

FOR SALE

Investment Opportunity

680 Scattergood Drive NW
Christiansburg, VA 24073

FOR MORE INFORMATION:

COLEMAN STEWART

Senior Associate

804-368-6332

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**COMMONWEALTH
COMMERCIAL**

Comprehensive Property Solutions



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T 804-346-4966 **F** 804-346-5901 **COMMONWEALTHCOMMERCIAL.COM**

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FOR MORE INFORMATION:

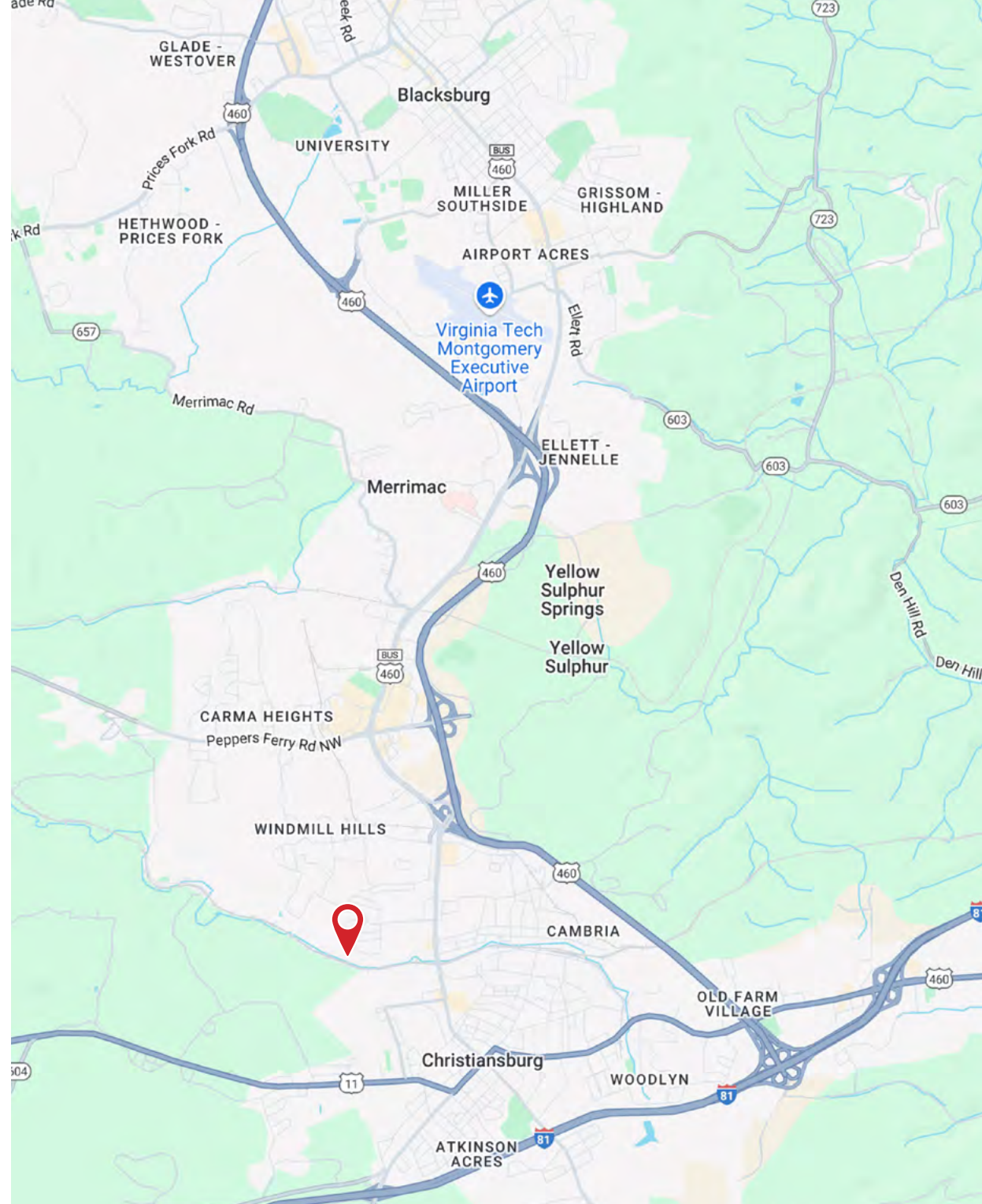
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Commonwealth Commercial Partners, LLC represents the Owner of this property.
Information contained herein, is deemed reliable but not guaranteed.



