

# SALE/ LEASE

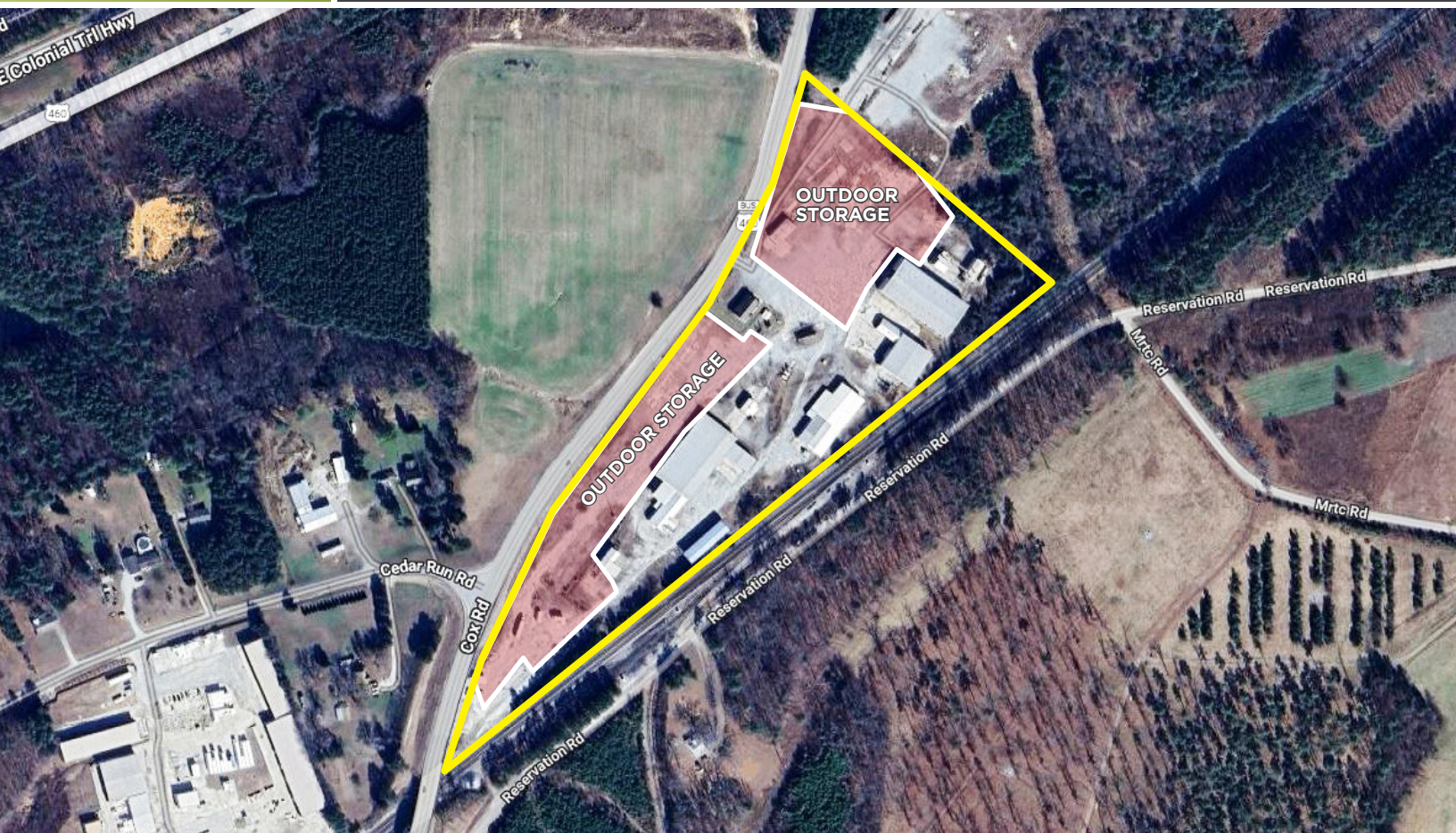
RAIL ACCESS

## Industrial/Storage

2960 Cox Road | Blackstone, VA 23824



COMMONWEALTH  
COMMERCIAL  
Comprehensive Property Solutions



### PROPERTY HIGHLIGHTS

We're open to structuring multiple deals across a range of uses—including IOS, office, and manufacturing—to align with the unique opportunities this site offers.

