

# RARE AND UNIQUE OPPORTUNITY | 20,000SF WAREHOUSE/OFFICE SPACE

710 Fourth Street, Shenandoah, VA 22849

## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$1,250,000
Lot Size:	1.84 Acres
Building Size:	20,775 SF
Zoning:	I-1
Utilities:	Public Water Public Sewer 3 Phase Electric
MLS#:	661065



### PROPERTY OVERVIEW

Rare and unique opportunity in Shenandoah! 20,000+ square feet under roof with a 14,000 sq/ft Fully Conditioned Warehouse/Fabrication shop and roughly 7,000 sq/ft of office space. Some features include a large reception area, beautiful boardroom, drafting rooms, meeting rooms, private offices, break room and much more. The Fabrication Shop has single phase and 3 phase electric, heat and air conditioning, loading dock w/ overhead door and 2 fireproof rooms. Outside you'll find lots of parking and space for tractor trailers and deliveries. Also attached is a long machine shed type covered storage area for all your raw materials and supplies or equipment storage. This is a one-of-a-kind property conveniently located right on Rte 340 for easy access. Bring your vision and ideas and come check it out.

### For More Information:

Jeremy Litwiller

540.421.8293

jeremy.litwiller@cottonwood.com

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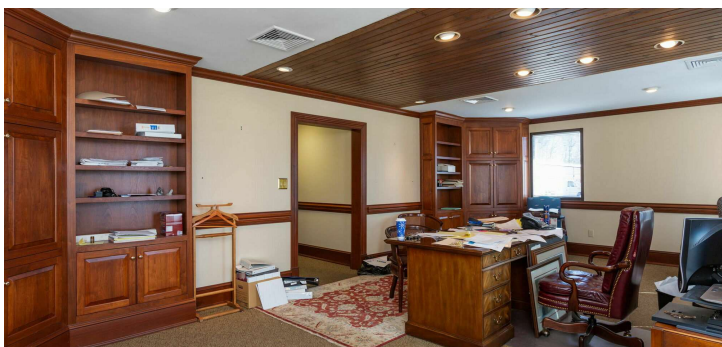
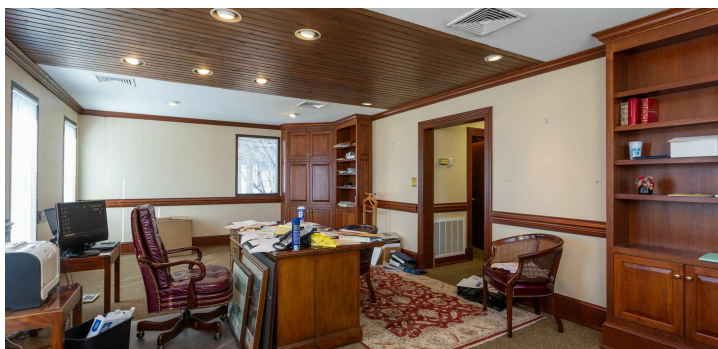
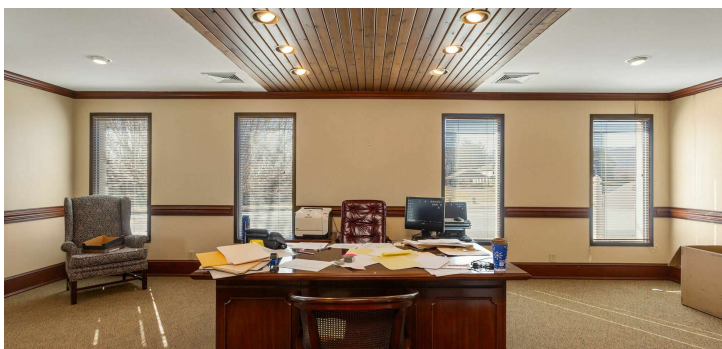
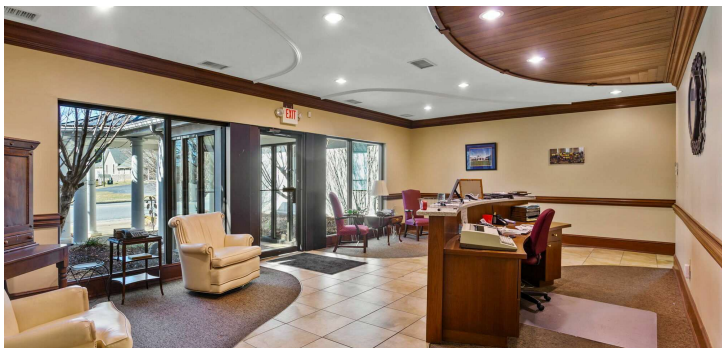
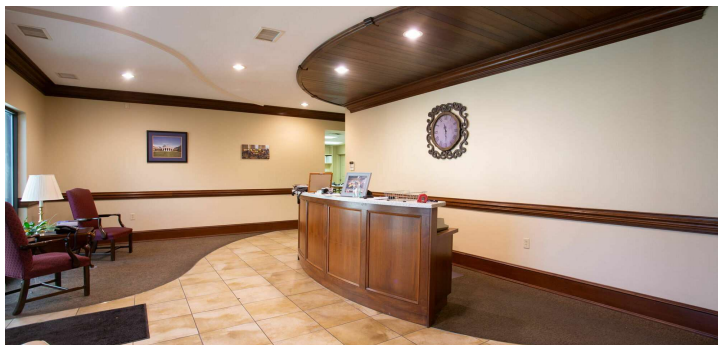
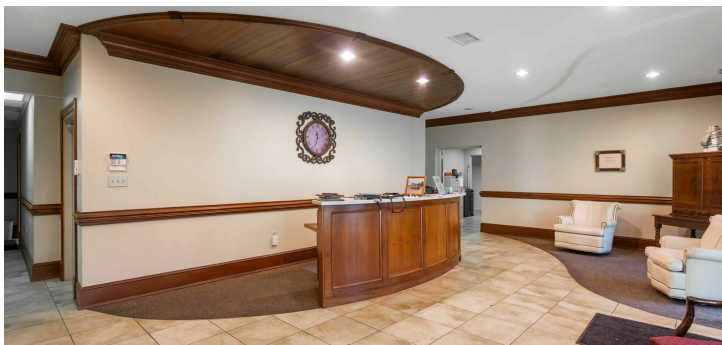
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### Interior Photos



