

FOR LEASE

The Mill at South River

200 West 12th Street | Waynesboro, VA



THALHIMER

PROPERTY FEATURES



1,300 – 25,000 SF Available | Multiple warehouse, flex and office spaces



Rare opportunity for small warehouse space



Sprinkler throughout buildings



Flexible spacing available



Onsite property management



Located in downtown Waynesboro along the South River



Only 2.4 miles from I-64 and just over 11 miles to I-81

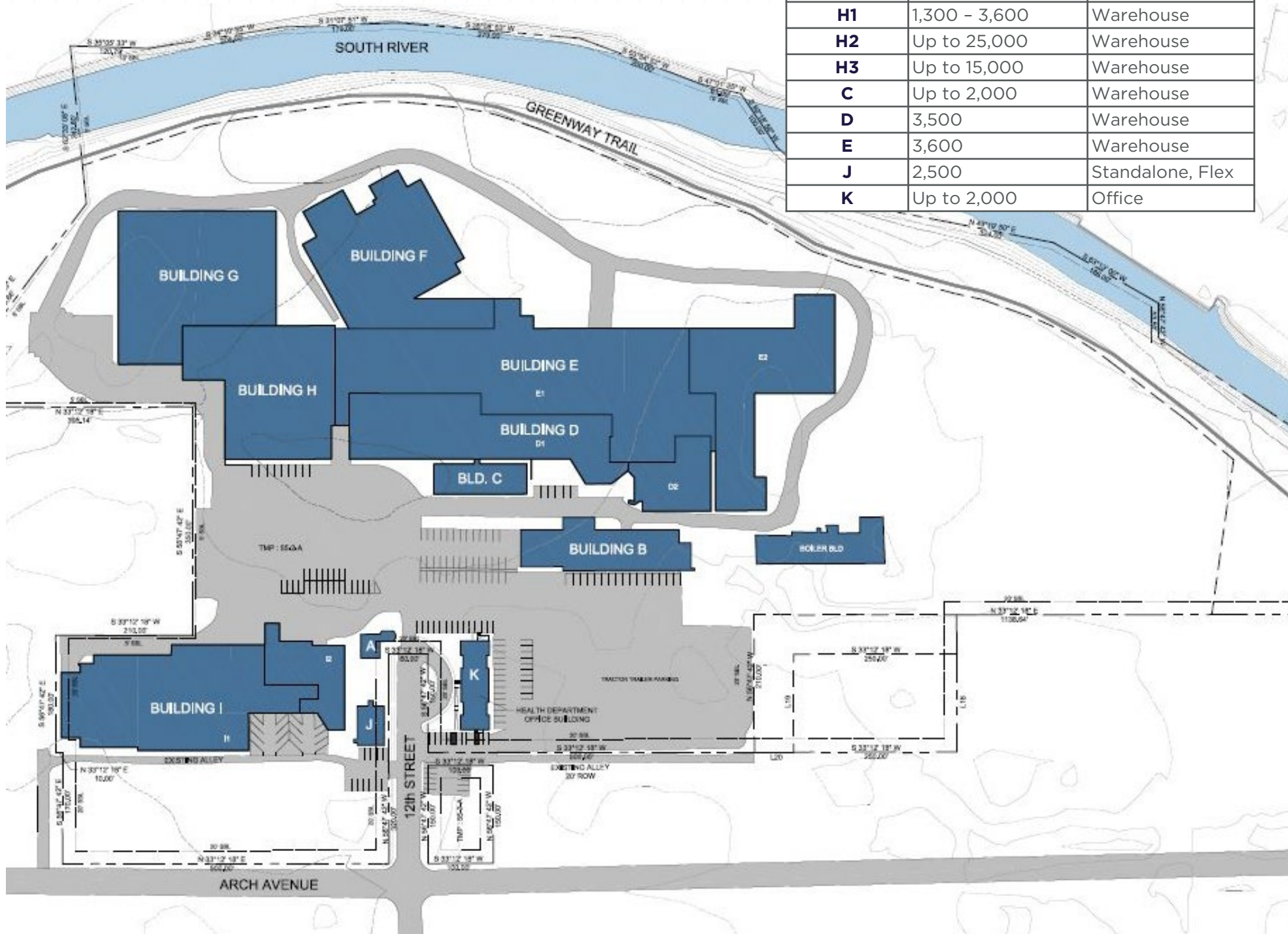


Ample parking and storage lots onsite



SITE PLAN

Building	Square Footage	Use Type
G	850 - 1,500	Warehouse