PROPERTY OVERVIEW

Commonwealth Commercial Partners is pleased to present 680 Scattergood Drive NW, a prime commercial property available for investment sale in Christiansburg, VA. This exceptional space offers a versatile floor plan, providing ample opportunities for customization to suit a variety of business needs. With expansive windows that flood the interior with natural light, the property boasts a bright and welcoming atmosphere. The property features modern amenities and ample parking, making it an attractive option for businesses seeking a professional and convenient location. Located in a vibrant business hub, this property presents an excellent opportunity for those seeking a thriving commercial space in an ideal location.

PROPERTY HIGHLIGHTS

- › Versatile floor plan for customization
- › Expansive windows for natural light
- › Modern amenities
- › Ample parking for convenience
- › Professional and welcoming atmosphere
- › Convenient location in vibrant business hub
- › Ideal for a variety of business needs
- › Well-maintained and adaptable space

Building Size:	134,100 SF
Number of Units:	3
Occupancy %	100.0%
Year Built	1991

SALE PRICE

\$11,750,000



PROPERTY OVERVIEW

POWER

680 Scattergood (ABC Supply, 64,231 SF):
3-Phase, 277/480 Volt, 800 Amps

690 Scattergood (ABC Supply, 20,000 SF –
contiguous with 680): 3-Phase, 277/480 Volt, 600 Amps

700 Scattergood (ESS Technologies, 40,000 SF):
3-Phase, 277/480 Volt, 1,200 Amps

710 Scattergood (Fastenal, 10,000 SF):
3-Phase, 208Y/120 Volt, 600 Amps

LIGHTING

Full LED upgrade throughout entire facility

High-bay LED fixtures in warehouse areas

LED troffer fixtures in office areas with suspended ceilings

UTILITIES & SERVICES

Natural gas, public water, and public sewer

Separately metered for electricity, gas, and
water for all three tenant spaces

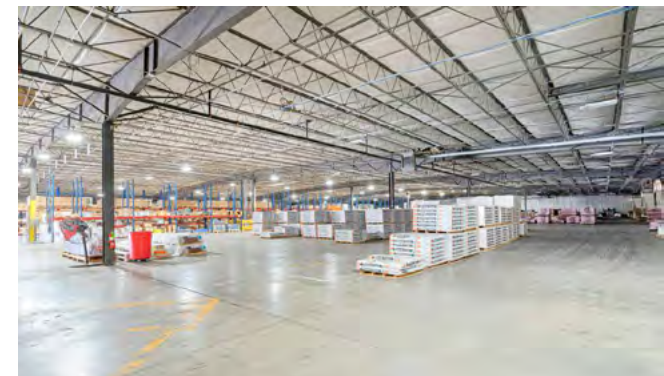
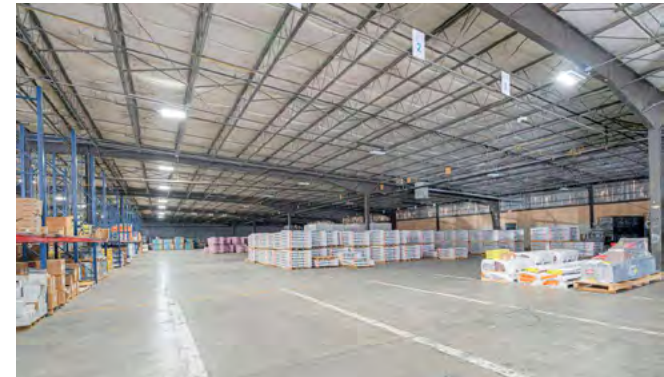
SPRINKLER CLASS

Light Hazard

LOADING & ACCESS

(10) Loading Dock Doors:
Mix of 8'-10' W x 10' H
overhead doors

(5) Drive-In Doors:
9' W x 10' H
10' W x 10' H
12' W x 14' H
20' W x 10' H



TENANT OVERVIEW



SOLUTIONS POWERED BY FASTENAL

OF LOCATIONS - 3,300+

www.fastenal.com

Organizations partner with Fastenal to simplify and secure the supply chain for a vast range of industrial products. By executing daily needs and optimizing supply chain performance, we help our business partners create more value, more efficiently.



ONE SOURCE FOR END OF LINE PACKAGING SOLUTIONS

OF LOCATIONS - 800+

pacteon.com

World-class automation experts design personalized solutions to meet your production needs. They deliver the packaging line solutions that help you reach your customers and drive your business forward.