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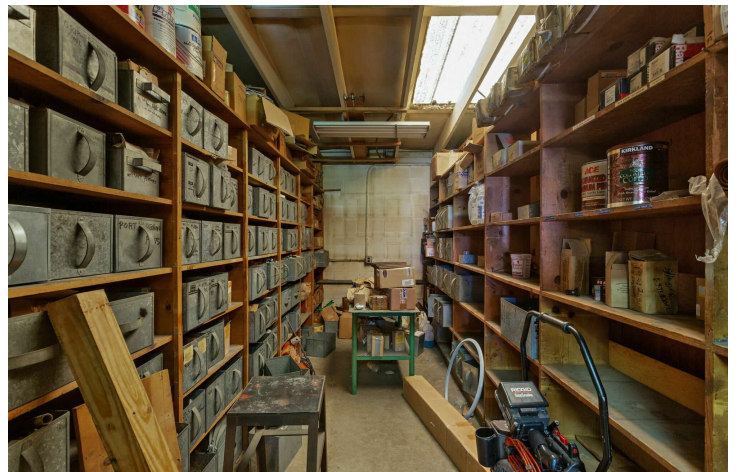
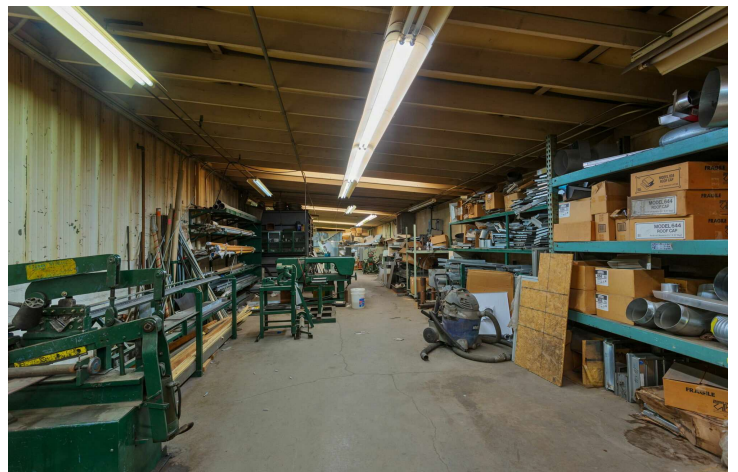
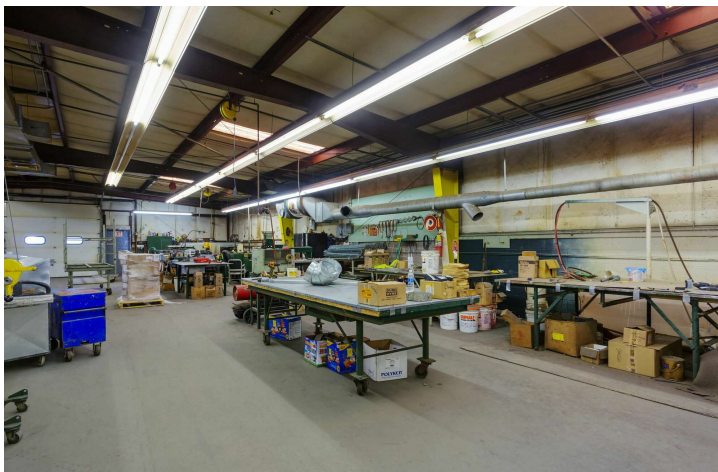
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### Warehouse Photos



