

FOR LEASE

78,000 SF AVAILABLE



METRO DC INDUSTRIAL

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PROPERTY HIGHLIGHTS

- Rare, standalone refrigerated (34 degrees F) industrial facility located in the heart of the Shenandoah Valley, just minutes from I-81.
- Well-maintained property includes 25' clear heights, approximately 7,500 pallet positions, rooftop solar, 12 exterior dock doors and one 14' x 14' oversized drive-in door.
- Surrounded by a highly skilled labor force and a robust network of corporate neighbors in the manufacturing, logistics, and agriculture sectors.
- Accessible to major transportation arteries and the Virginia Inland Port, offering exceptional supply chain connectivity.

778 Interstate View Drive, Harrisonburg, VA

PROPERTY SITE



778 Interstate View Drive, Harrisonburg, VA

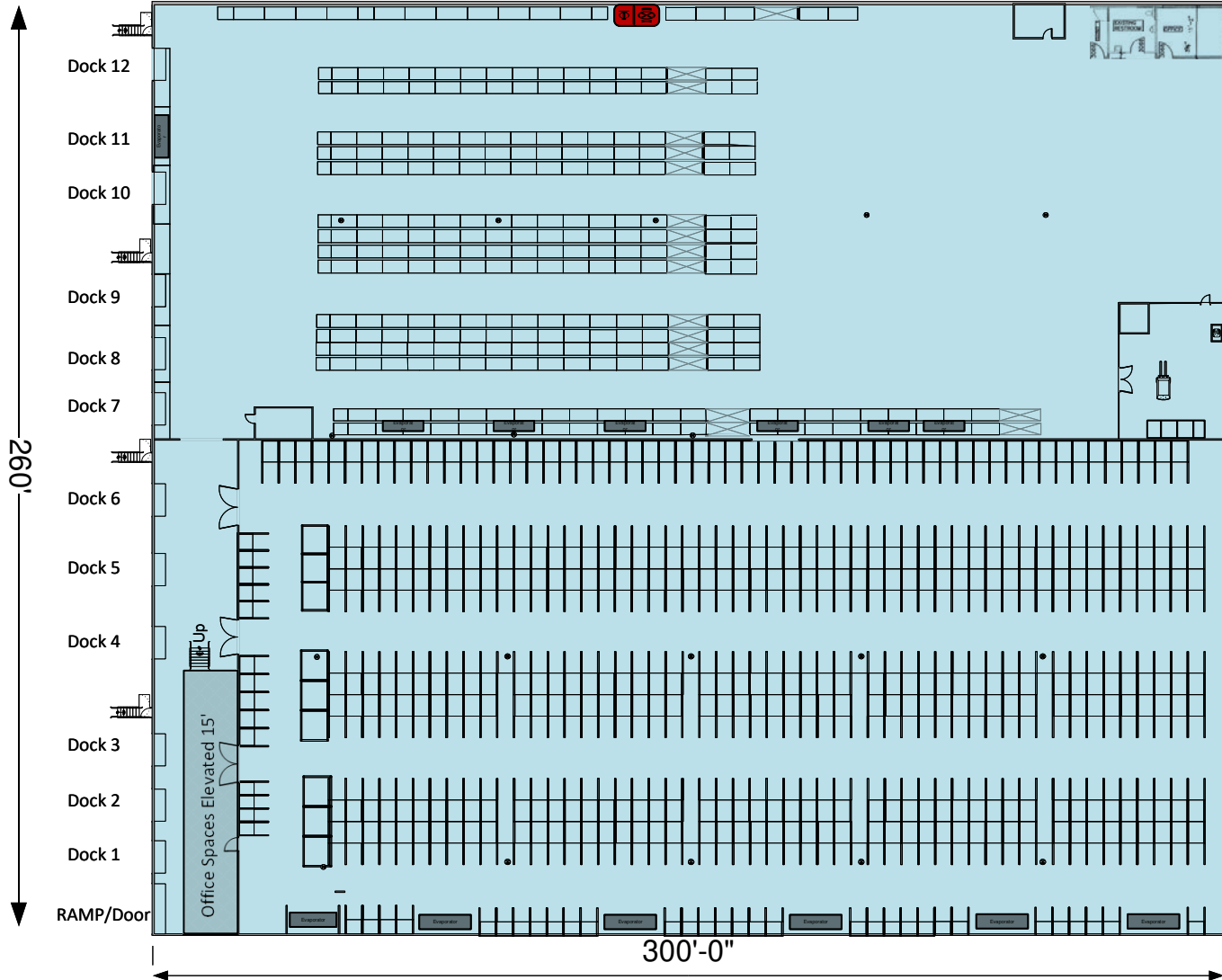
78,000 SF AVAILABLE



REFRIGERATED
(34 degrees F)

