

### FOR LEASE: INDUSTRIAL BRANSON SPRING RD. CLEAR BROOK, VA

### **Coming Soon**

FOR MORE INFORMATION, CONTACT CRES INC. | 540.347.2610 | INFO@CRESINC.US





## CONVENIENT LOCATION IN CLEAR BROOK

UP TO 120,000 SQUARE FEET

QUICK ACCESS TO RT 11 AND I-81

DIRECT RAIL ACCESS

DELIVERY: SPRING 2023

Opportunity to lease 3,000 to 120,000 square feet of flex/industrial space on 11 acres in Clear Brook, VA. 1MM square foot Amazon fulfillment center less than 1 mile away. Quick access to Rt 11 / Martinsburg Pike and I-81, as well as direct rail access. Build-to-suit for the right user. Anticipated delivery: Spring 2023.





# **PROPERTY HIGHLIGHTS**

#### Zoning Information:

- Current Zoning: M1 (Frederick County Industrial)
- Offers a variety of flex / industrial uses

#### Access / Exposure:

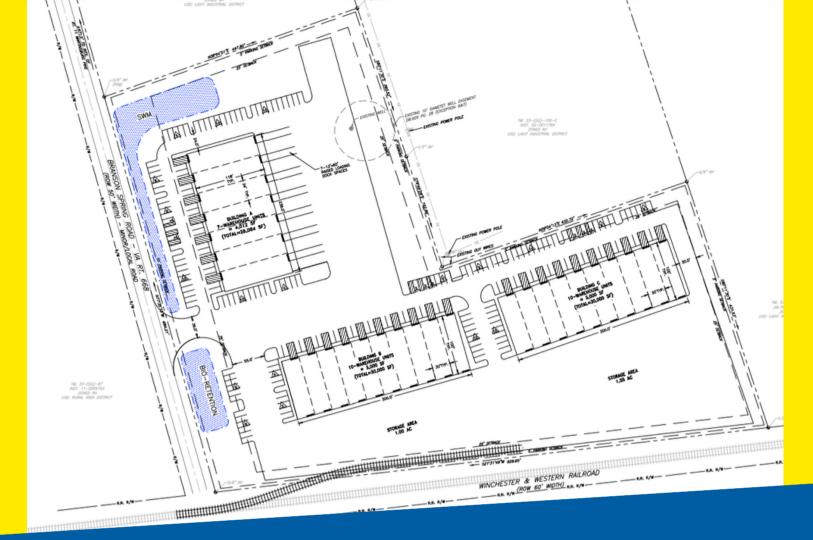
- Quick access from Rt. 11 and I-81
- Located along rail line
- Less than 1 mile from 1M sf Amazon distribution center

#### **Buildings**:

- Multiple buildings
- Potential for storage yard
- Mix of loading docks and drive-in bays
- Well/Septic water
- Gas/Electricity separately metered



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# **CONCEPT PLAN**

- Two 30,000 SF buildings with 3,000 SF bays and drive-in on each side
- One 28,000 SF building with 4,000 SF bays; each with a drive-in and dock
- Outside storage behind all three buildings
- Potential rail spur (shown on concept plan)



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