

Executive Summary

FLEXIBLE INDUSTRIAL SUBLEASE WITH OFFICE & WAREHOUSE SPACE NEAR I-64

1401 Hopeman Parkway Unit B, Waynesboro, VA 22980



OFFERING SUMMARY

Available SF: 7,484 SF

Lease Rate: \$8.02 SF/yr (Gross)

Zoning: H-I

MLS#: 677788

PROPERTY OVERVIEW

Functional flex space available for sublease in an established industrial corridor less than 5 miles from I-64! The space combines some finished office/retail space with open warehouse, offering a practical layout for light-to-medium industrial, distribution, or service-oriented users. The warehouse portion features up to 16' ceilings and two dock-high loading doors. Ample parking is available on-site for employees, fleet vehicles, or equipment staging in front and back of the building. Offered as a modified gross sublease at \$5000/month + utilities, the space is ideal for contractors, light manufacturers, distributors, or any operation needing a functional mix of office/showroom presence and warehouse capability.

LOCATION OVERVIEW

From Rt. 250, turn onto Hopeman Pkwy, after 2.3 miles, turn left on Industry Rd and the building is on your right.

For More Information:

Isaac Grant
540.448.1588
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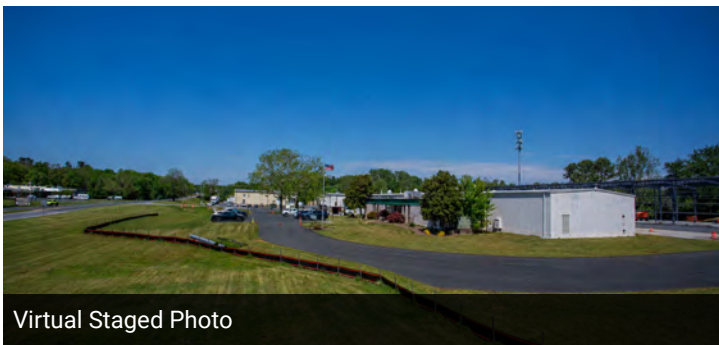
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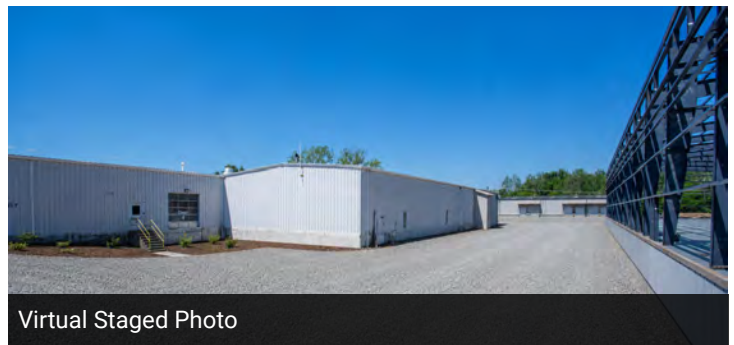
Additional Photos