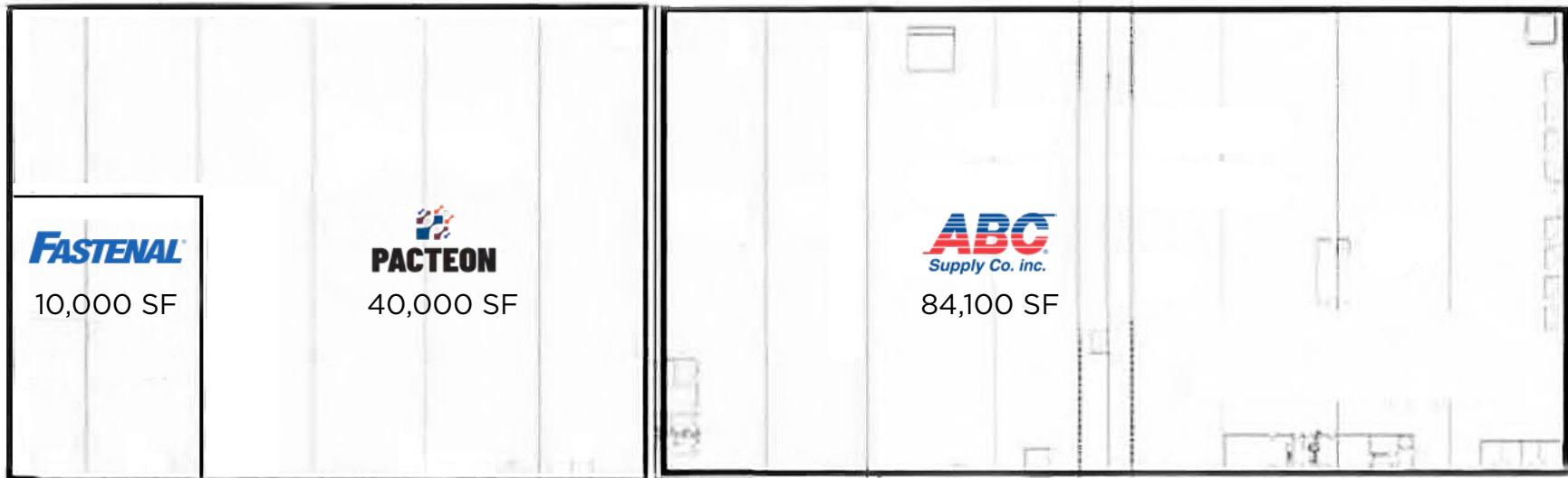
ONE SOURCE FOR END OF LINE PACKAGING SOLUTIONS

HEADQUARTERS - BLACKSBURG, VA

abcsupply.com

World-class automation experts design personalized solutions to meet your production needs. They deliver the packaging line solutions that help you reach your customers and drive your business forward.

