

NEWLY RENOVATED BUILDING IN DOWNTOWN HARRISONBURG

156 E WASHINGTON ST, HARRISONBURG, VA 22801

Executive Summary



OFFERING SUMMARY

Available SF:	2,000 - 6,500 SF
Lease Rate:	\$14.00 SF/yr (Gross) + \$2.00 SF/yr CAM Fee
Lease Term:	3-5 Years
Zoning:	M1
Utilities:	Public Water Public Sewer 200 AMP Electric
Delivery Condition	Warm Vanilla Shell
MLS#:	643491



PROPERTY OVERVIEW

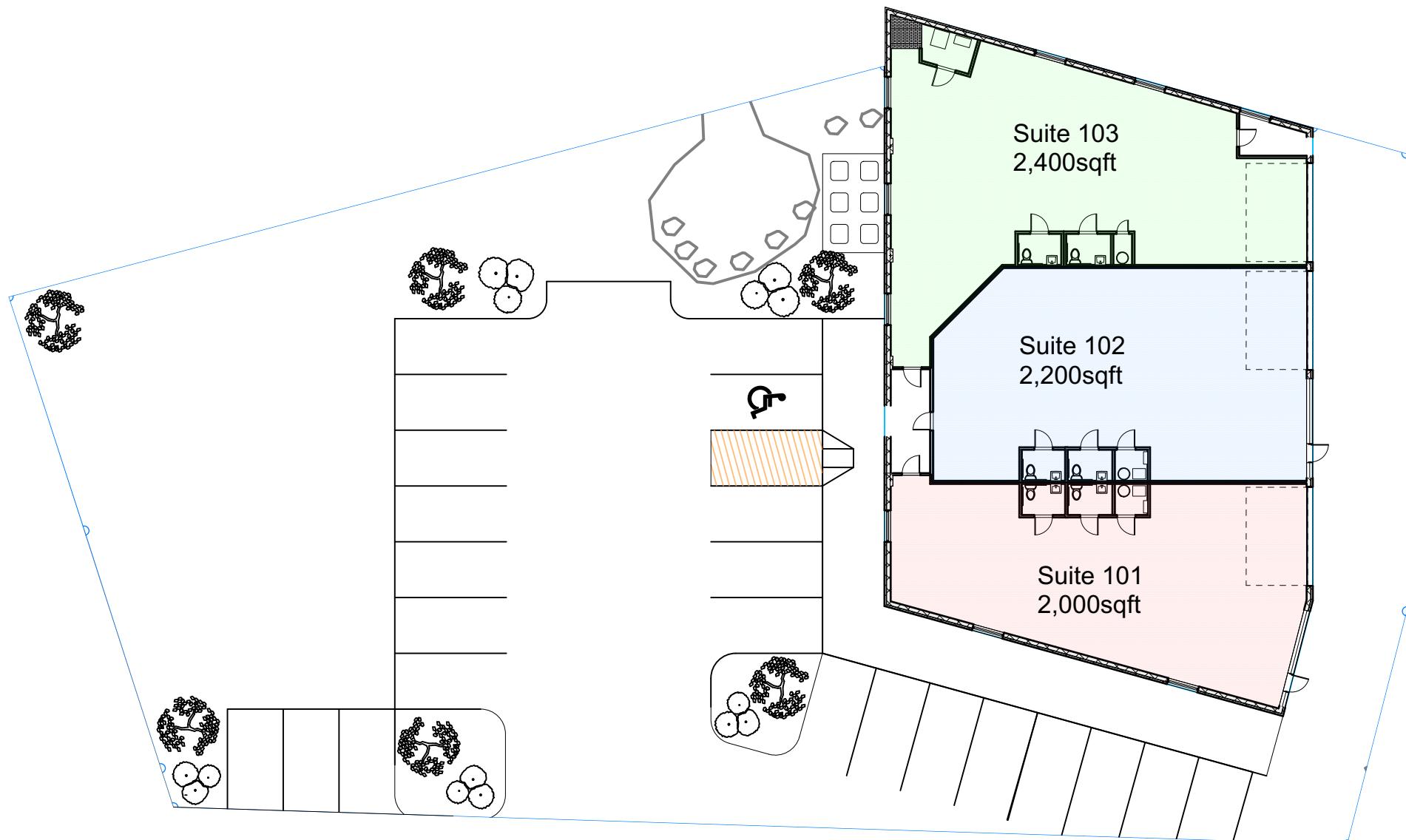
Newly renovated building in downtown with parking! Property available now, as a warm vanilla shell. 2000-6500SF available. High ceiling old industrial feel, yet practical with new mechanicals. Large garage door access in the rear. Zoned industrial but labeled as mix use in the city comp plan, this floor plan and building are flexible for your business.