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Virtual Staged Photo



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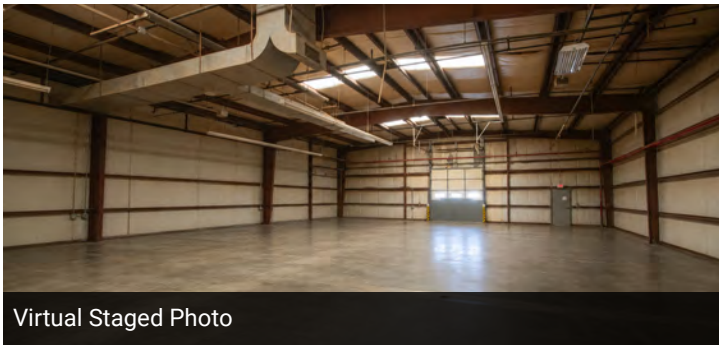
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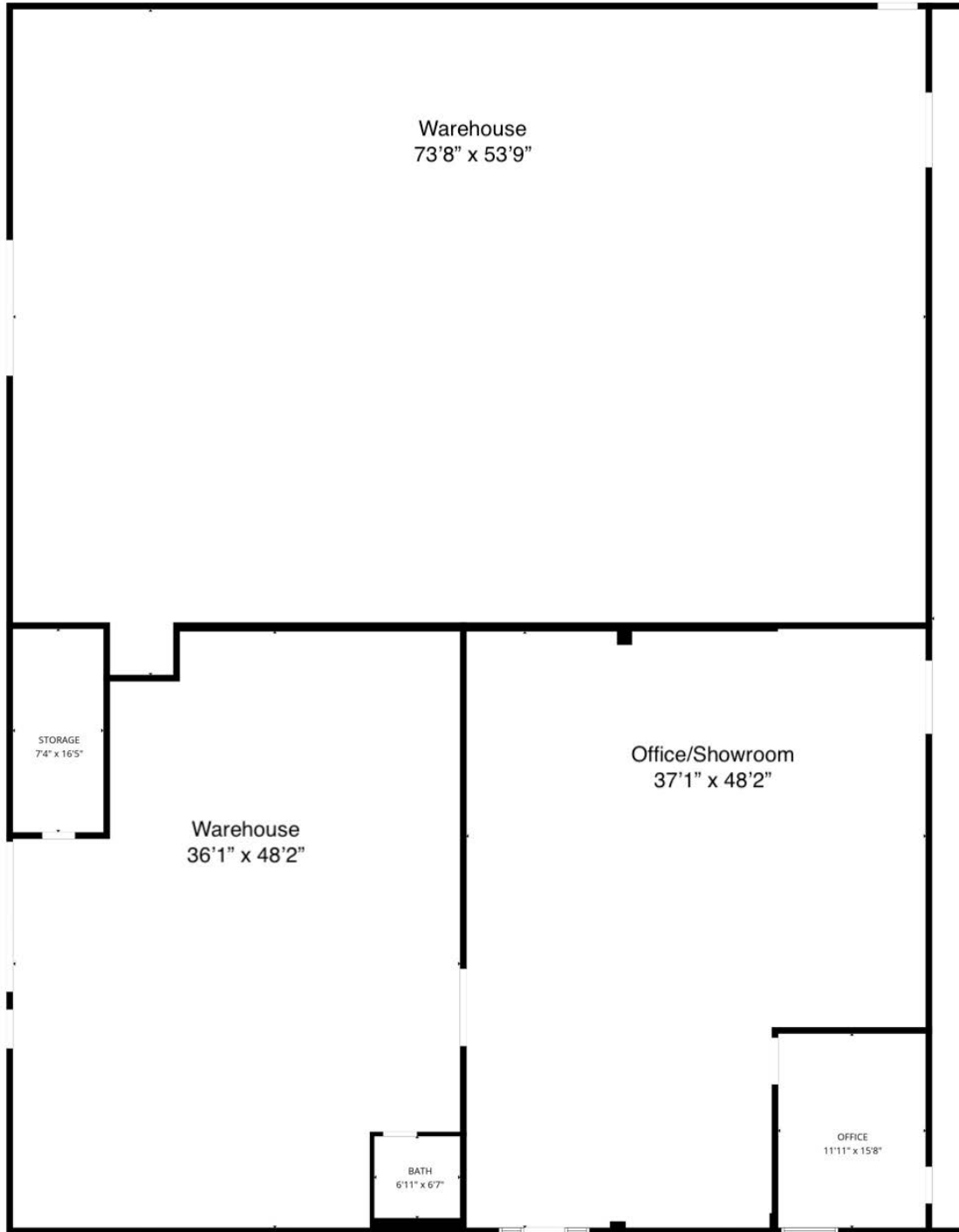
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Floor Plans

