- Accessible to major transportation arteries and the Virginia Inland Port, offering exceptional supply chain connectivity.

778 Interstate View Drive, Harrisonburg, VA

PROPERTY SITE



778 Interstate View Drive, Harrisonburg, VA

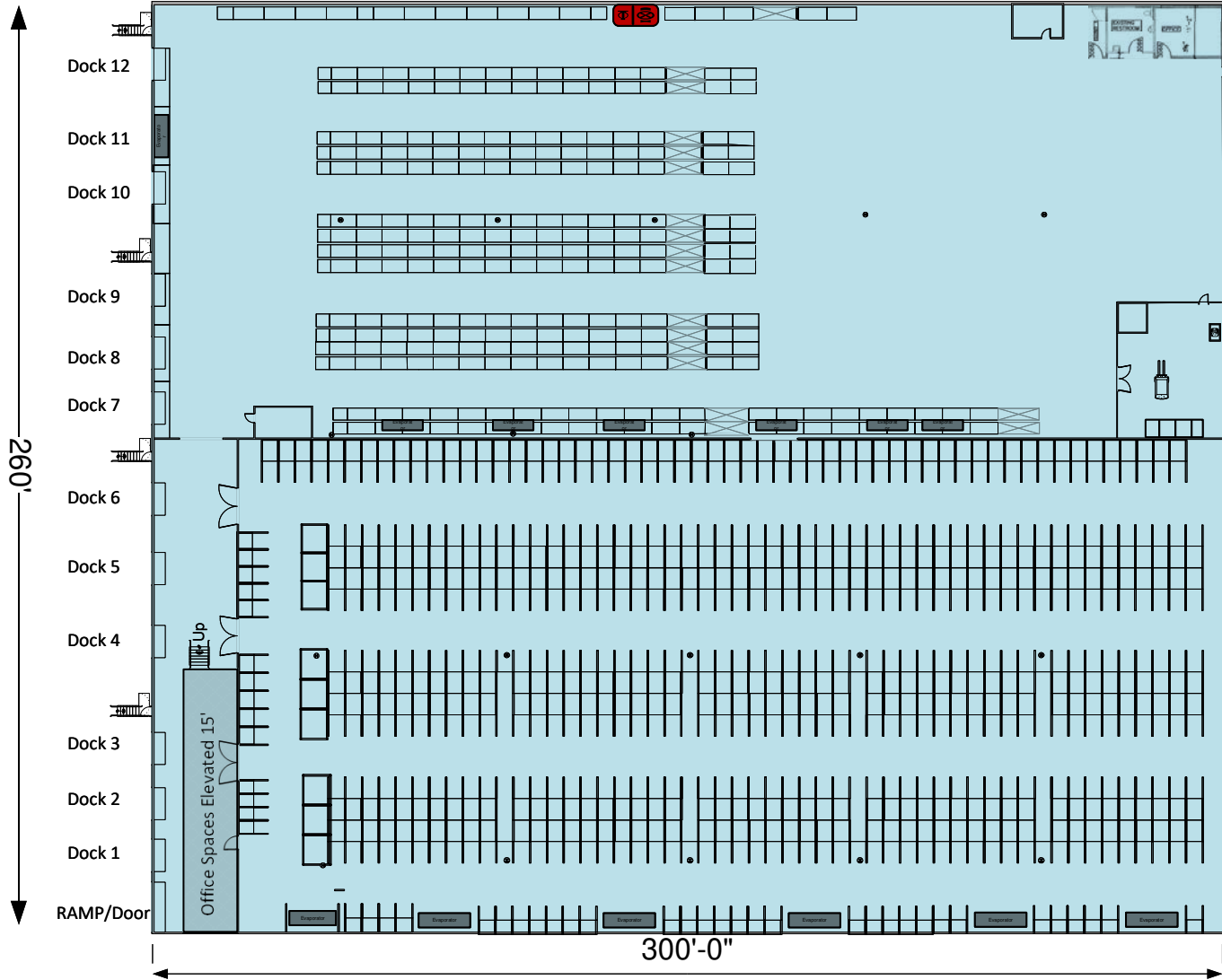
78,000 SF AVAILABLE



REFRIGERATED
(34 degrees F)