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### Exterior Photos



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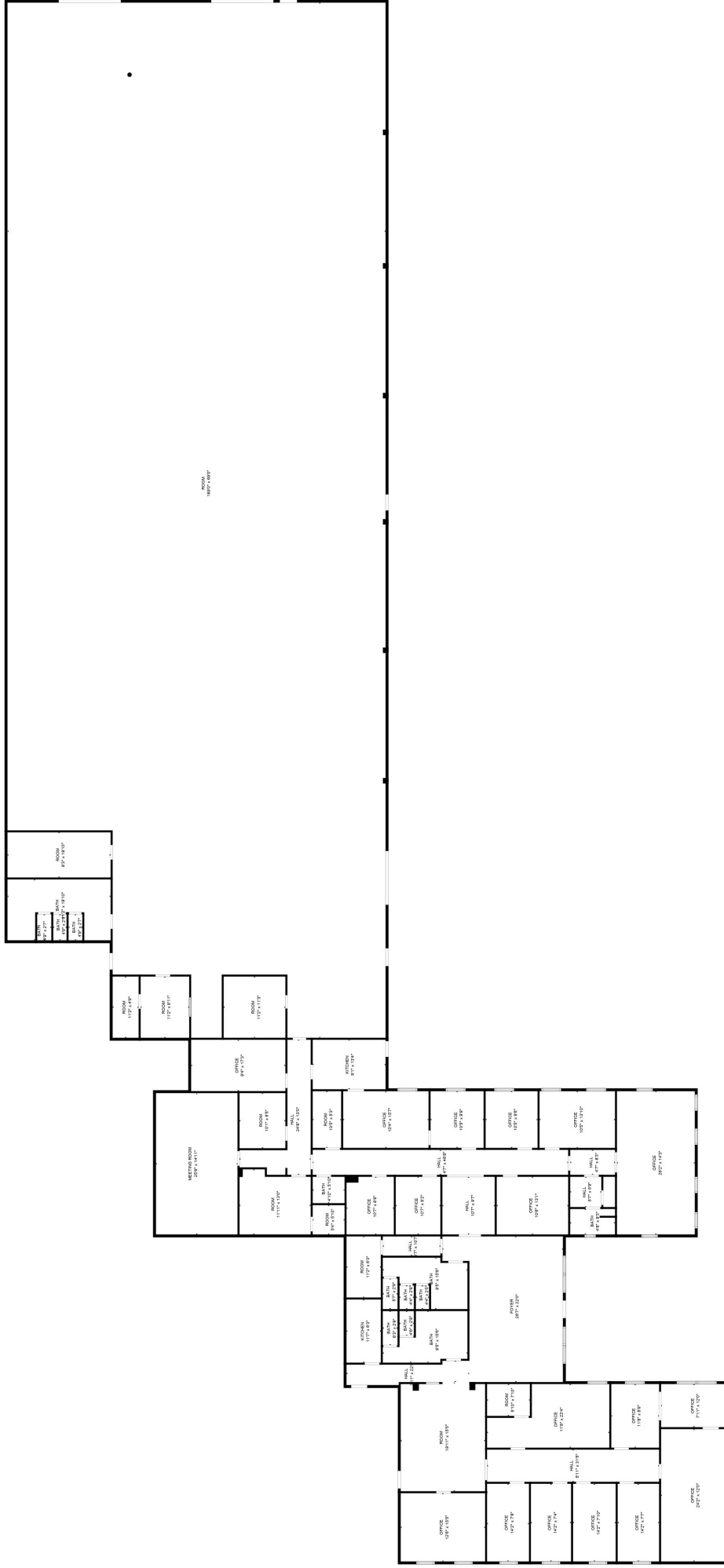