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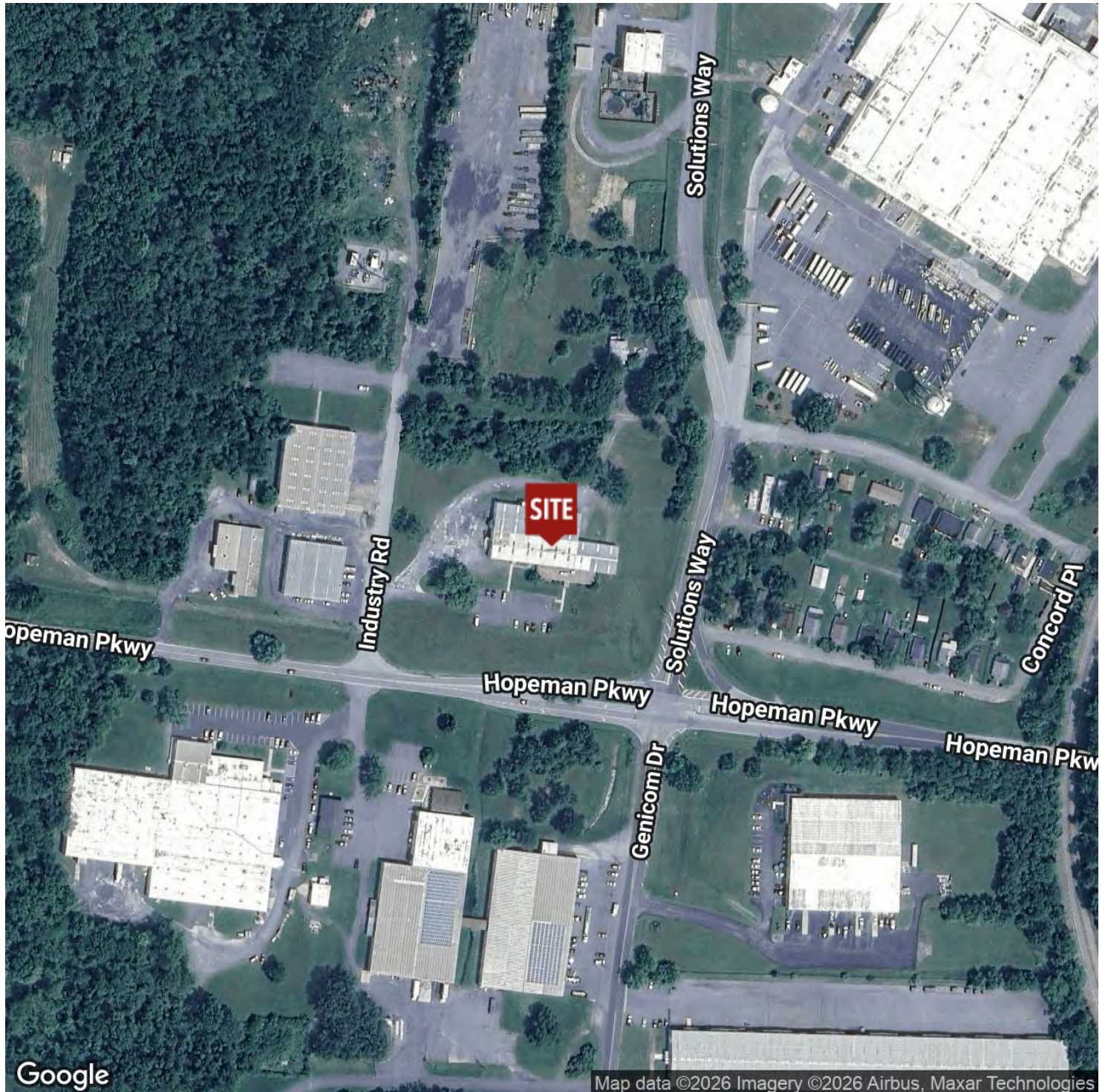
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