12
LOADING
DOCKS

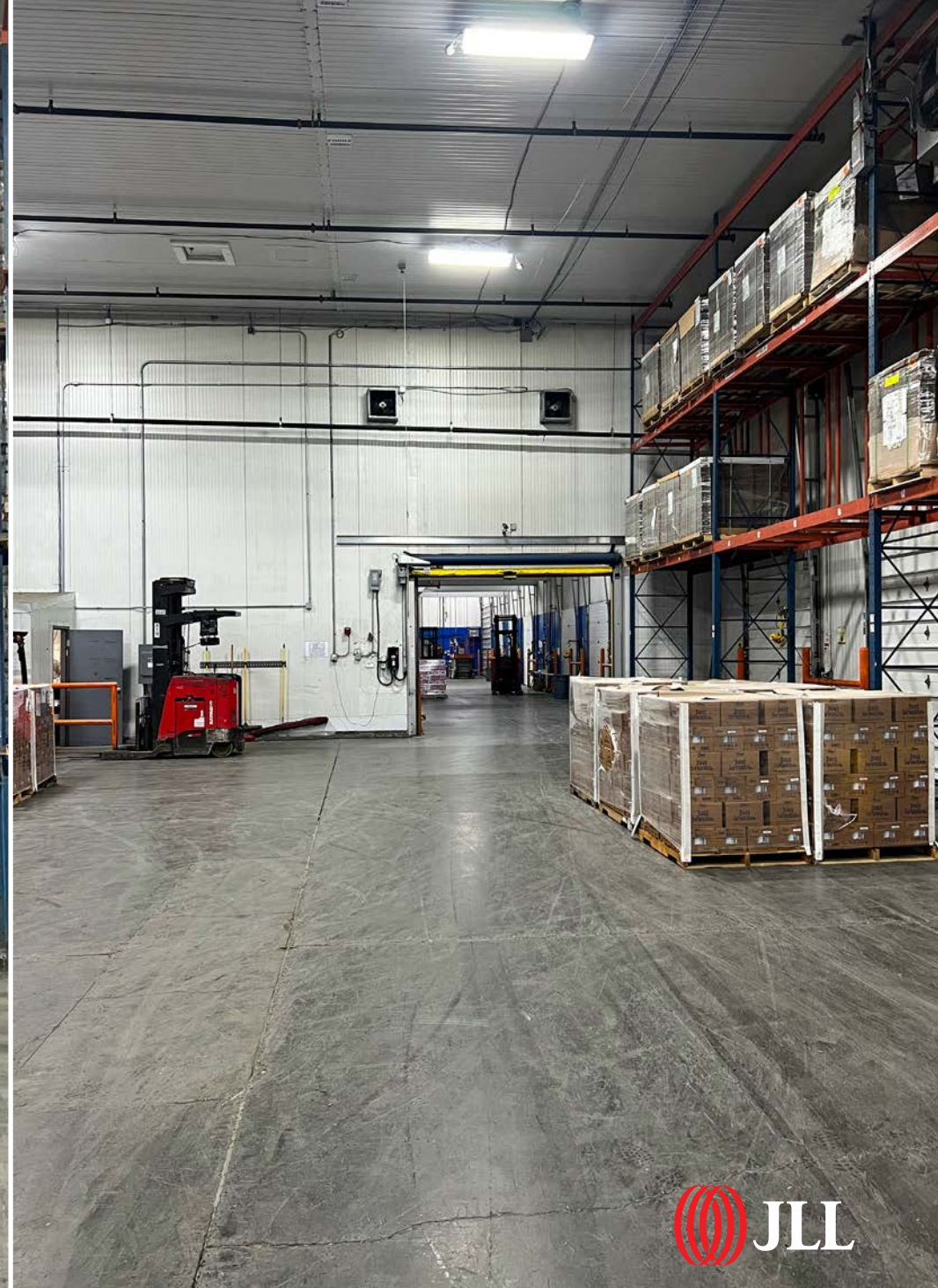
25'
CLEAR HEIGHT



EXISTING
OFFICE

14' X 14'
DRIVE-IN
DOOR

7,500
PALLET
POSITIONS



CORPORATE NEIGHBORS



778 Interstate View Drive

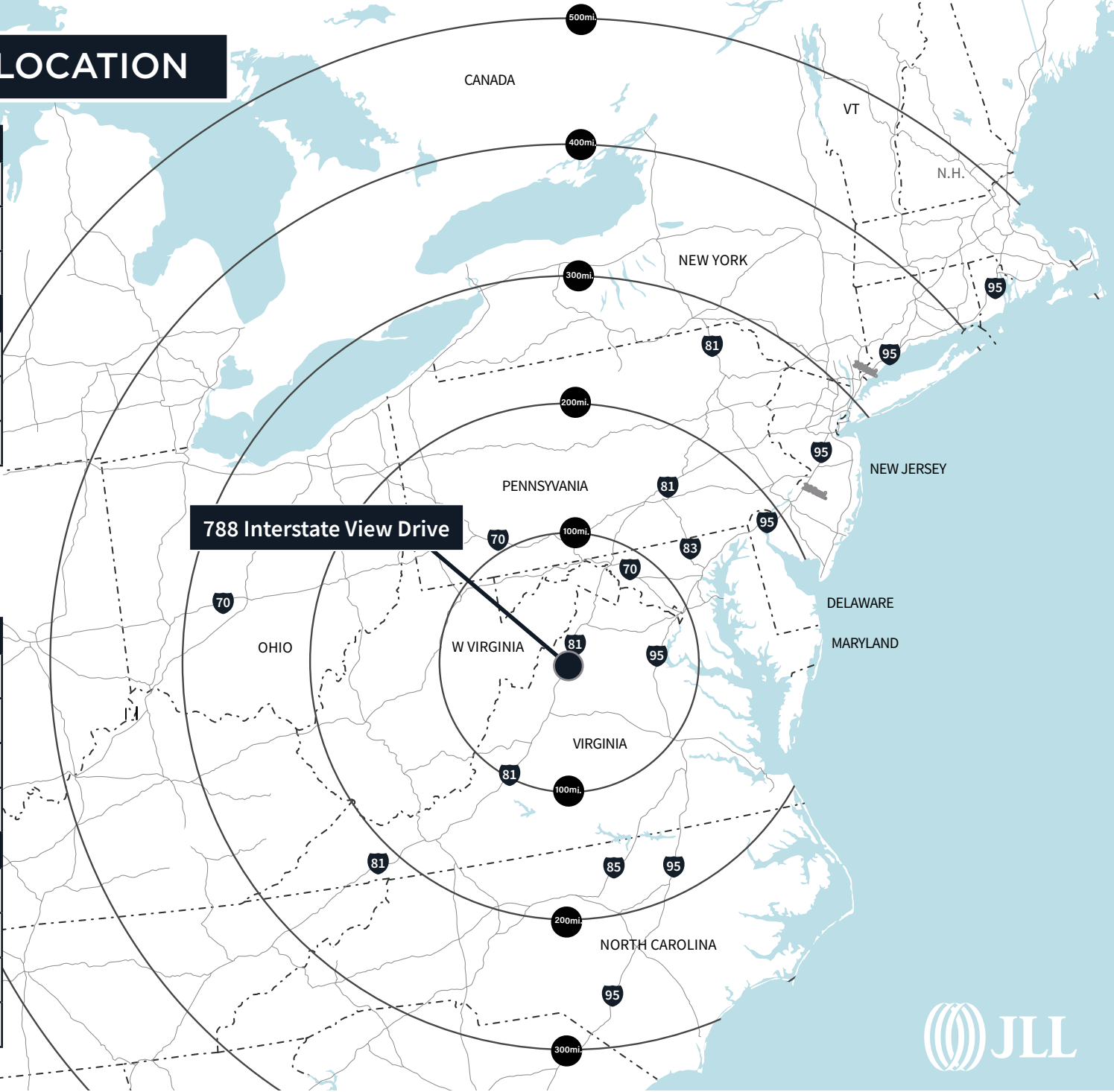


DEMOGRAPHICS & LOCATION

Total Businesses	
300 miles	2,232,640
500 miles	4,963,234
750 miles	6,823,595
Total Employees	
300 miles	30,358,082
500 miles	67,070,391
750 miles	91,123,573



Total Population Summary		
	2024	2029
300 miles	61,883,231	62,636,725
500 miles	136,195,647	137,828,551
750 miles	185,567,377	187,841,659
Median Household Income		
	2024	2029
300 miles	\$113,972	\$131,169
500 miles	\$113,969	\$131,020
750 miles	\$110,851	\$127,532



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