H1	1,300 - 3,600	Warehouse
H2	Up to 25,000	Warehouse
H3	Up to 15,000	Warehouse
C	Up to 2,000	Warehouse
D	3,500	Warehouse
E	3,600	Warehouse
J	2,500	Standalone, Flex
K	Up to 2,000	Office





BUILDING E - 3,600 SF



BUILDING J - 2,500 SF



- Rare standalone lab, retail or office
- Multiple power outlets
- Low dock receiving area
- Ample onsite parking
- Plumbing throughout
- Road visibility and signage rights



BUILDING H



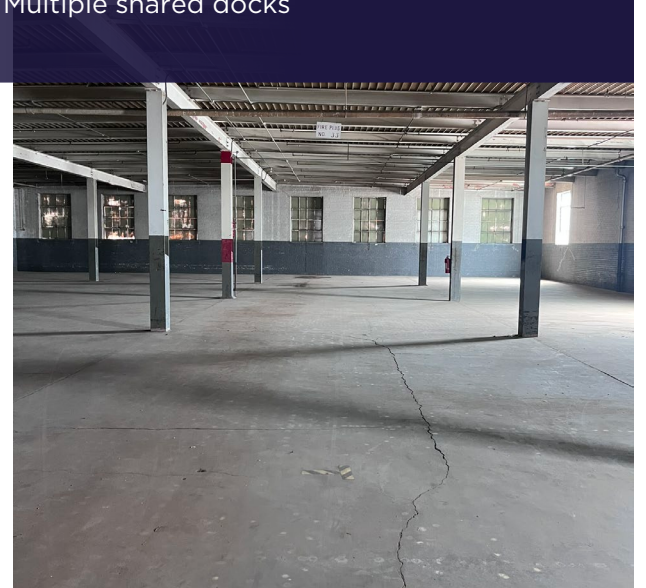
- Open warehouse
- Demising available
- Multiple shared docks
- Ample Parking
- Flexible lease terms



