

# LOUISA COUNTY WAREHOUSE

401 E MAIN ST LOUISA, VA 23093



## OFFERING SUMMARY

Available SF:	15,000 SF
Lease Rate:	\$7.00 SF/yr (NN)
Lot Size:	3.86 Acres
Year Built:	1966
Building Size:	15,000 SF
Zoning:	TOWN
Market:	Charlottesville

## PROPERTY OVERVIEW

15,000 square foot warehouse in Louisa County, Virginia, halfway between Charlottesville and Richmond. Superior construction with manufacturing-grade floor loads, 25' x 50' column spacings, 19' ceilings, and 3-phase power. One drive in door, 14' x 16', and one dock-height door, 8' x 8'. Plenty of room for tractor trailers to maneuver. Some additional lay-down area possible.

## PROPERTY HIGHLIGHTS

- 15,000 sqft (100' x 150')
- 19' ceilings
- High-load floors
- Wide column spacings
- Dock door and drive in door.



**RICHARD WELLFORD, CCIM**

Vice President  
540.855.3648  
rwellford@poecronk.com

# LOUISA COUNTY WAREHOUSE

401 E MAIN ST LOUISA, VA 23093



**RICHARD WELLFORD, CCIM**

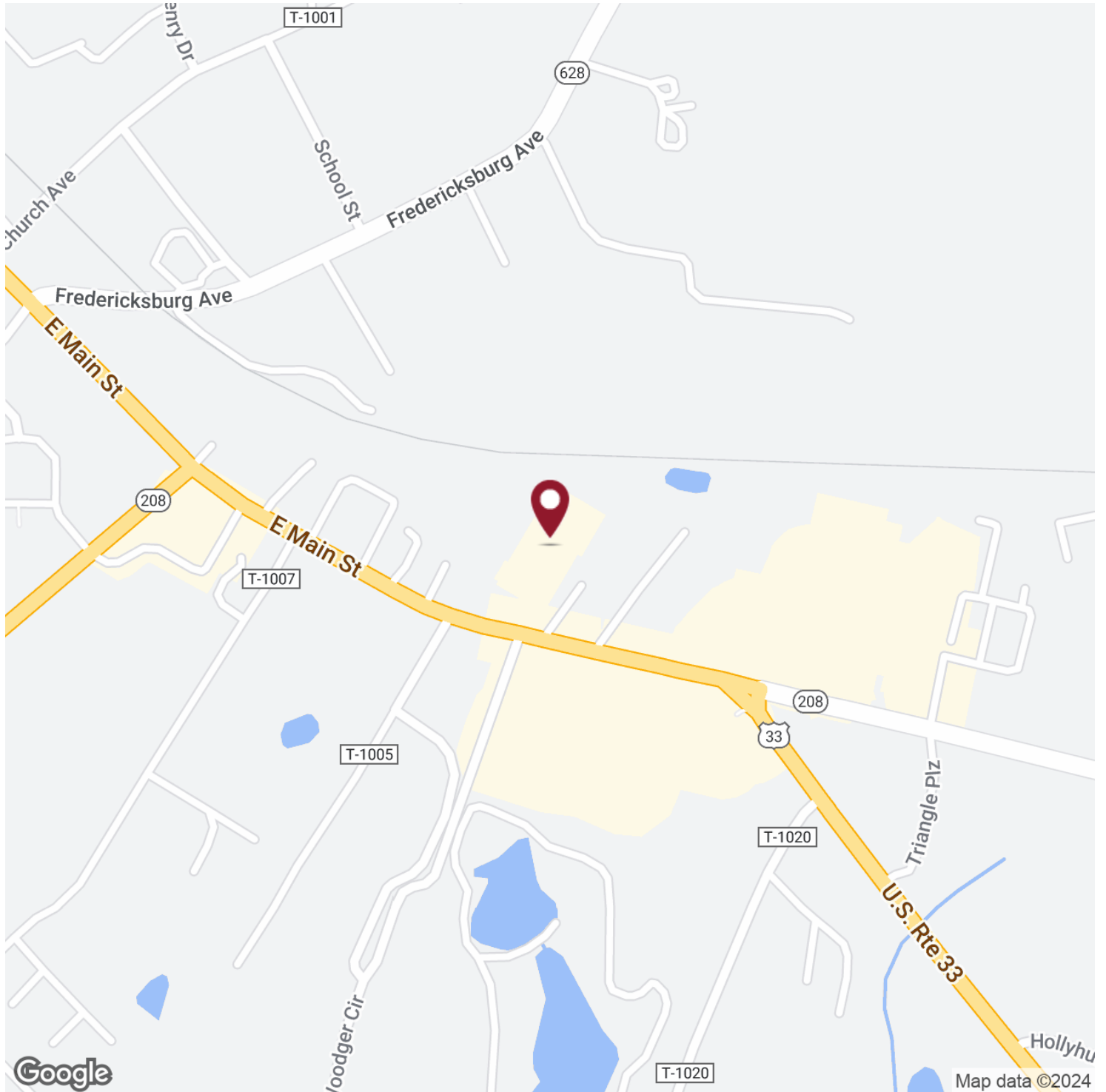
Vice President

540.855.3648

[rwellford@poecronk.com](mailto:rwellford@poecronk.com)

