



# 259

BROOKE ROAD

WINCHESTER, VA

**INDUSTRIAL BUILDING FOR SALE / LEASE**

**38,450 SF WAREHOUSE**  
**FOR SALE / LEASE**

**LARGE FENCED OUTDOOR STORAGE • 5 ACRES • FUTURE EXPANSION OPPORTUNITY**

**SEAN WEIDLEIN**

Senior Vice President

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**CBRE**

**259**  
BROOKE ROAD



## THE PROPERTY

The Property is comprised of 38,450 square feet of warehouse on 5 acres of land with large outdoor fenced storage area and abundant parking spaces. The zoning M-1 (Frederick County) allows a wide array of commercial and industrial uses. It is situated in the heart of Fort Colliers Industrial Park, adjacent to Interstate 81 and features excellent access to major roads, housing and retail.

- + 38,450 RSF Warehouse
- + Security Fenced Outside Storage
- + 5 Acres
- + Zoning: M-1
- + Ceiling Height: 18' clear
- + Fully-Conditioned Warehouse
- + Six (6) Loading Docks
- + Located adjacent to Interstate 81 within Fort Collins Industrial Park and the heart of Winchester

**SALE PRICE: \$5,400,000**  
**LEASE RATE: \$7.50 NNN**



# 38,450 RSF WAREHOUSE FOR SALE / LEASE



**259**

BROOKE ROAD

**38,450 SF  
Warehouse**

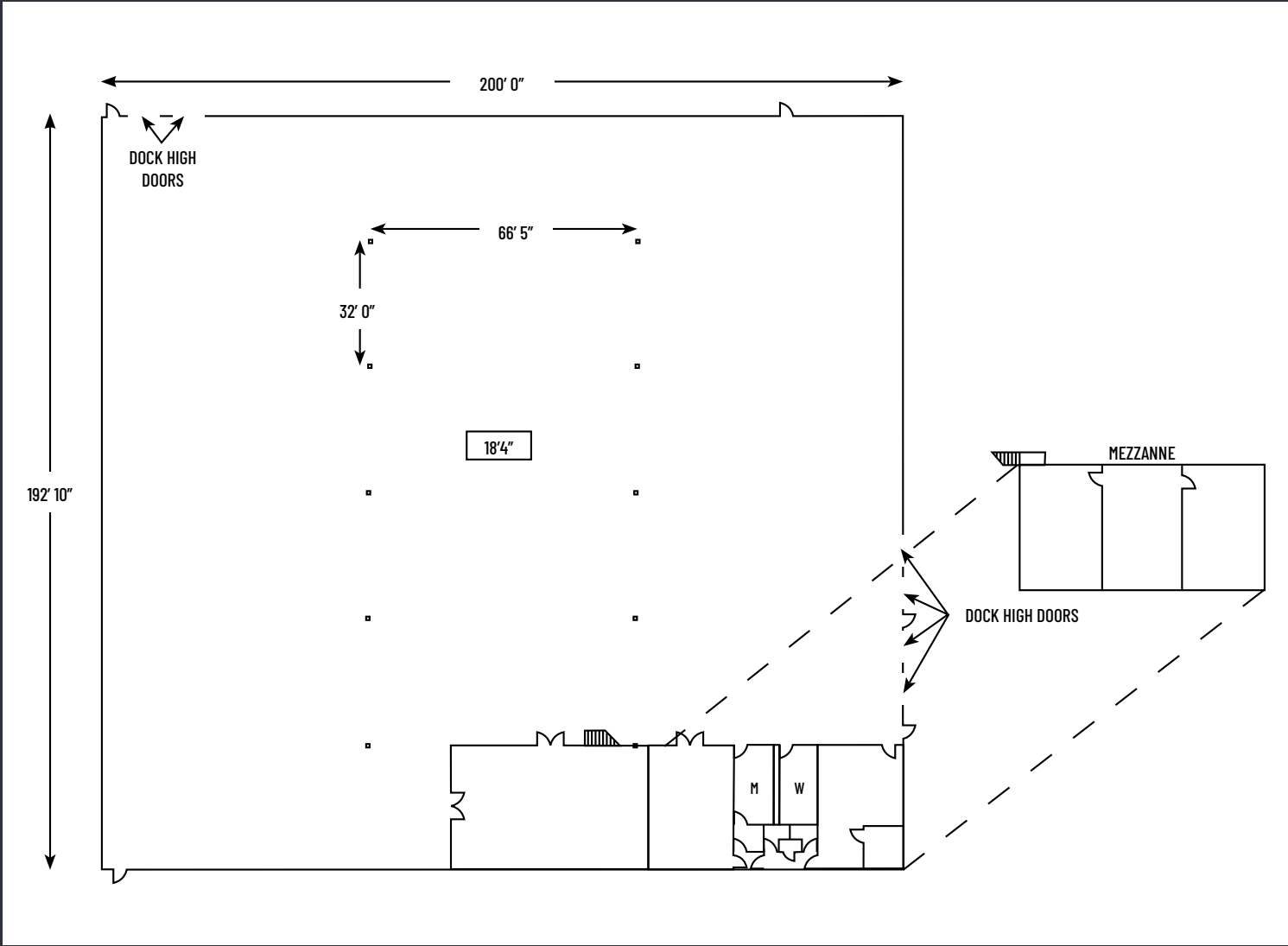
**5 ACRES**

**54,000 SF Fenced  
Outdoor Storage**

