



FOR LEASE | OFFICE & FLEX BUILDING

1407 MILL RACE DRIVE
SALEM, VIRGINIA 24153



CUSHMAN &
WAKEFIELD

THALHIMER

1407 MILL RACE DRIVE

Salem, VA 24153

PROPERTY HIGHLIGHTS

Office & Flex Building

- 6,000 SF Warehouse
- 4,000 SF Office
- 0.74 AC Land

Warehouse Layout

- 6,000 SF
- Gas heat
- 12 ft doors in larger warehouse
- 9 ft doors in smaller warehouse
- 2 restrooms

Office Layout

- 4,000 SF
- Gas Heat, A/C Central
- Multiple Offices
- Cubicle offices

Industrial Zoning/Land

- BCD zoning “Business Commercial District” allows for a mix of commercial and business-related uses
- 0.74 Acres

LEASE RATE:

- \$9,000/month (Landlord pays real estate taxes and insurance)



Building Area	10,000 SF
Parking	30 on-site surface spaces
Floors	One (1) Stories
Ceiling Height	15'
Year Built	2000
Land Area	0.74 acres
Zoning	BCD (Business Commercial District)

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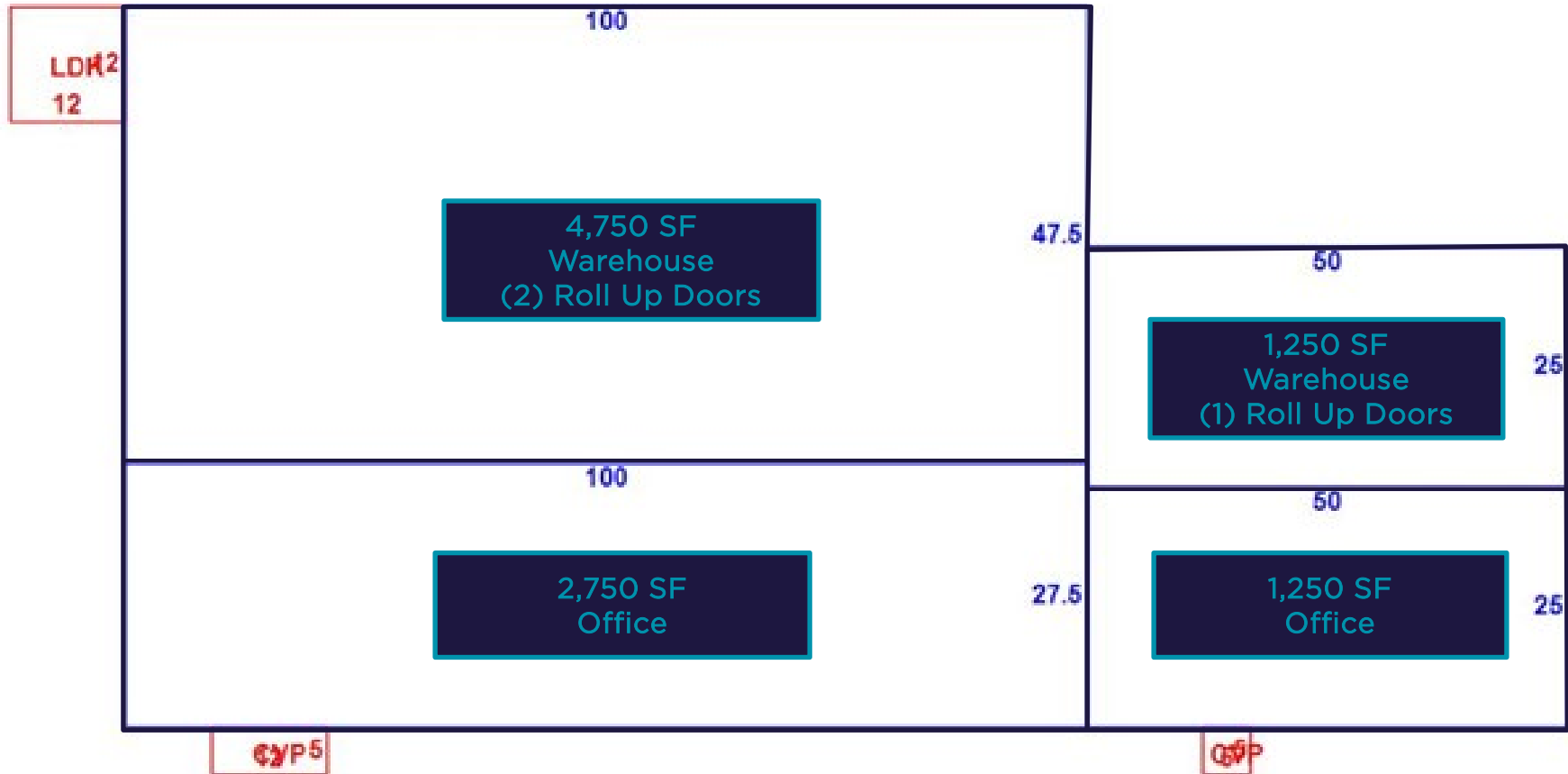
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PID: 2888



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LOCATION OVERVIEW





FOR MORE INFORMATION, CONTACT:

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Thalhimer

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