

An aerial photograph of an industrial park. The central feature is a large, rectangular industrial building with a brown, gabled roof and numerous skylights. To the left of the building is a large, paved parking lot. Surrounding the main building are several smaller industrial structures, including warehouses and smaller buildings. The area is bordered by green trees and a road. The text "STONEWALL INDUSTRIAL PARK" is overlaid in large, white, bold letters across the top of the image.

STONEWALL INDUSTRIAL PARK

260 Lenoir Dr, Winchester, VA 22603

FOR SALE

NAkl**nb**

HIGHLIGHTS

The Offering

KLNB, as the exclusive representative for the owner, is pleased to present for sale 260 Lenoir Dr a 83,495 SF $\pm$ standalone manufacturing and assembly facility situated in Stonewall Industrial Park, just off I-81 in Winchester, VA. This building has approximately 3.5 acres of excess land for IOS or a variety of uses.

PROPERTY SUMMARY



RBA:	83,495 SF $\pm$
Year Built:	1981
Acreage:	10 acres (including 3.5 $\pm$ unused acres)
Zoning:	M1
Clear Height:	14' clear
Loading:	8 Docks, 4 Drive-Ins & 2 Platform Docks
Construction:	Precast Concrete

PROPERTY OVERVIEW



CAPACITY 4200 LBS.

General Specifications

Property Address	260 Lenoir Dr. Winchester, VA 22603
Total Building Size	83,495 ± Square Feet
Parcel ID#	4319-9
Construction	Precast Concrete
Lot Size	10.16 acres ± (including 3.5 ± unused acres)
Year Built	1981
Office Area	3,000 Square Feet ±
Loading	8 loading docks, 4 drive-ins, 2 platform docks
Ceiling Height	14' Clear
Roof	Built-up layered asphalt
Zoning	M1 (Light Industrial)
Sprinkler	N/A
Heat	Gas
Lighting	LED warehouse lighting
Sale Price	Call agent
Assessment/ Real Estate Taxes	\$34,655.11 (2026 Tax Year)

Electrical/Mechanical

Mechanical/ HVAC	Warehouse - Gas Heat Office - Standalone HVAC System
Electric	Heavy Power Service
Electric Service	250 KVA, 3-phase, 480 - 277 voltage, 1600 amps

Utilities

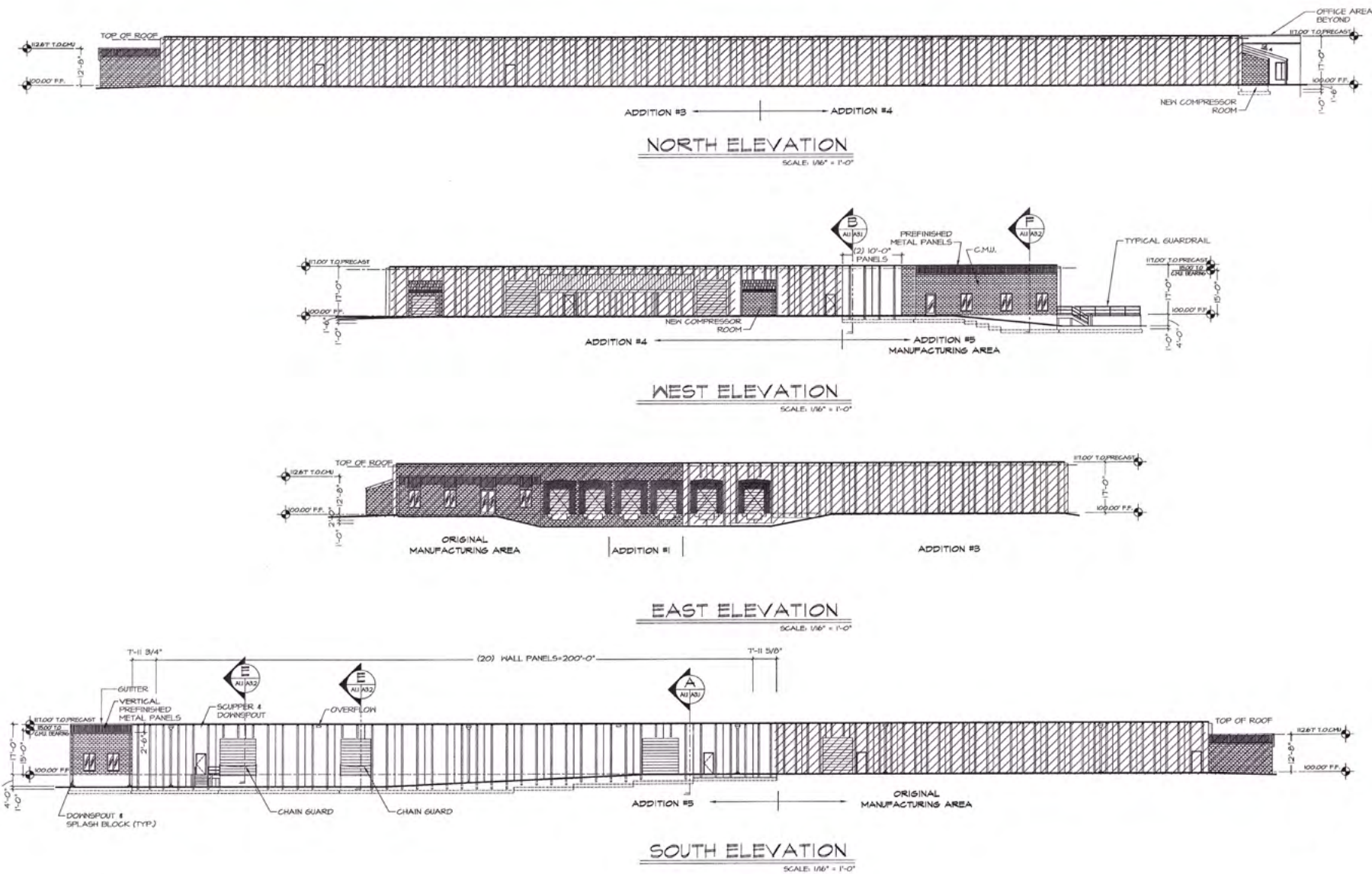
Water/Sewer	Public Water & Sewer, Frederick Water
Electricity/ Natural Gas	Rappahannock Electric Cooperative Columbia Gas of Virginia