For More Information:

Craig Anders
540.383.6054
craig.anders@cottonwood.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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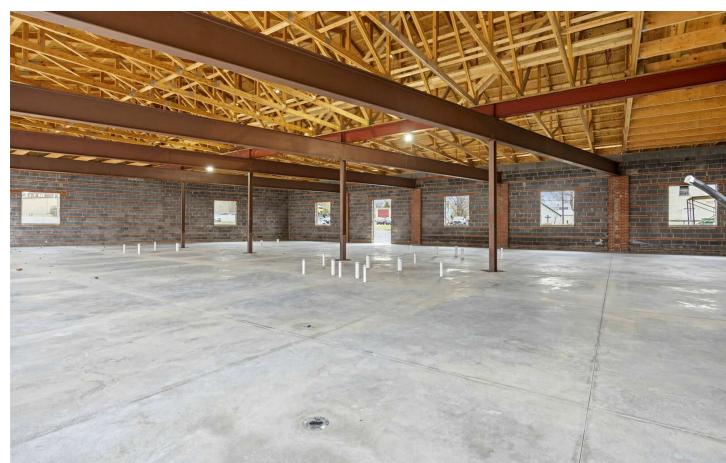
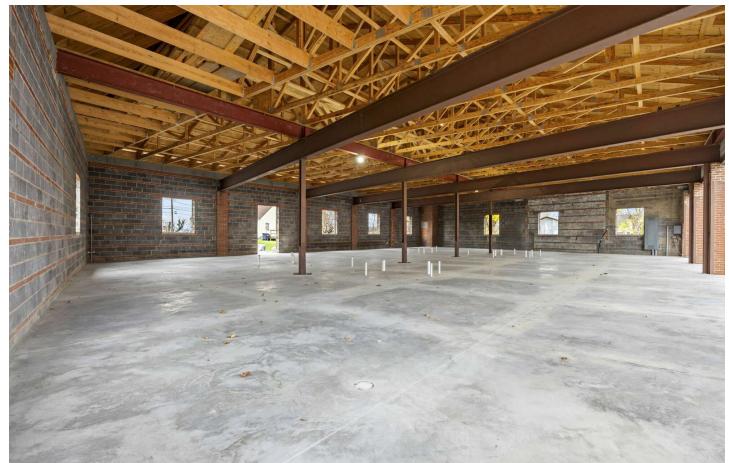
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156 E Washington
Scale: 1:275

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Additional Photos



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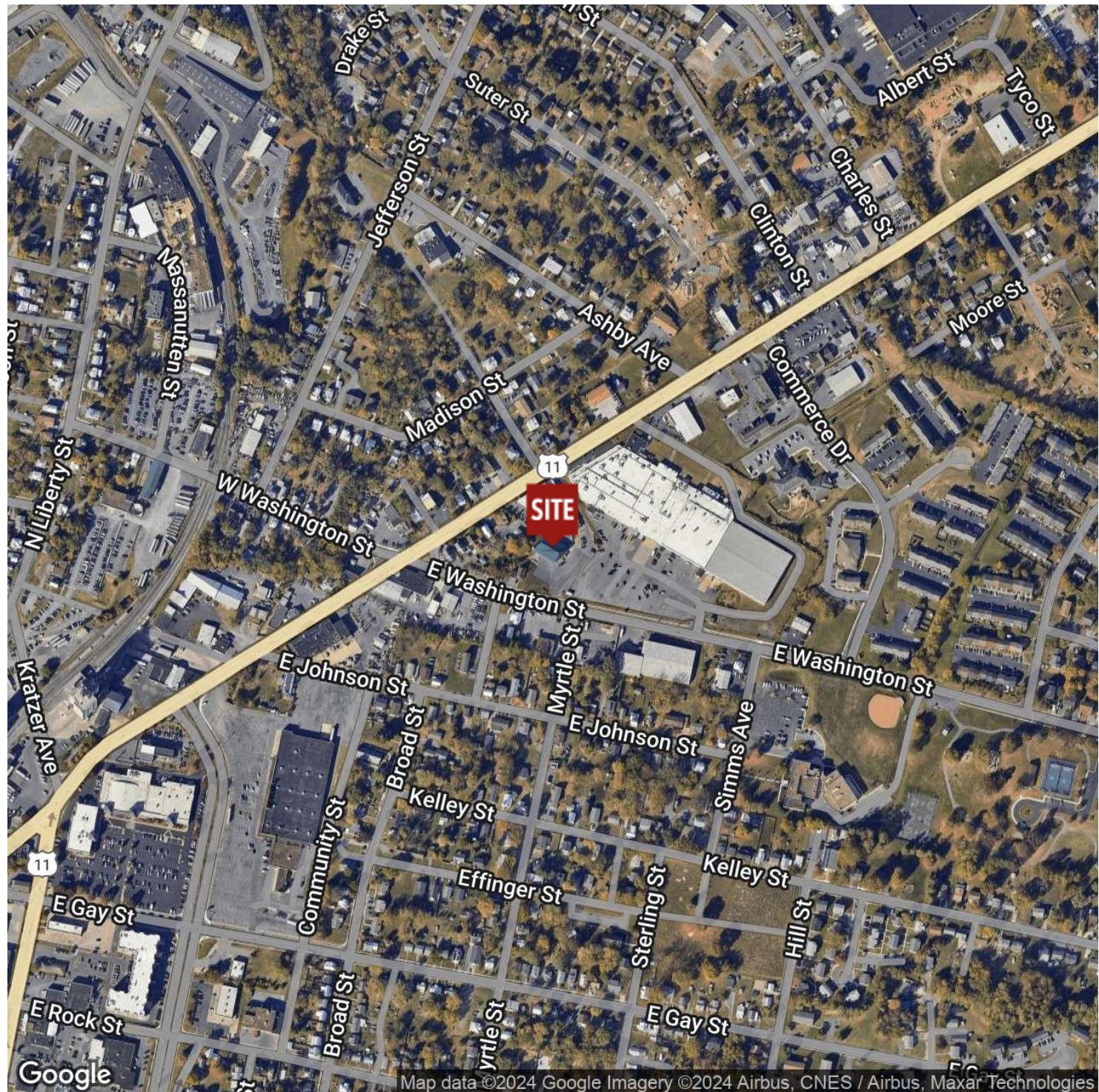
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Location Map



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