Brooke Road



# FLOOR PLAN



**Warehouse:**  
38,450 SF



**Lease Rate:**  
\$7.50 NNN



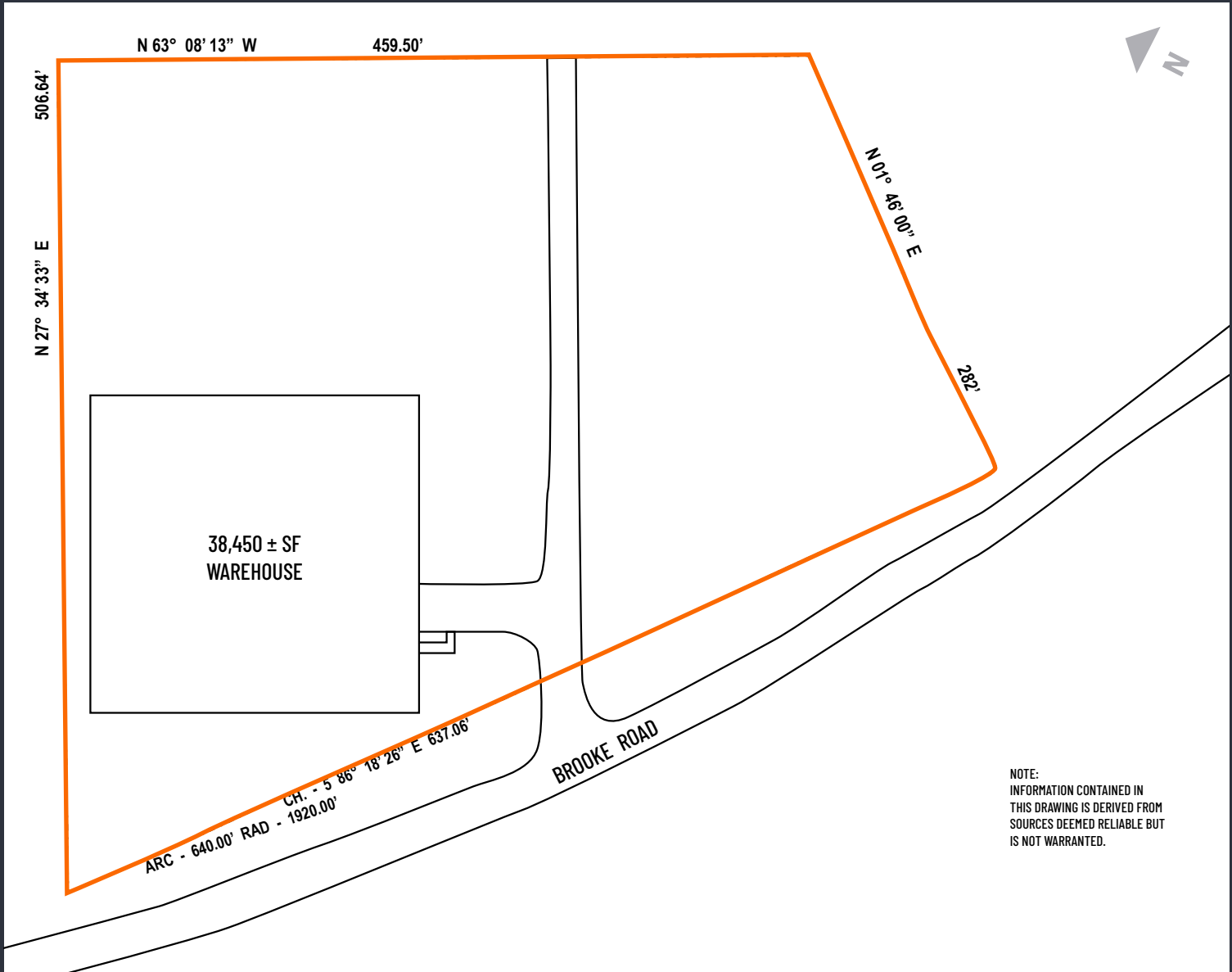
**Fenced Outside Storage:**  
54,000 SF

**Sale Price:**  
\$5,400,000



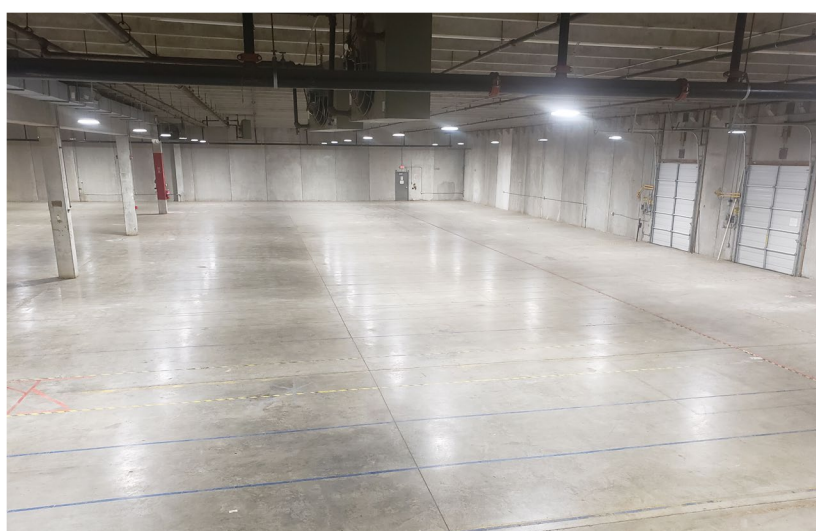
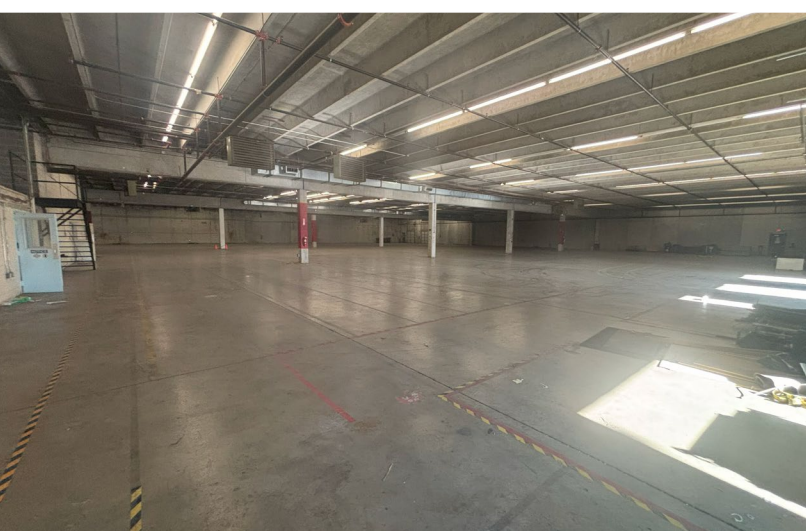
**Available:**  
Immediately

# SITE PLAN





# GALLERY





Cedar Grove

Clear Brook

Bruc

Nain

Albin

Leetown

Jordan Springs

Burnt Factory

Winchester

7

7

WGO

259

BROOKE ROAD





# 259

## BROOKE ROAD

WINCHESTER, VA



### SEAN WEIDLEIN

Senior Vice President

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