Fire/Life Safety

Fire Protection	Non-sprinklered
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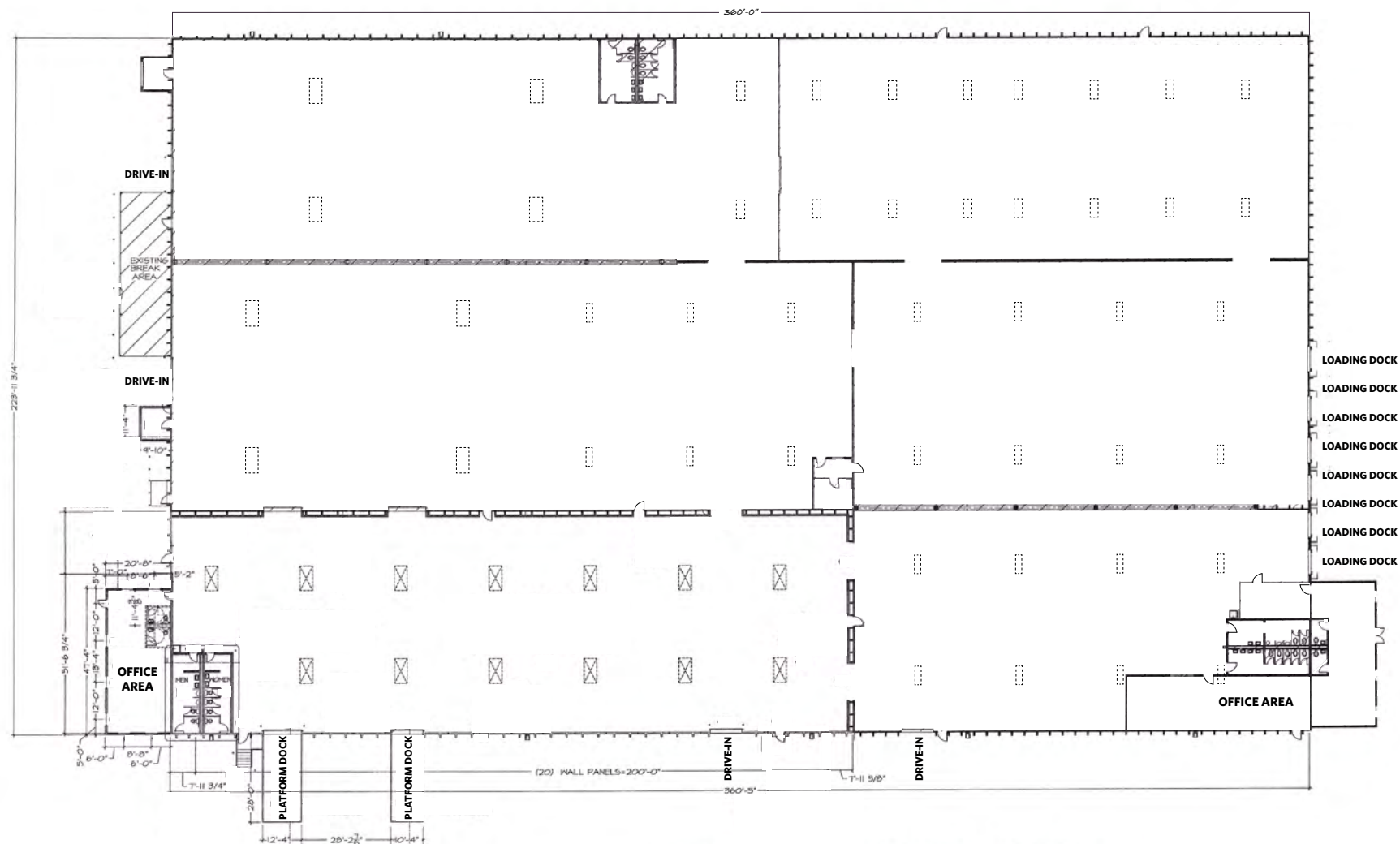