# LOUISA COUNTY WAREHOUSE

401 E MAIN ST LOUISA, VA 23093

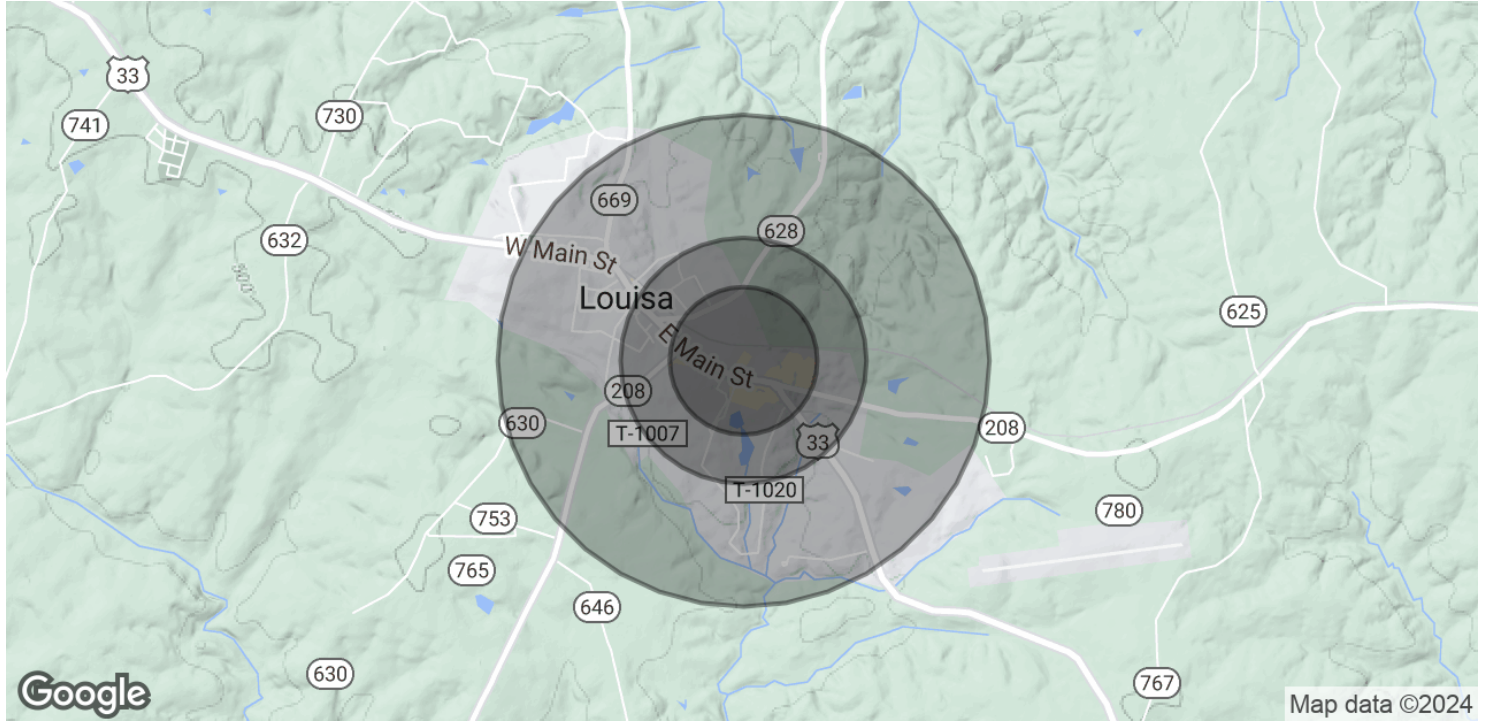


**RICHARD WELLFORD, CCIM**

Vice President  
540.855.3648  
rwellford@pocronk.com

# LOUISA COUNTY WAREHOUSE

401 E MAIN ST LOUISA, VA 23093



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	207	711	2,127
Average Age	41	41	42
Average Age (Male)	40	40	40
Average Age (Female)	42	42	43

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	80	278	844
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$88,731	\$85,358	\$82,158
Average House Value	\$302,220	\$293,715	\$295,167

Demographics data derived from AlphaMap



**RICHARD WELLFORD, CCIM**

Vice President  
540.855.3648  
rwellford@poecronk.com