12
LOADING
DOCKS

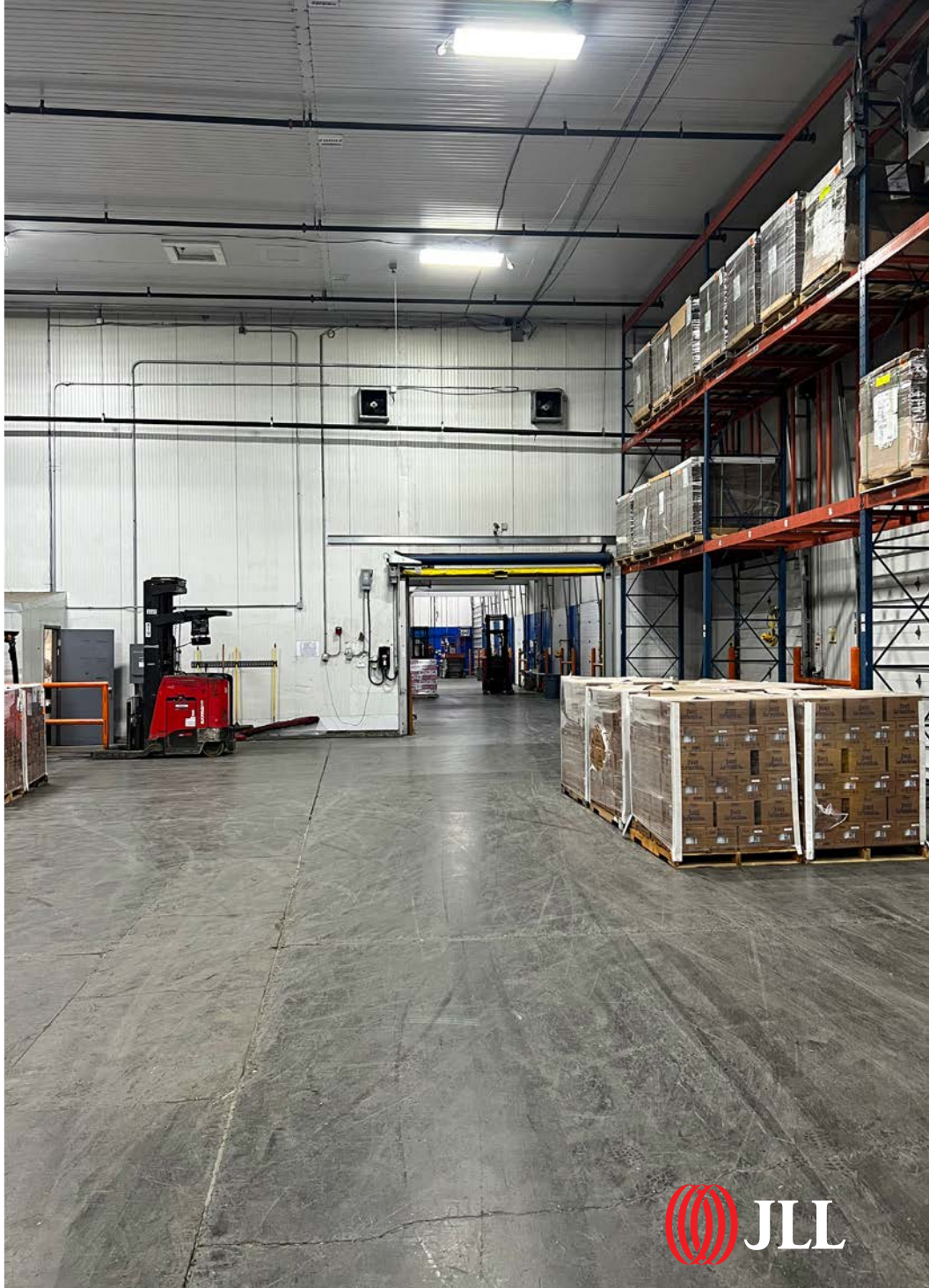
25'
CLEAR HEIGHT



EXISTING
OFFICE

14' X 14'
DRIVE-IN
DOOR

7,500
PALLET
POSITIONS



CORPORATE NEIGHBORS

778 Interstate View Drive

Logos visible on map:

- Ryder
- Rocco
- United Rentals
- PCA
- Sunbelt
- FedEx
- Tjx
- Tenneco
- Interstate Batteries
- Partners
- Beacon
- Sherwin Williams
- United States Cold Storage
- LSC Communications
- 10 Roads Express
- Walmart
- Interchange
- Ply Gem

Highway markers: Interstate 81, Route 679

JLL

778 Interstate View Drive, Harrisonburg, VA



An aerial photograph of an industrial and commercial area in Harrisonburg, VA. The map is centered on 778 Interstate View Drive, which is marked with a black dot and a white callout box. Surrounding this central location are numerous other businesses, each identified by a logo. To the north, along Interstate 81, are logos for Ryder, Rocco, United Rentals, and 10 Roads Express. To the east, logos for United States Cold Storage, PCA, LSC Communications, Sunbelt, and Tjx/Teneco are visible. To the south, logos for Ply Gem, FedEx, Interstate Batteries, Partners, and Sherwin Williams are shown. To the west, logos for Beacon and Interchange are present. The map also shows Highway 11 running north-south and Highway 679 running east-west. The JLL logo is in the bottom right corner. A dark banner at the top left contains the text 'CORPORATE NEIGHBORS'.

