

# LOT 4 1766 WHITING ROAD

MARSHALL, VA 20115

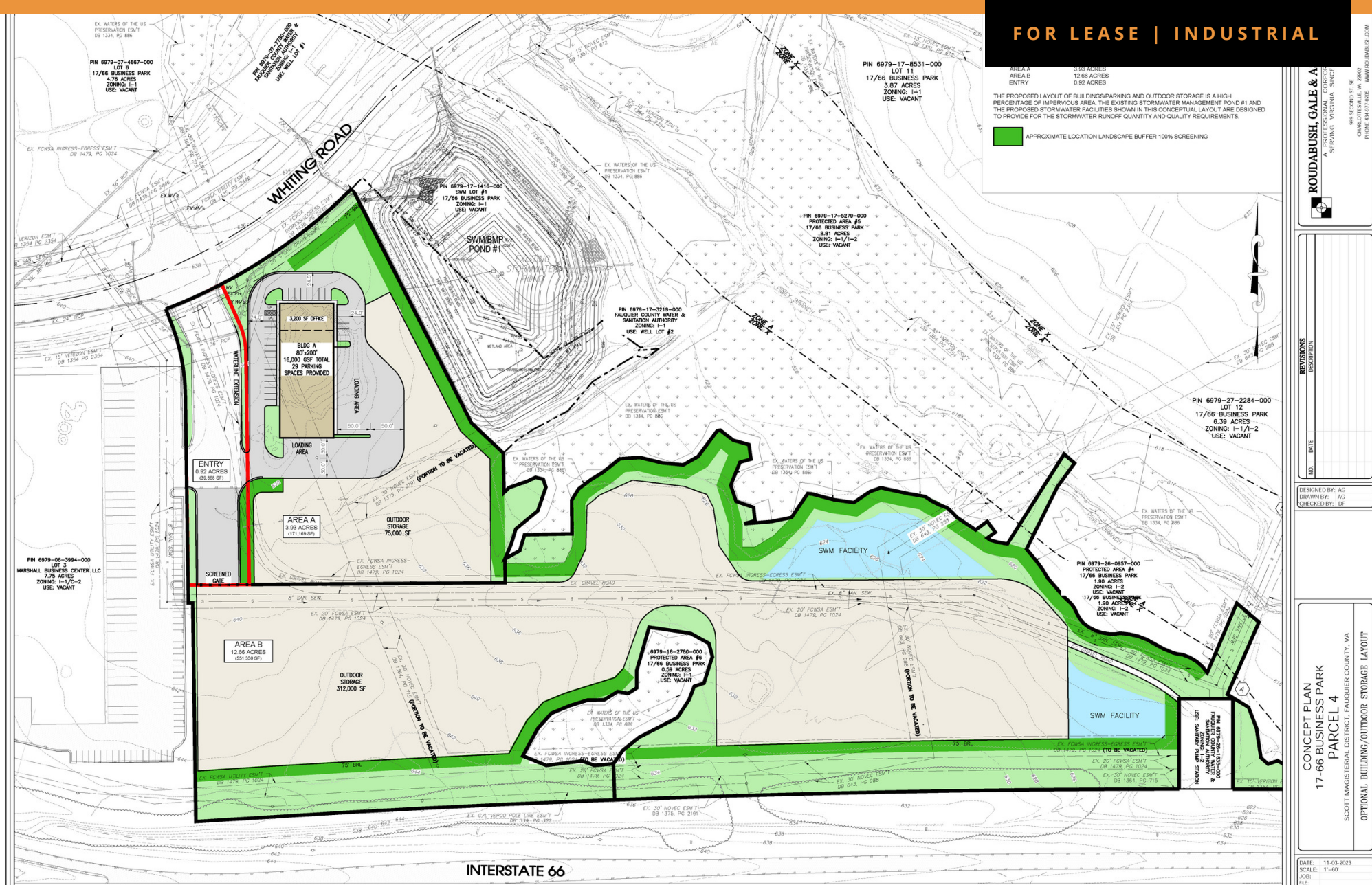
7524 GARDNER PARK DRIVE | GAINESVILLE, VA 20155 | THEWILEYCOMPANIES.COM



**J. CARTER WILEY**

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Marshall, VA 20115

FOR LEASE | INDUSTRIAL



## OFFERING SUMMARY

Address:	Lot 4 1766 Whiting Road Marshall, VA 20115
Property Type:	Industrial
Zoning:	I-1, I-2
Building Size:	18,000 SF
Available Space:	18,000 SF
Lot Size:	11.19 Acres
Pricing:	Pricing Withheld

