

**Commercial Lease - Building**



**MLS #** 634798      **Status** ACT  
**Address** 13665 SPOTSWOOD TRL  
 ELKTON  
 VA 22827  
**Area** Rockingham  
**Project Name**  
**Location** Free Standing  
**Parking** Private 11+ Spaces  
**Use Options** Flex, Manufacturing, Warehouse  
**Taxes** /  
**Parcel ID** 129-(A)-L179A  
**Legal Desc** 129-(A)-L179A, west of Elkton, Stonewall District

**Lease Price Sq/Ft** 7.50  
**BldgSF**  
**SF: Gross Min** 10,000  
**SF: Gross Max** 50,250  
**For Sale?** N  
**Sale MLS#**  
**# of Acres** 5.00  
**Date Available**  
**Type** Building  
**Zoning** M-1 IndGen



**Update Date** 9/16/2022  
**DOM/CDOM** 0 / 0

**Directions** From McGaheysville head east on Spotswood Trail, Sign on left before reaching the Town of Elkton. (See attached GIS)

**Public Remarks** NEW 50,250 square foot warehouse flex space currently under construction with plans to be complete in Spring of 2023. Building may be leased as a whole or divided into 5 spaces with each being no less than 10,000 square feet. Situated between McGaheysville and Elkton along main corridor Route 33 Spotswood Trail, this location offers high traffic counts daily with quick access to the City of Harrisonburg/interstate I-81/64 and Route 29. Lease rate includes warm shell with tenant having the opportunity for specific buildouts if desired. Building will include multiple loading docks and an ample amount of paved parking. \$7.50/SF/YR No NNN leases.

**Agent Remarks** CAM fees subject to multiple tenants.

<b>Lease Type</b>	Modified Net	<b>Year Built</b>	2023	<b>CAM or NNN?</b>	CAM
<b>Property on Ground Lease</b>	No	<b>Parking Ratio</b>		<b>CAM or NNN Fee \$</b>	
<b>Tenancy</b>	Multiple	<b>Occupied By</b>		<b>CAM or NNN Fee Frequency</b>	
<b>Fenced</b>		<b>Showing Instructions</b>	Call Agent, See Agent Notes, Text Agent		
<b>Gas Available</b>		<b>Lockbox Location</b>			
<b># of Stories</b>	1				

<b>Air Conditioning</b>	Central Air	<b>Use Options</b>	Flex, Manufacturing, Warehouse
<b>Construction</b>	Steel	<b>Heating</b>	Forced Air, Heat Pump
<b>Floor Construction</b>	Concrete	<b>Location</b>	Free Standing
<b>Roof</b>	Metal	<b>Parking</b>	Private 11+ Spaces
<b>Sewer</b>	Yes Connected	<b>Power</b>	3 Phase
<b>Structure Features</b>	Dock, Fire Sprinklers	<b>Building Status</b>	Build to Suit, Under Construction, Heated Shell
<b>Water</b>	Connected		

<b>List Office</b> 210	Old Dominion Realty Inc	540-433-2454	<b>Occ By</b>
<b>List Agent</b> 210_917	Colton Mitchell	540-820-2001	
<b>Co-Off</b>	<b>Co-Agt</b>		<b>Show</b> Call Agent, See Agent Notes, Text Agent
<b>BA</b> 2.50 %	<b>LstSrv</b>		<b>LD</b> 9/16/2022 <b>ED</b> 4/4/2023
<b>LkBx</b>	<b>LkBxDt</b>	<b>LkBxLoc</b>	
<b>Docs</b>		<b>LxBxSe...</b>	

All information, regardless of source, should be verified by personal inspection by and/or with the appropriate professional(s). The information and its accuracy is ...  
 Prepared by *Joy Williams* of *Old Dominion Realty Crossroads* on *09/16/2022*