

PROPERTY FOR SALE

4403 IRONBOUND RD

Williamsburg, VA 23188



PROPERTY DESCRIPTION

Explore a prime investment opportunity with this expansive 10,180 SF industrial property in Williamsburg, VA. Built in 1965 and meticulously maintained, this facility is ideally positioned for warehouse and distribution operations. Zoned M1, the property offers versatile usage options and the potential for expansion. The strategic location provides convenient access to major transportation routes, enhancing logistical efficiency. Experience the flexibility and functionality of this well-maintained building, showcasing a robust infrastructure and ample space for various industrial endeavors. Don't miss the chance to capitalize on this in-demand investment in the thriving Williamsburg area.

OFFERING SUMMARY

Sale Price:	\$1,860,000
Lot Size:	35,181 SF
Building Size:	10,180 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	32,163	42,440	77,211
Total Population	79,994	106,740	197,121
Average HH Income	\$118,851	\$123,419	\$112,621

PROPERTY HIGHLIGHTS

- LOCATION
- 30' WAREHOUSE CEILING HEIGHT
- M1 ZONING



COLDWELL BANKER
COMMERCIAL
BROOKS REAL ESTATE

PROPERTY FOR SALE

4403 IRONBOUND RD

Williamsburg, VA 23188

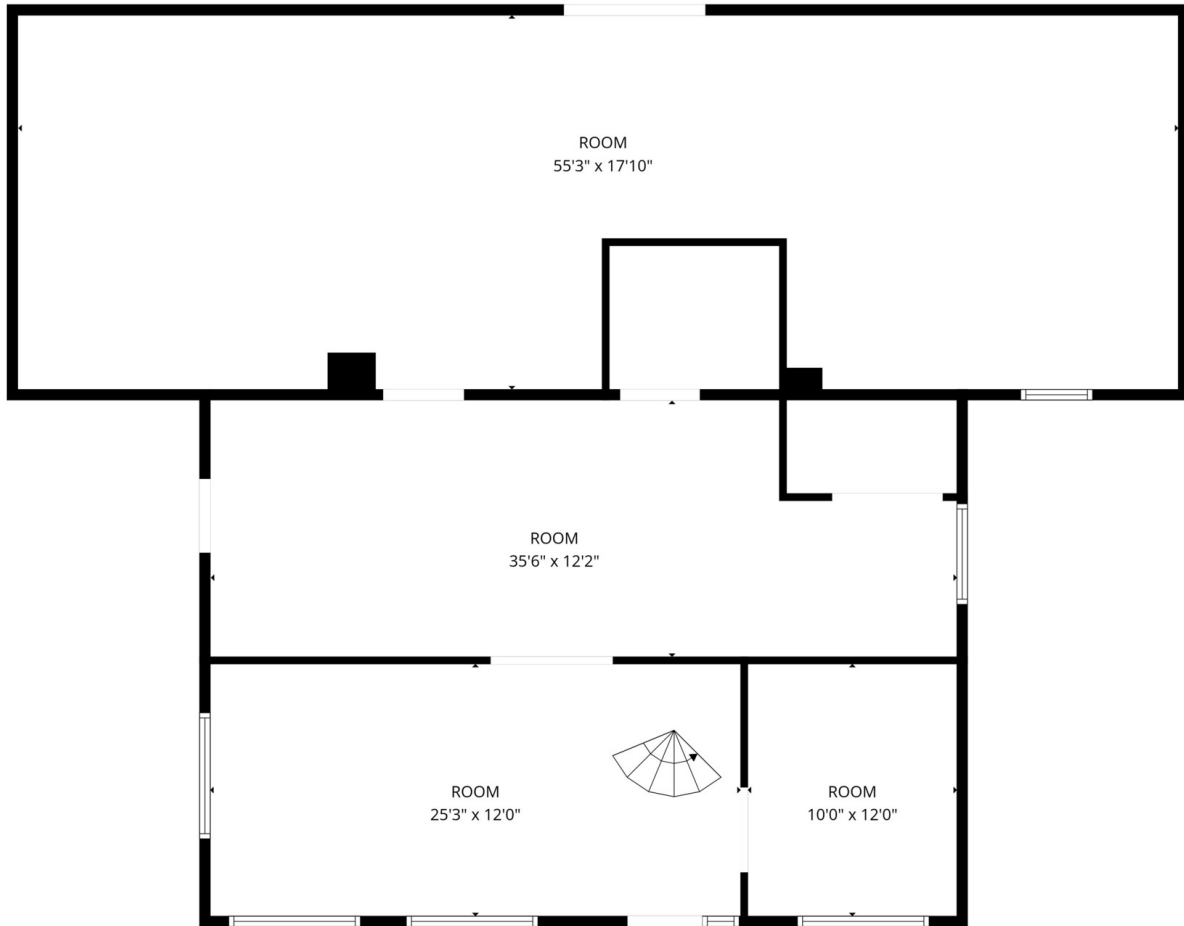


**COLDWELL BANKER
COMMERCIAL**
BROOKS REAL ESTATE

PROPERTY FOR SALE

4403 IRONBOUND RD

Williamsburg, VA 23188



First Floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



**COLDWELL BANKER
COMMERCIAL**
BROOKS REAL ESTATE

PROPERTY FOR SALE

4403 IRONBOUND RD

Williamsburg, VA 23188



