
UNIQUE WAREHOUSE AND/OR RETAIL SPACE AVAILABLE

3315 Harpine Highway, Rockingham, VA 22802

Executive Summary



OFFERING SUMMARY

Available SF:	2,100 - 6,600 SF
Lease Rate:	\$15.00 SF/yr (Gross) No CAM Fees
Zoning:	A2
Utilities:	Individual Well Private Septic Gas 3 Phase Electric
Overhead Doors:	(2) 14w x 12h Doors
Parking:	Private Gravel
Signage:	Roadside
MLS#:	658965



PROPERTY OVERVIEW

Unique warehouse and/or retail space just north of town & outside the city limits. 2,100-6,600 sq/ft available depending on your use. This is not just a normal warehouse, but rather a one-of-a-kind space. The list of features is incredible with radiant heated concrete floors, air conditioning, 3 phase 480v, 3 phase 240v and single phase 110v or 220v electric, two 14w x 12h overhead doors and mostly clear span interior, retail space with office options in the loft and more. Previous uses includes stained glass studio and workspace, powder coating business, and speciality waterjet business. It would be a great for distribution, retail, light manufacturing, tasting room, cidery, climate controlled storage/warehousing and many other uses. NO CAM FEES and owner will include and pay for Water, Sewer, Electric (up to \$400 per month), Trash pick up (excluding bulk trash), Mowing, Snow removal, Heating, Building Maintenance, Building Property taxes and Insurance on building. Owner is also open to build-out options and further improvements for the right tenant.

For More Information:

Jeremy Litwiller

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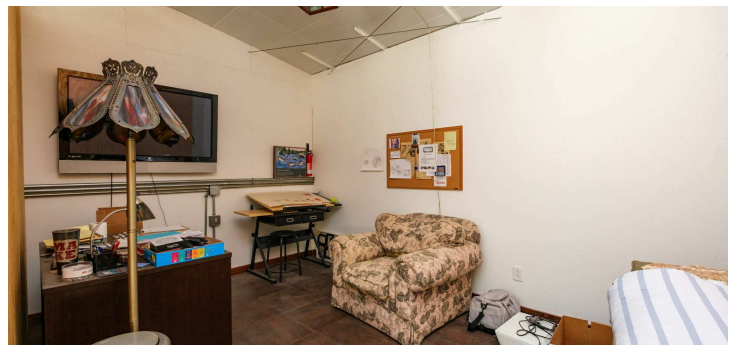
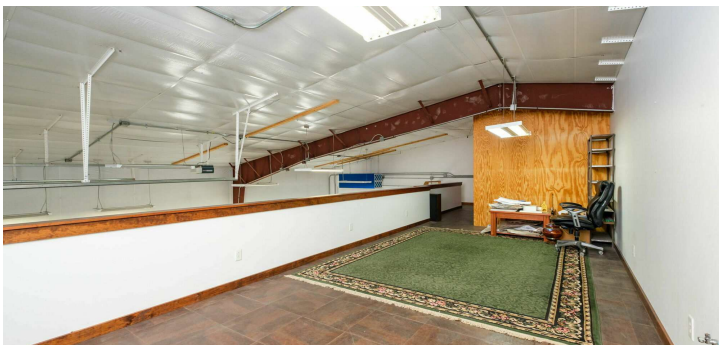
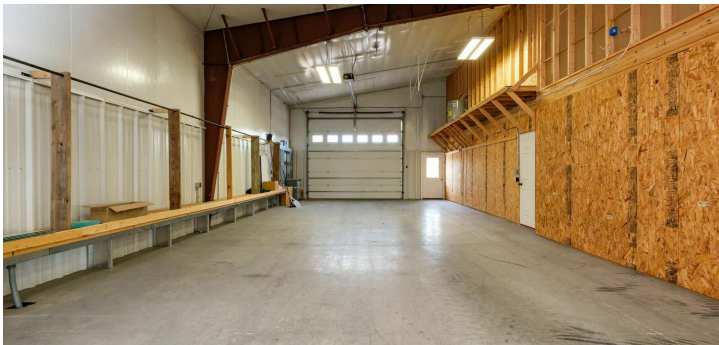
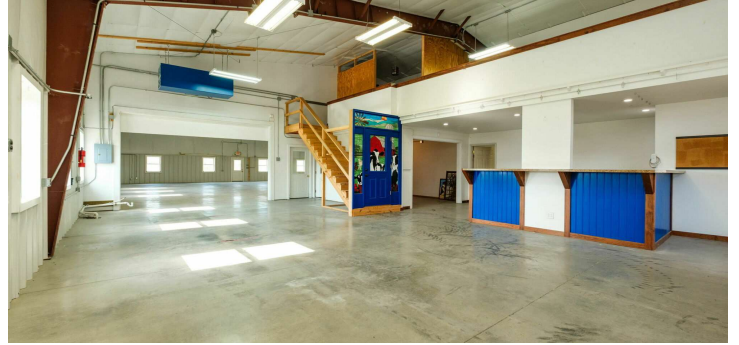
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Interior Photos



