



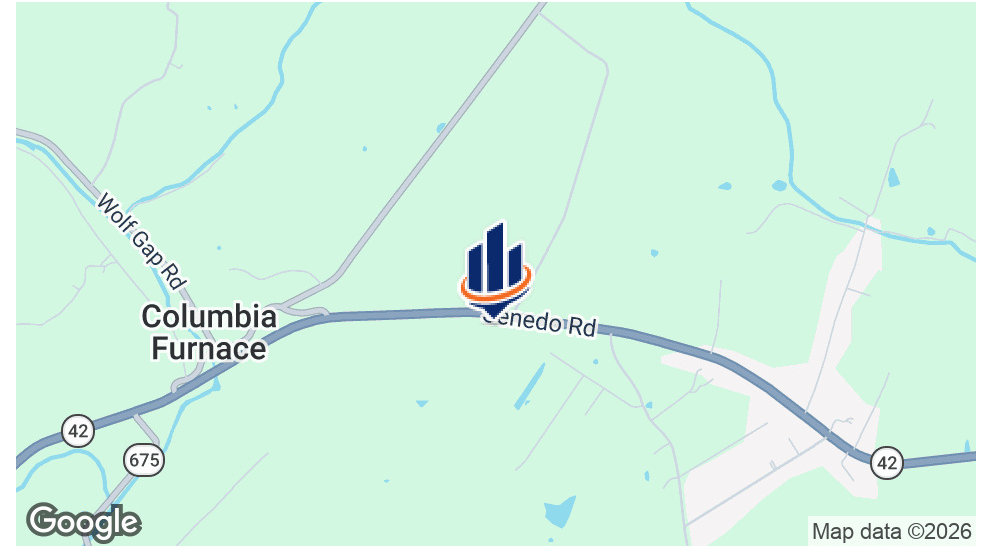
# WAREHOUSE, STORAGE, LIGHT MANUFACTURING

19854 SENEDO ROAD  
EDINBURG, VA 22824

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# Property Summary



## PROPERTY HIGHLIGHTS

- Recent improvements have been made to enhance your leasing experience
- You get the security of a rural setting, yet it's highly accessible to Rt. #11 and I-81
- Nice space for a startup business or a local expansion for market penetration
- A value-oriented space without sacrificing comfort and appearance

## OFFERING SUMMARY

Lease Rate:	\$5,000 per month (NN)
Available SF:	9,800 SF
Lot Size:	6.48 Acres

Zoning: M1 Industrial

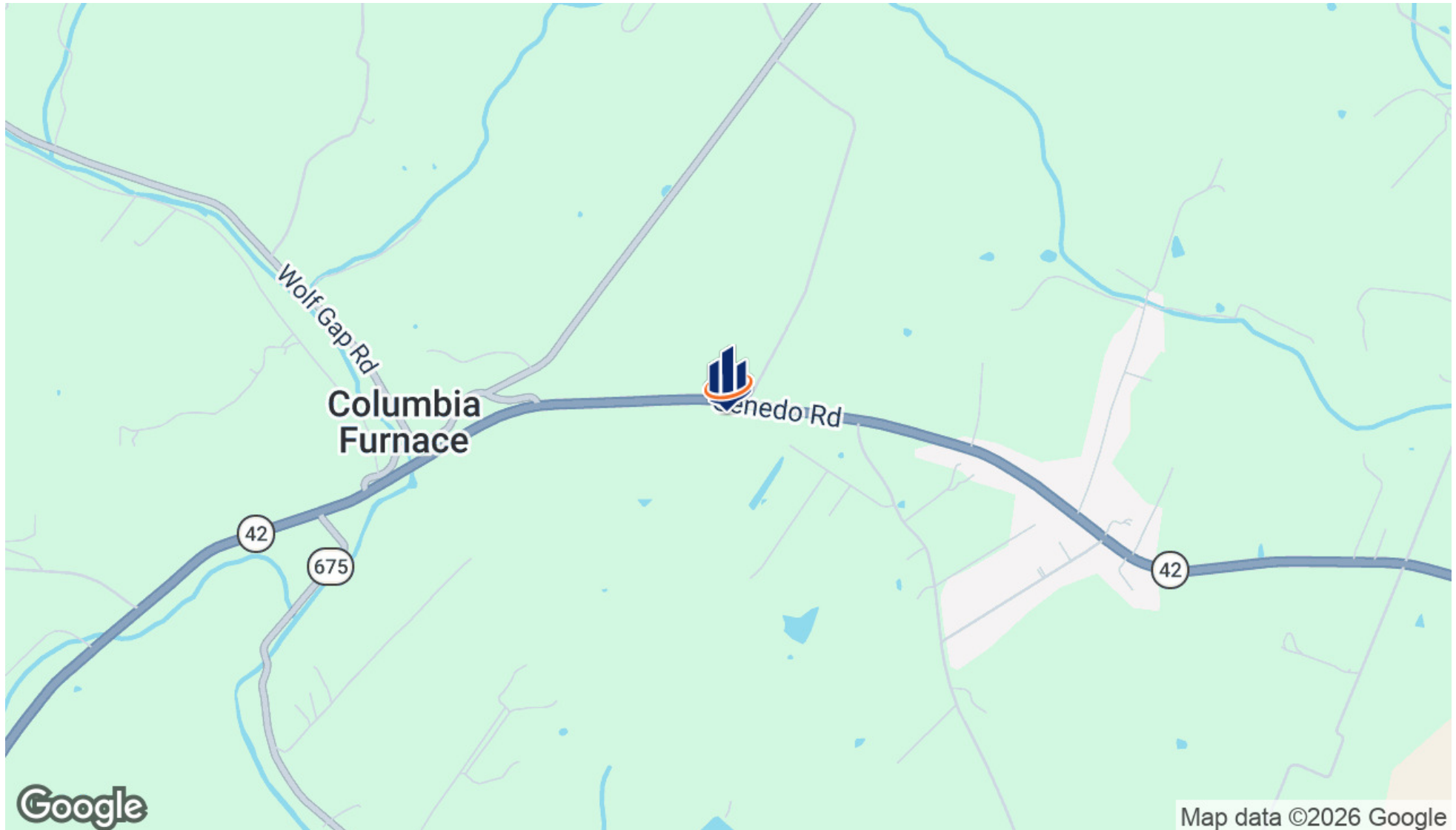
## PROPERTY DESCRIPTION

Warehousing, Storage, Light Manufacturing, 9,800 sq ft on a nice level lot located in Edinburg near George's, Gene's Plumbing new location and Larkin's Grocery. Rt. #42 [Senedo Road] is an east/west thoroughfare providing easy access from Woodstock to Basye, Virginia. Being rural yet accessible makes this a very secure place to do business. A new entrance road will be installed into this growing commercial/industrial business park. The landlord recently improved the space with several new 12' overhead doors, new ceiling lights, three phase electric, two new propane ceiling mounted heaters, new handicap restroom with a freshly excavated lot. If you need easy access into your building, this one is for you! There are three truck height overhead doors, three standard overhead doors and two man doors with a generous outside parking area. All this for \$5,000 per month net of utilities.

# Additional Photos



# Location Map



# Aerial Map



# Demographics Map & Report

<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Population	7,452	23,474	38,199
Average Age	43.0	43.2	45.2
Average Age (Male)	42.4	44.0	46.3
Average Age (Female)	44.0	42.9	44.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Households	2,969	9,317	15,211
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$87,480	\$87,871	\$88,404
Average House Value	\$351,011	\$299,004	\$300,973

2023 American Community Survey (ACS)