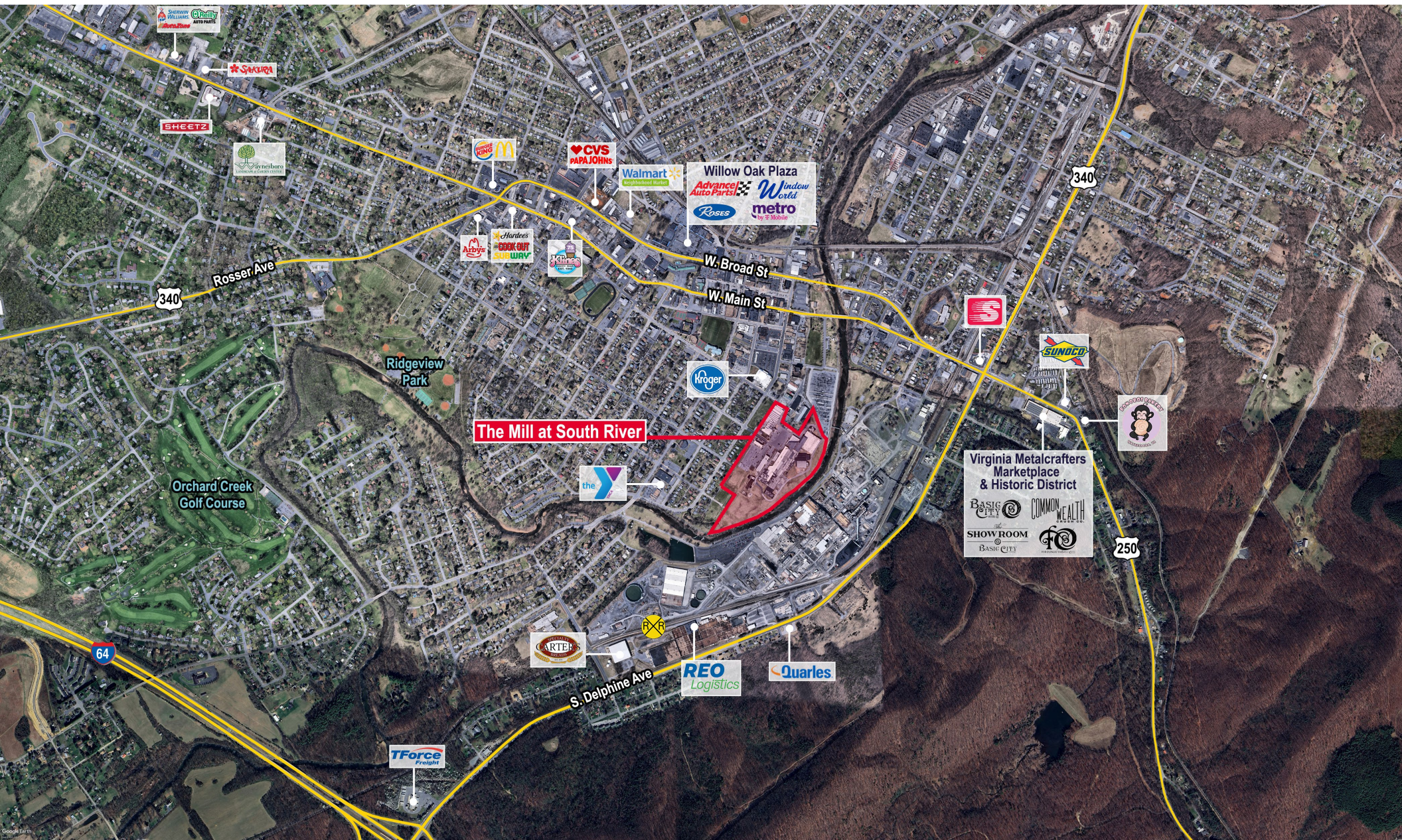
Building H - 2,500 SF



Building H - 1,300 SF



PROPERTY LOCATION



WAYNESBORO MSA

Located at the intersection of Shenandoah National Park's Skyline Drive, the Blue Ridge Parkway, and the Appalachian Trail, Waynesboro offers easy access to biking, hiking, paddling or fly fishing. Waynesboro is a community of outdoor enthusiasts that has emerged as a major retail center in Augusta County. It borders the Charlottesville MSA to the east and Harrisonburg MSA to the north. Its location in the heart of Shenandoah Valley provides access to a variety of employment opportunities within an easy 45-minute commute and ample recreational assets. Waynesboro's rich history, national parks, and award-winning brewery scene attracts visitors from all over the United States.



22,669
POPULATION



10,715
LABOR
FORCE



\$46,509
MEDIAN HH
INCOME



9,809
TOTAL HOUSING
UNITS



37.3%
ASSOCIATE
DEGREE OR
HIGHER

MAJOR ATTRACTIONS

- Blue Ridge Parkway
- Skyline Drive
- Appalachian Trail
- Blue Ridge Tunnel
- Veritas Vineyards and Winery
- Tree Streets District
- Blue Mountain Brewery
- Seven Arrows Brewing Company
- Afton Mountain Vineyards
- Shenandoah National Park

MAJOR EMPLOYERS

- Augusta County School Board
- Augusta Medical Center
- Hershey Chocolate of Virginia
- McKee Foods Corporation
- Target Corp
- Western State Hospital
- Wal Mart
- AAF McQuay, Inc.
- Hollister, Inc.
- J.B. Hunt Transport

COLLEGES & UNIVERSITIES

- Blue Ridge Community College
 - 2,428 Undergrad
- University of Virginia
 - 16,793 Undergrad
- Bridgewater College
 - 1,426 Undergrad
- Mary Baldwin University
 - 1,458 Undergrad

HOSPITALS

- Augusta Health
- UVA Health University Hospital
- Sentara Martha Jefferson hospital
- Sentara Rmh Medical Center



CUSHMAN &
WAKEFIELD

THALHIMER



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