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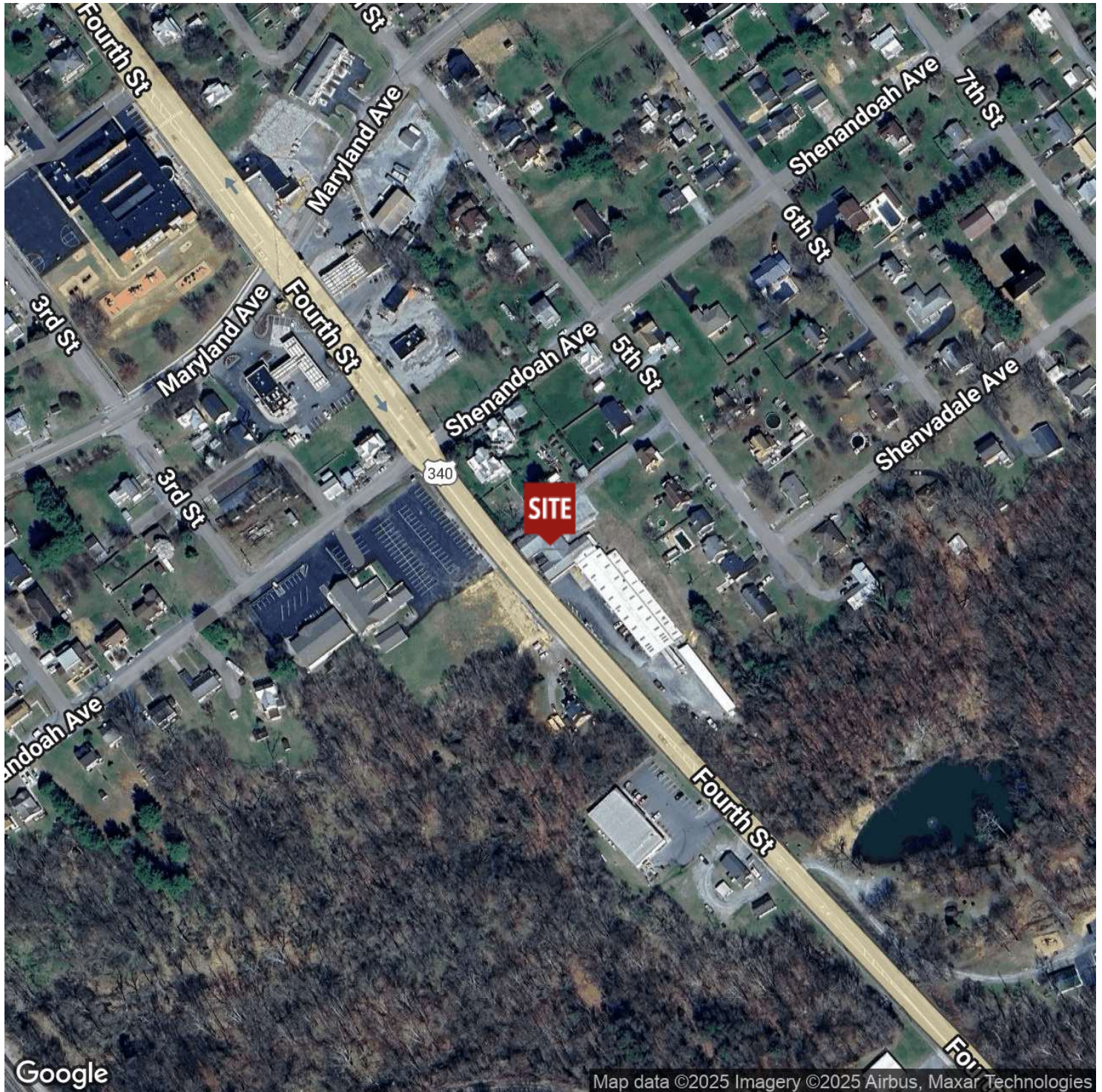
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### Location Map



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