DEMOGRAPHICS & LOCATION

Total Businesses

300 miles 2,232,640

500 miles 4,963,234

750 miles 6,823,595

Total Employees

300 miles 30,358,082

500 miles 67,070,391

750 miles 91,123,573



Total Population Summary

2024 2029

300 miles 61,883,231 62,636,725

500 miles 136,195,647 137,828,551

750 miles 185,567,377 187,841,659

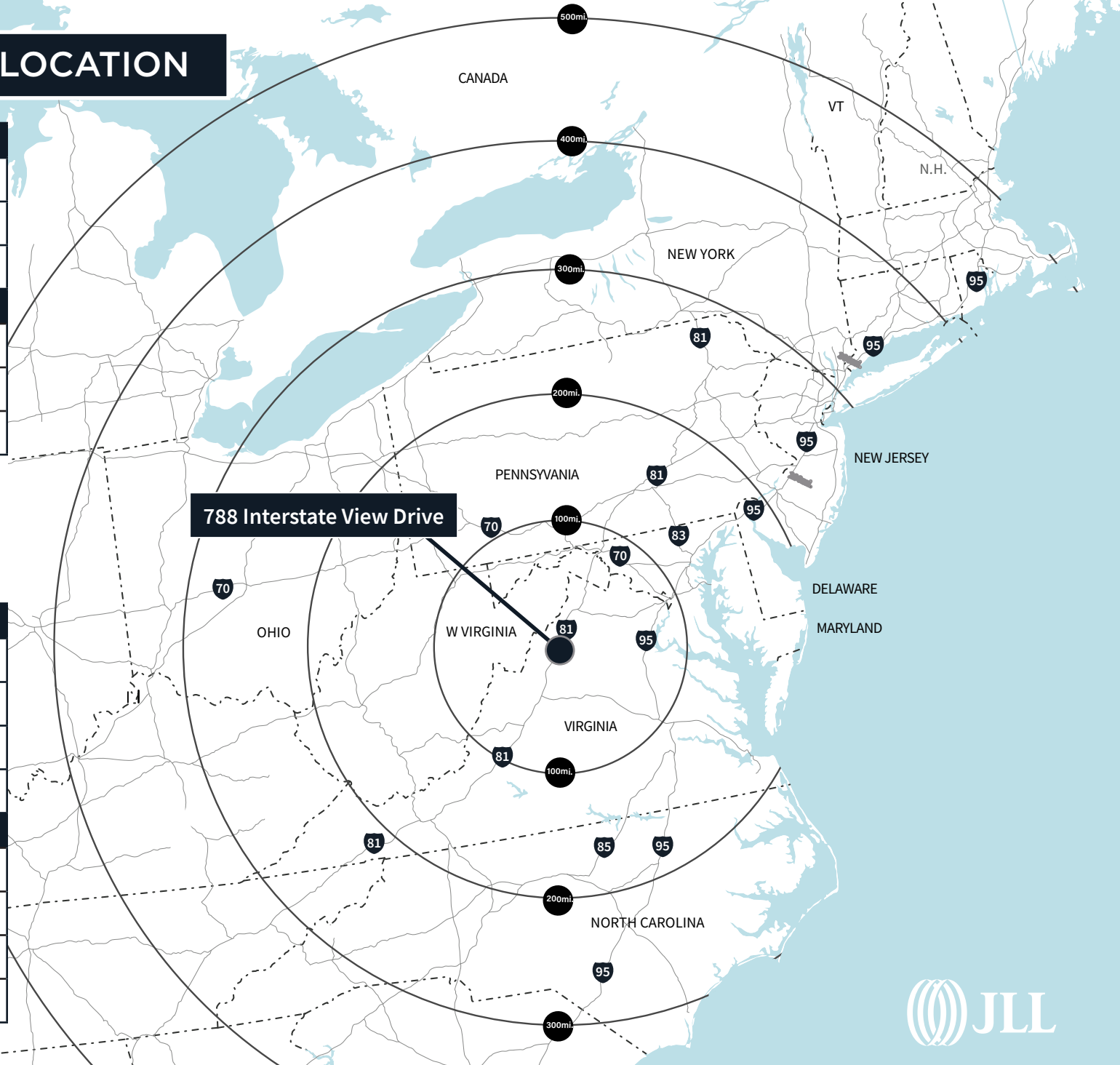
Median Household Income

2024 2029

300 miles \$113,972 \$131,169

500 miles \$113,969 \$131,020

750 miles \$110,851 \$127,532



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