Second Floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

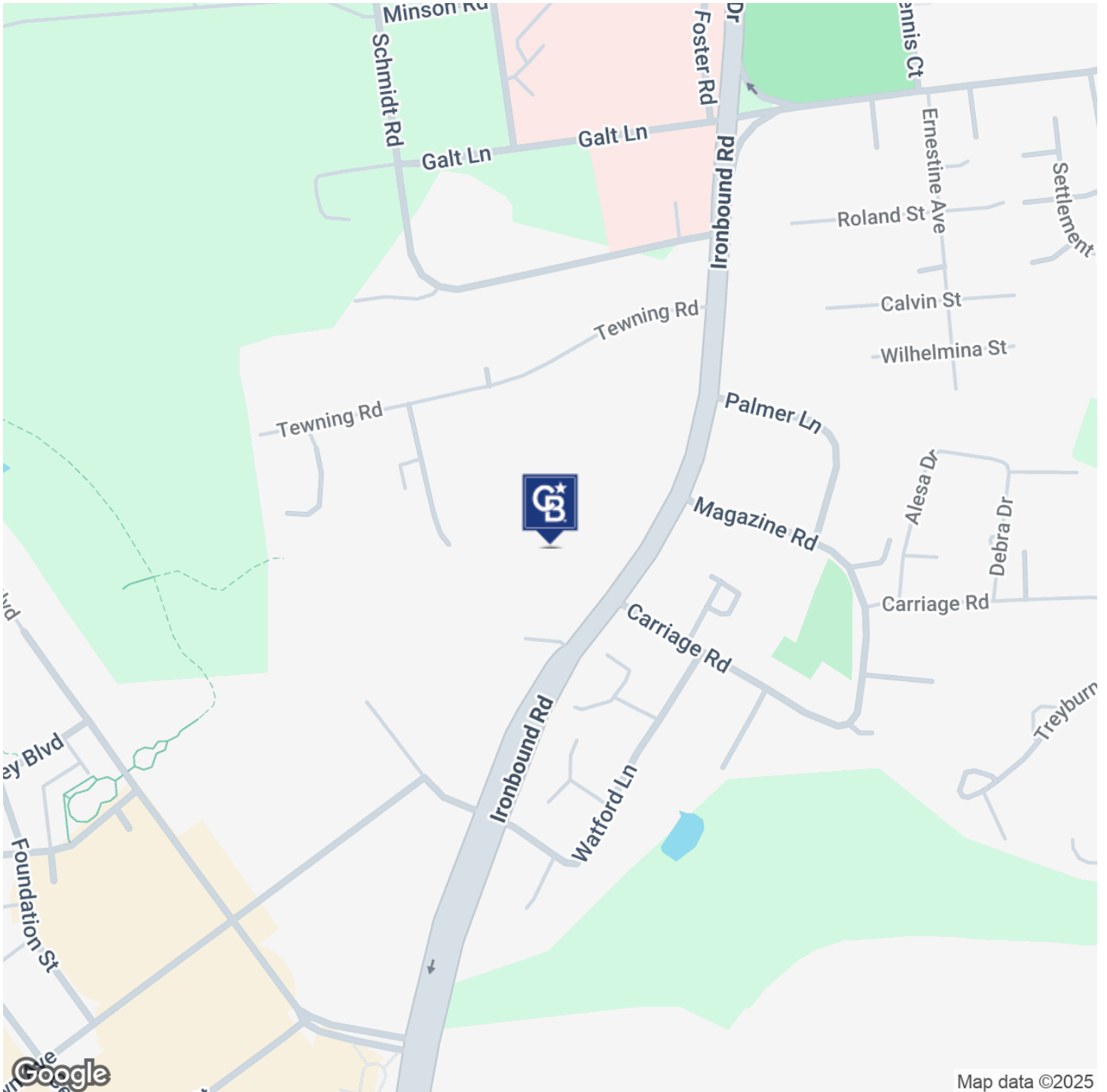


**COLDWELL BANKER
COMMERCIAL**
BROOKS REAL ESTATE

PROPERTY FOR SALE

4403 IRONBOUND RD

Williamsburg, VA 23188

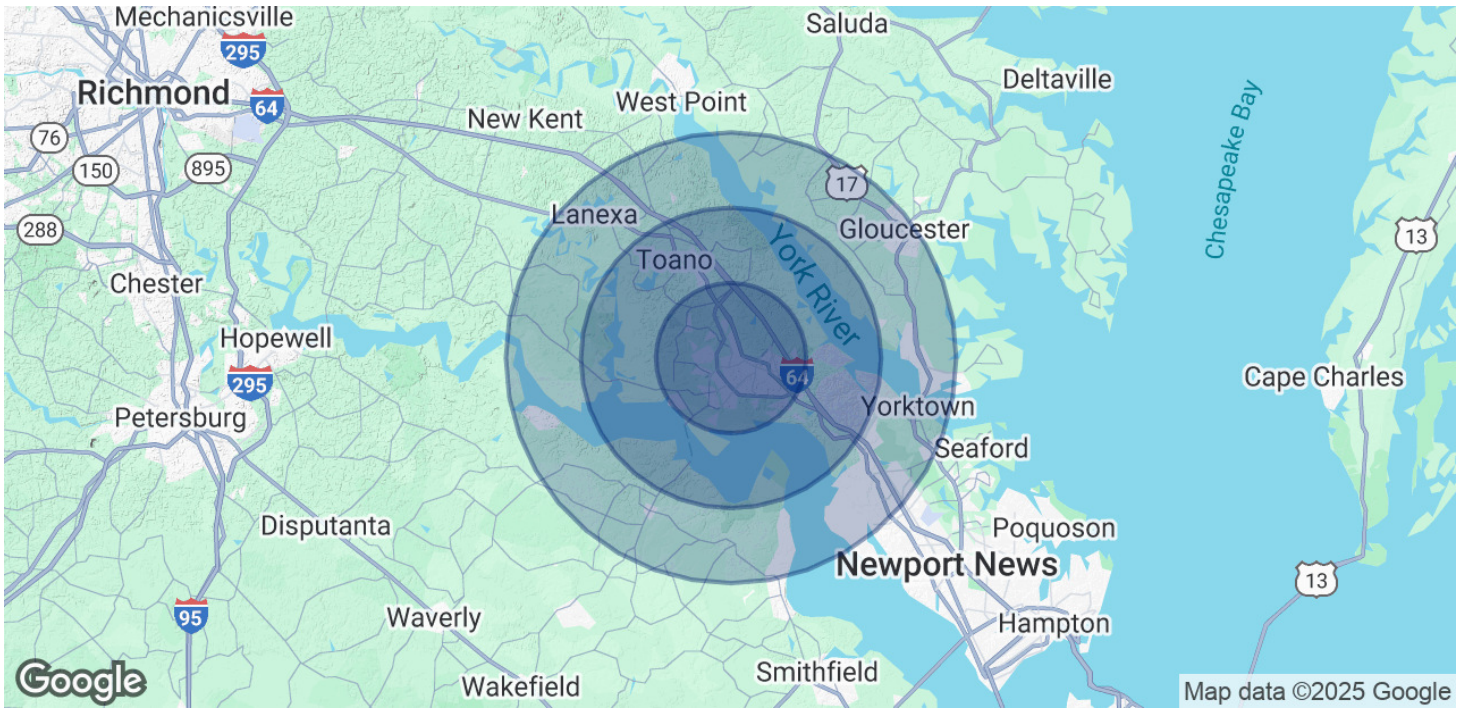


**COLDWELL BANKER
COMMERCIAL**
BROOKS REAL ESTATE

PROPERTY FOR SALE

4403 IRONBOUND RD

Williamsburg, VA 23188



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	79,994	106,740	197,121
Average Age	45	45	42
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	32,163	42,440	77,211
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$118,851	\$123,419	\$112,621
Average House Value	\$492,165	\$492,849	\$416,597

Demographics data derived from AlphaMap



**COLDWELL BANKER
COMMERCIAL**
BROOKS REAL ESTATE