- › **7.9± USABLE ACRES** for industrial outdoor storage
- › **1,800± SF OFFICE BUILDING** with 4 private offices, kitchen, and reception area
- › **3 WAREHOUSES** on site totaling 43,520± SF, grade-level loading
  - (1) 70' x 180' building clear height is 16'
  - (2) 100' x 90' building clear height is 22'
  - (3) 100' x 200' building clear height is 25' - 28'
- › Property is graveled and fenced
- › Heavy power on-site
- › Rail access available
- › **Sale Price:** Call Agent for Pricing
- › **Lease Rate:** \$1,500/month per usable acre
  - \$2.00/SF for warehouse
  - \$12.00/SF for office

### FOR MORE INFORMATION:

#### BEN BRUNI, SIOR

Senior Vice President | Partner

804-793-0046

bbruni@commonwealthcommercial.com

#### MORGAN TRIBLE

Vice President

804-433-1822

mtribe@commonwealthcommercial.com

#### LIZ GRAY

Senior Associate

804-433-1814

lgray@commonwealthcommercial.com

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



# THREE WAREHOUSES

TOTALING 43,520± SF



**BUILDING SPECS**  
70' x 180' BUILDING CLEAR HEIGHT IS 16'



**BUILDING SPECS**  
100' x 90' BUILDING CLEAR HEIGHT IS 22'



**BUILDING SPECS**  
100' x 200' BUILDING CLEAR HEIGHT IS 25' - 28'



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# OFFICE BUILDING

4 PRIVATE OFFICES, KITCHEN, AND RECEPTION AREA



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# BLACKSTONE SNAPSHOT

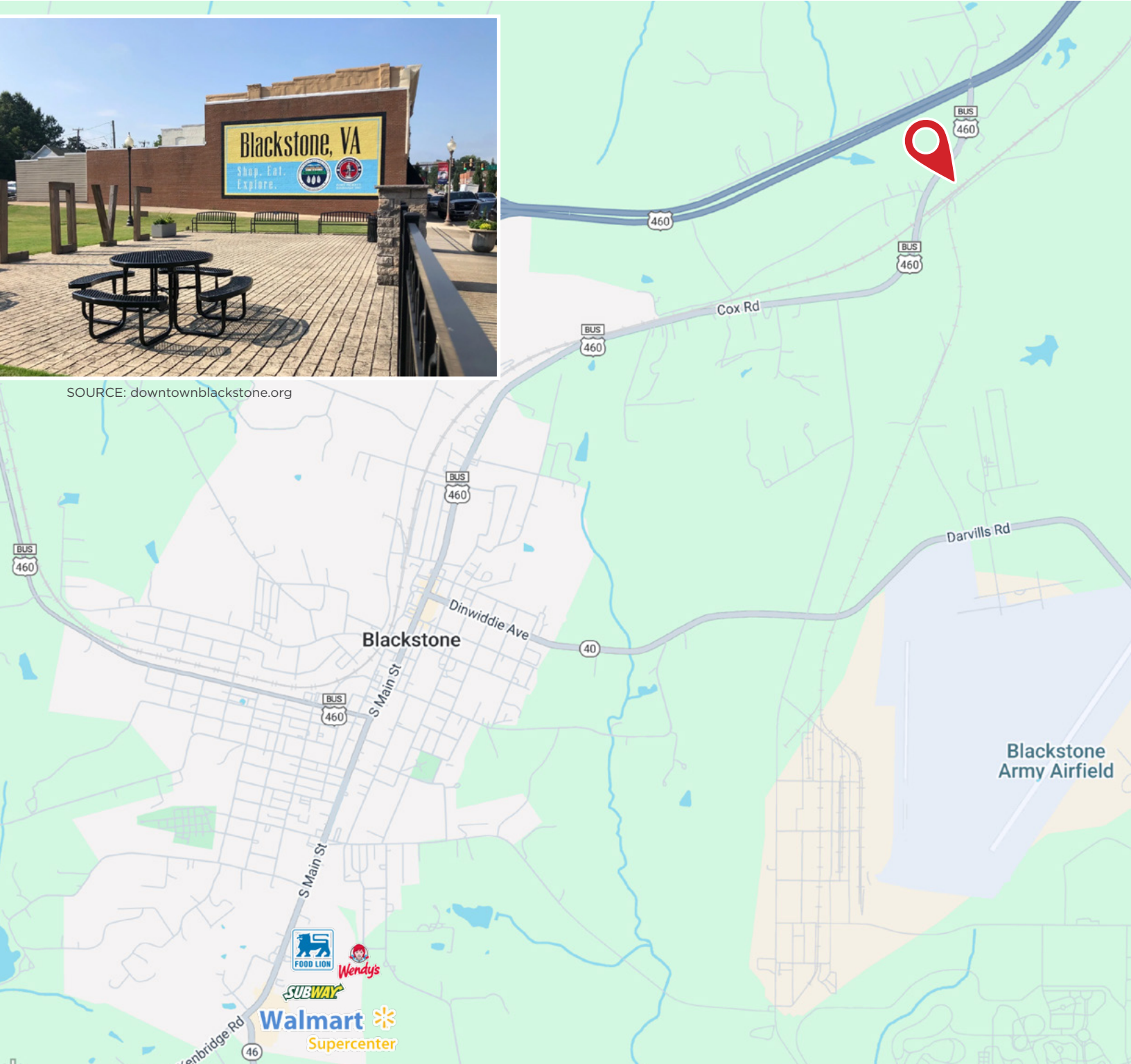
Blackstone's Historic Business District showcases a vibrant mix of preserved architecture, distinctive shops, local eateries, service providers, museums, and proud tributes to the town's military heritage.



Blackstone, VA  
5 Minutes  
3 Miles



SOURCE: downtownblackstone.org



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