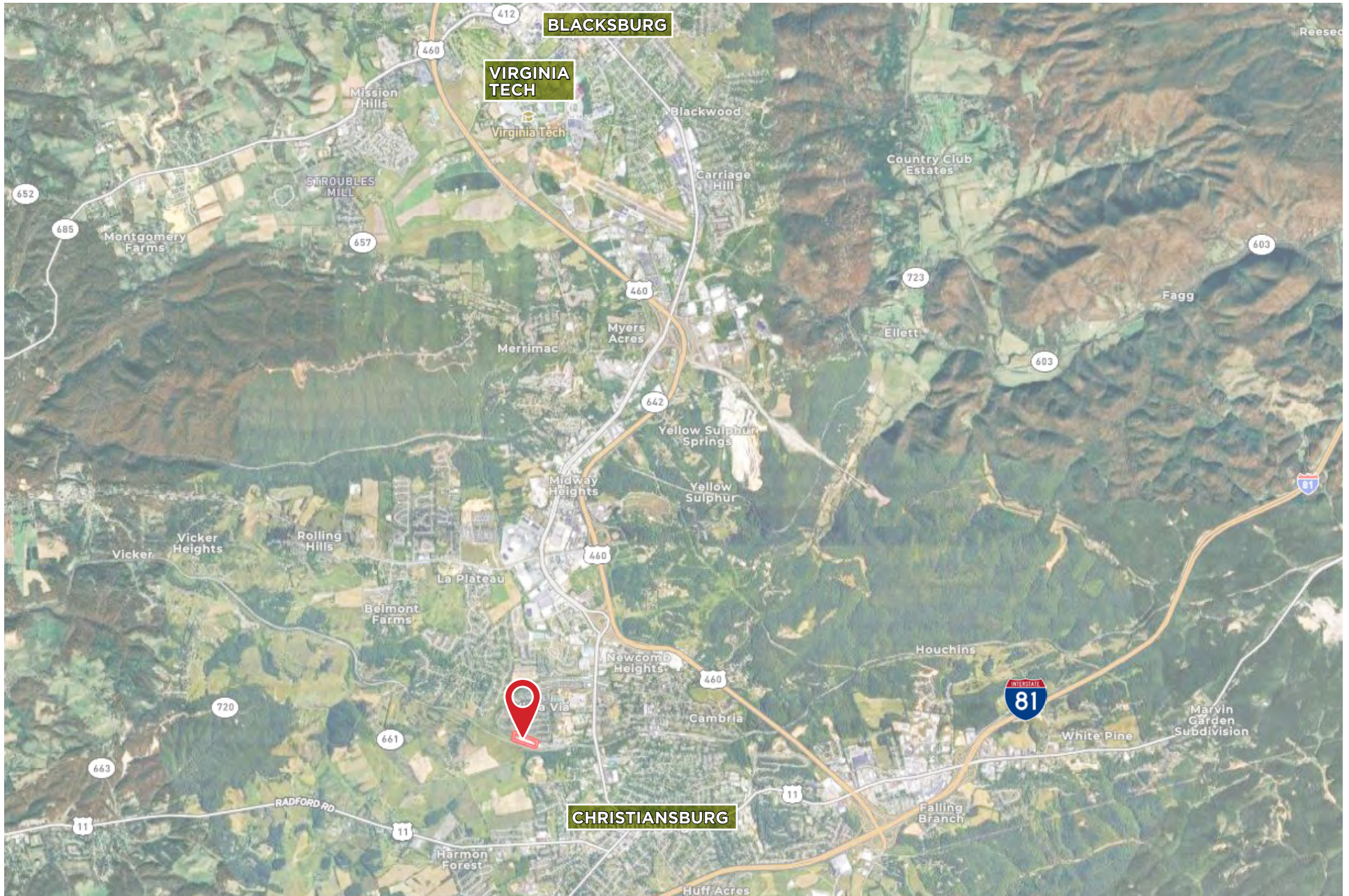
SITE PLAN



MARKET OVERVIEW

CHRISTIANSBURG, VA SNAPSHOT

3.2 MILES TO INTERSTATE 81



FOR MORE INFORMATION:



COLEMAN STEWART

Senior Associate

Practice Areas

- › Retail & Industrial Brokerage Services
- › Landlord Representation
- › Tenant/Buyer Representation

Education

Bachelor of Business
Administration & Management
from Virginia Tech

Professional Accomplishments

- › Licensed real estate agent in the Commonwealth of Virginia
- › Member, Greater Richmond Association for Commercial Real Estate (GRACRE)
- › Member, RDC

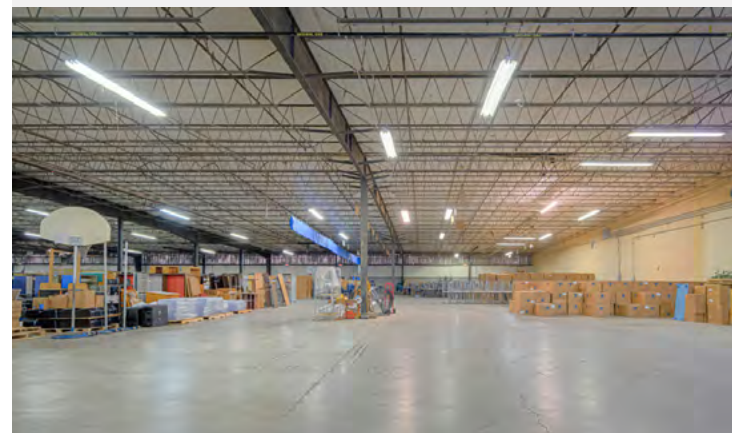


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Experience

Coleman joined Commonwealth Commercial's Retail Sales & Leasing Team in January 2025. He brings extensive professional experience in all aspects of commercial real estate sales and leasing. Prior to joining Commonwealth Commercial, Coleman specialized in industrial and retail real estate. While representing landlords, he facilitated transactions with notable retail tenants such as Ross, Five Below, DTLR, and T-Mobile, and industrial tenants such as ABC Construction and Supply, Fastenal, and ESS Technologies. Before shifting his focus to brokerage, Coleman began his commercial real estate career in property management.



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