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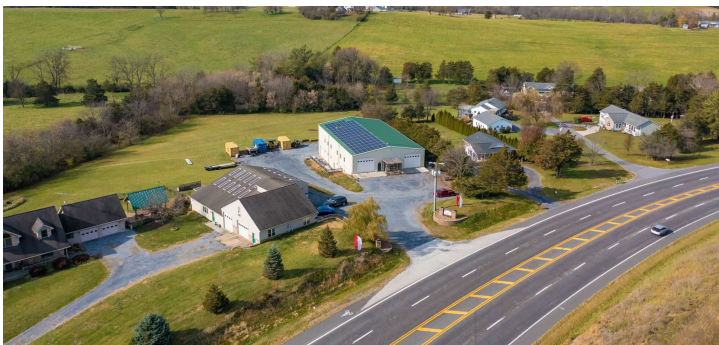
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Exterior Photos



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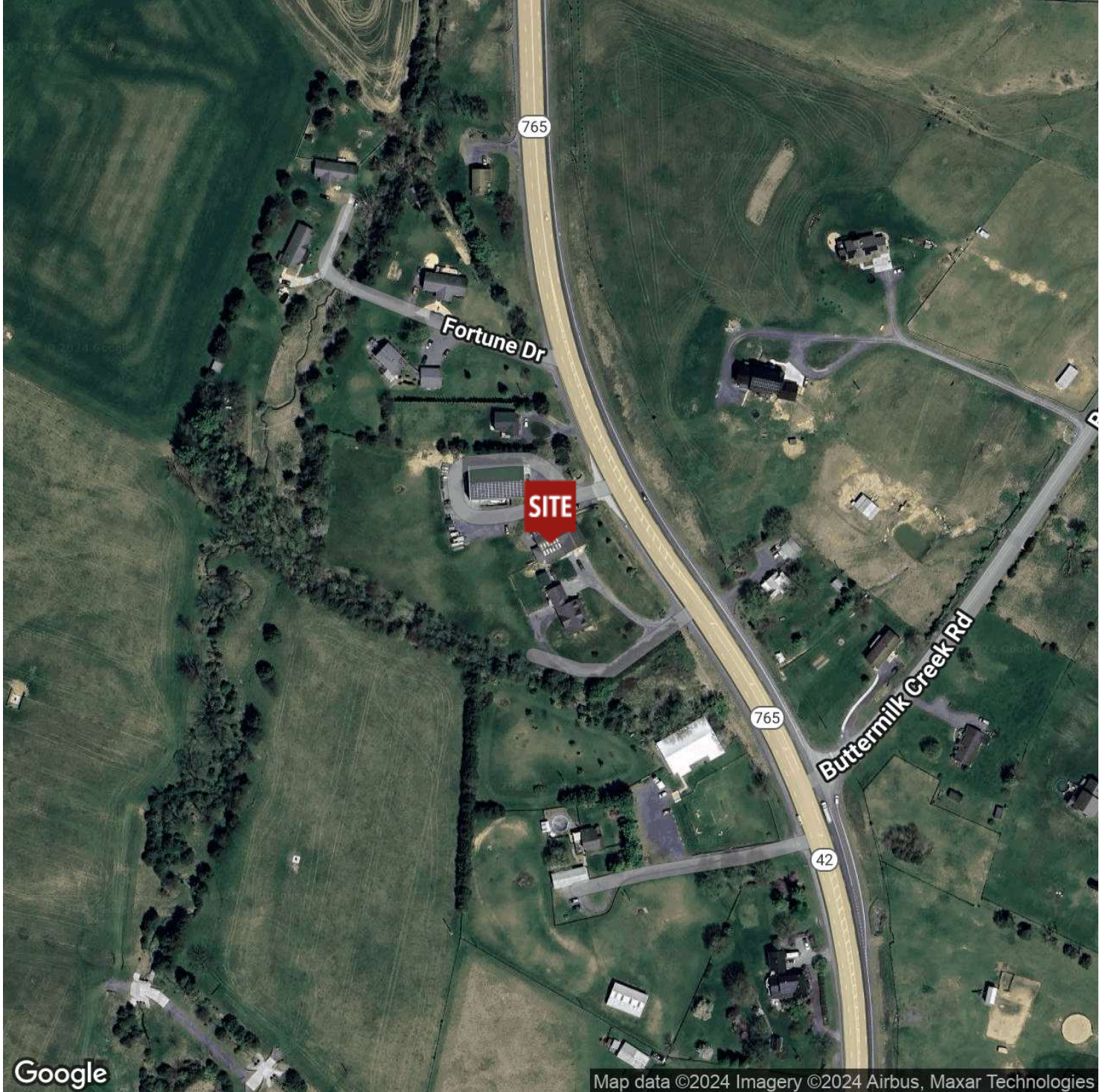
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Location Map



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