Elevations



Floor Plan

EXISTING GROSS AREA: 83,495 SF



Zoning

Light Industrial [M1] Partial list of permitted uses include;



Construction Contractor



Hardware



Electrical Contractor



Fabricated Metal
Manufacturing



Plumbing Contractor



Equipment Rental



HVAC Contractor



Commercial Fleet
Maintenance



Light Manufacturing/
Warehousing



Construction Material
Distribution



Research Facilities



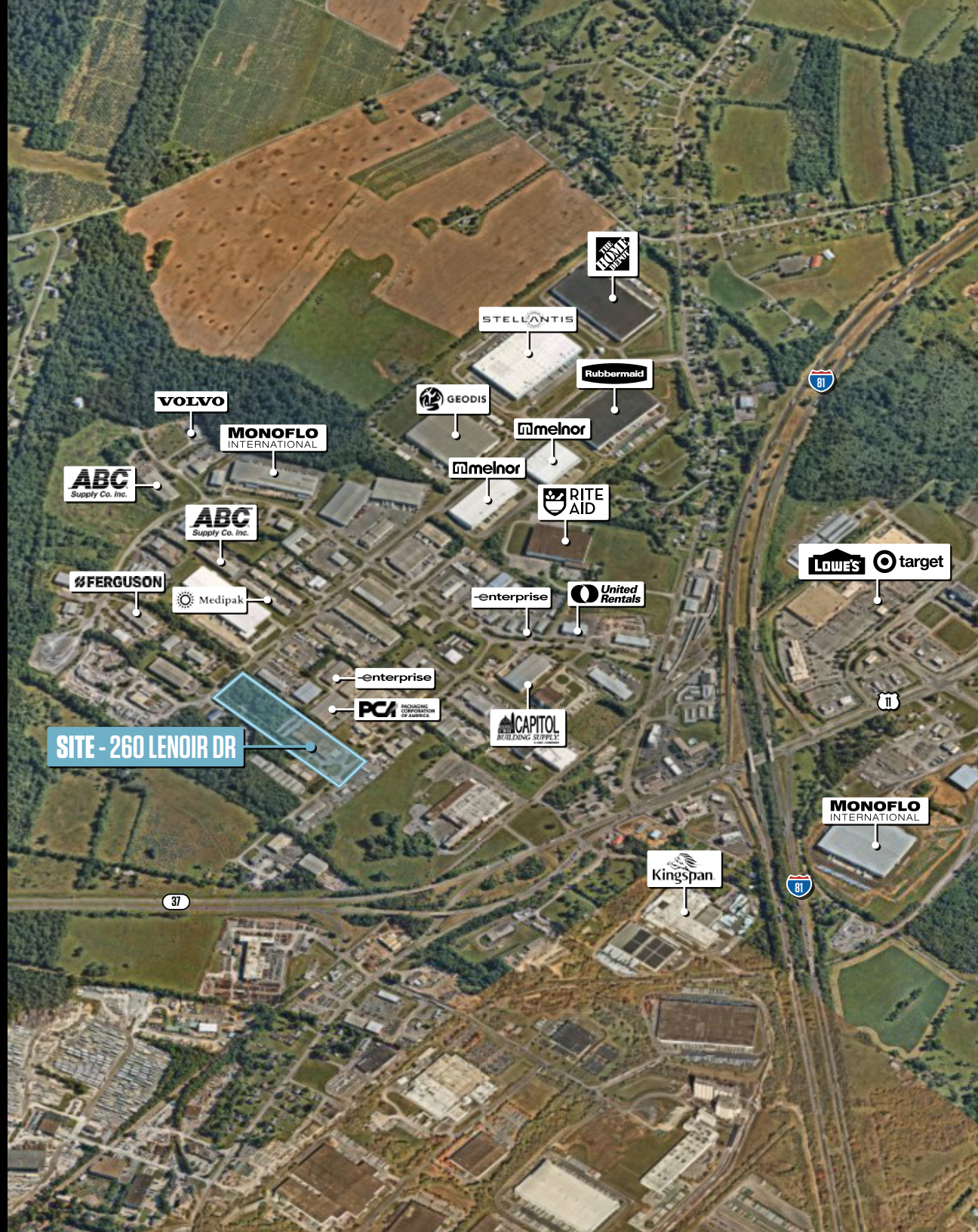
Machinery Cleaning



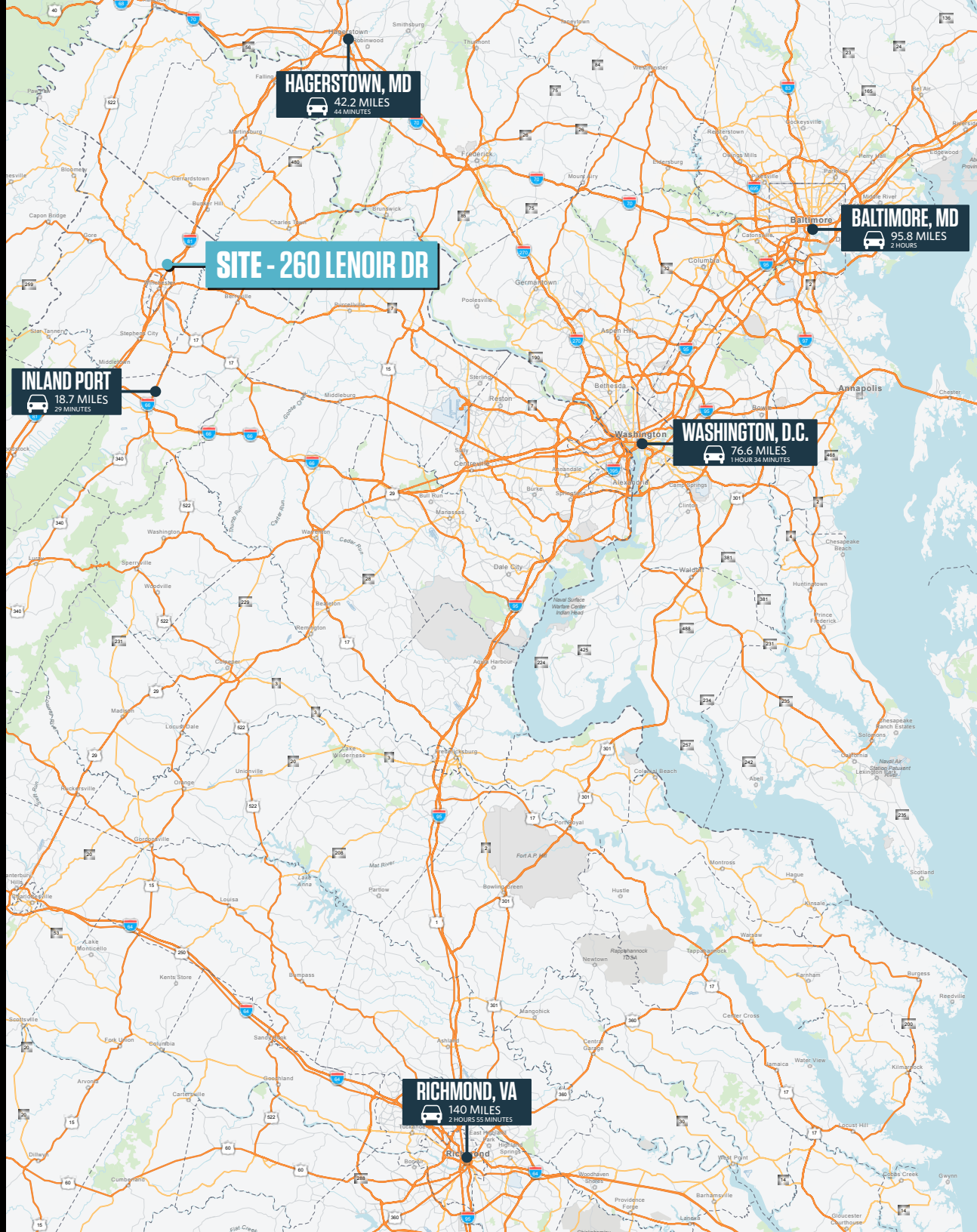
Landscaping



STRATEGIC LOCATION



REGIONAL MAP





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