## LOCATION OVERVIEW

Located in the 1766 Business Park at the intersections of I-66 and Rt. 17/Winchester Road.

## PROPERTY HIGHLIGHTS

- 18,000 SF Industrial Building
- 10 acres of outdoor storage
- Delivered July 2026
- Broker has an ownership interest in this property



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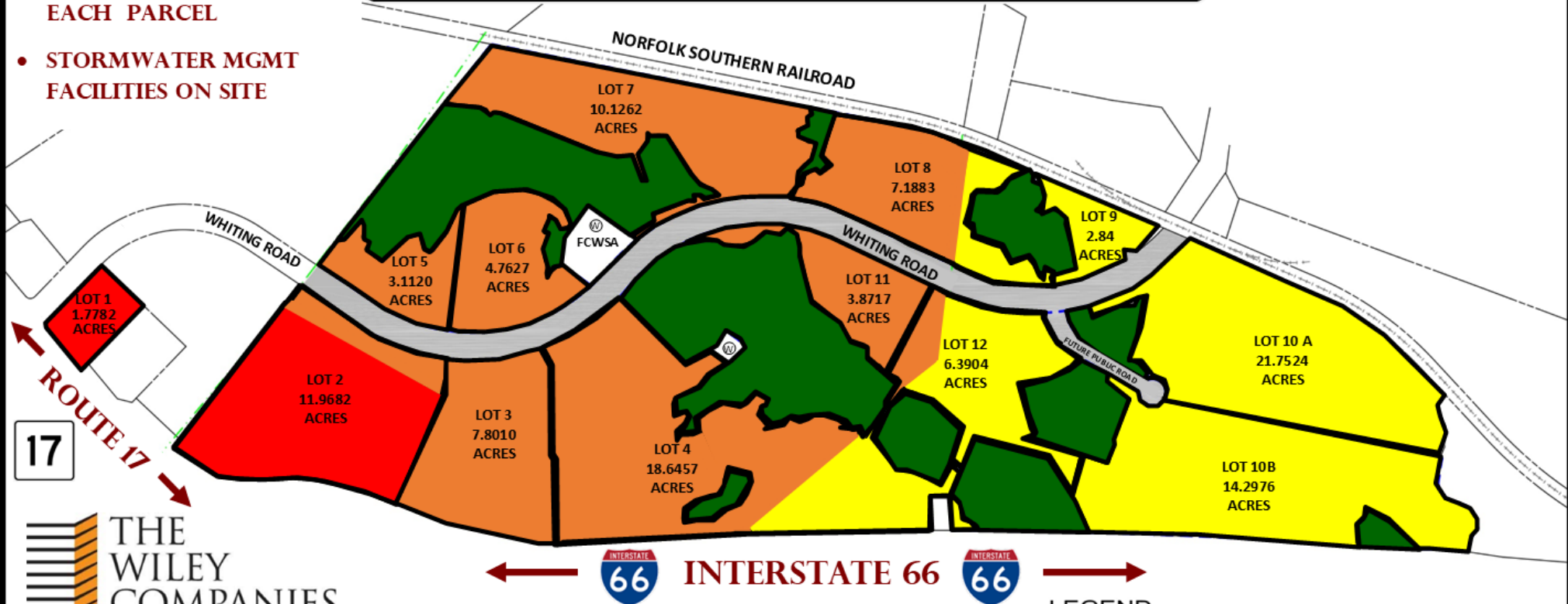
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## 17/66 BUSINESS PARK

- PUBLIC WATER AND SEWER AVAILABLE TO EACH PARCEL
- STORMWATER MGMT FACILITIES ON SITE



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### LEGEND

	C-2 Zoning		I-2 Zoning
	I-1 Zoning		Environmental Area

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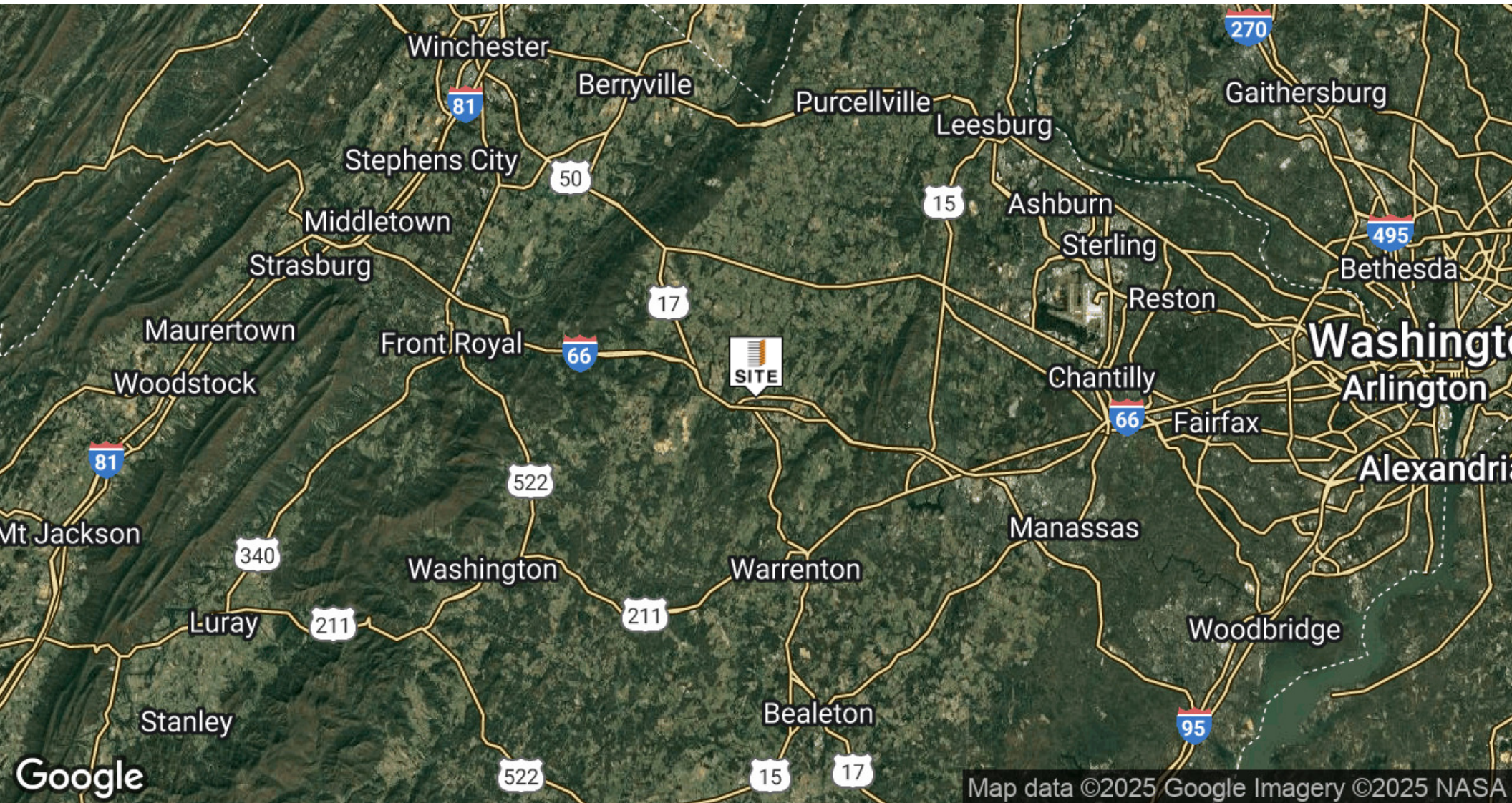
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