

Executive Summary

FOR LEASE – ±16,594 SF INDUSTRIAL FLEX SPACE | HIGH-VISIBILITY RT. 42 LOCATION 13963 Timber Way, Timberville, VA 22853



OFFERING SUMMARY

Available SF:	16,594 SF
Lease Rate:	\$9,000 per month (NNN)
Lot Size:	1.23 Acres
Zoning:	Industrial
MLS#:	676928

PROPERTY OVERVIEW

Well-located ±16,594 SF industrial flex property on Rt. 42 (Timber Way) with approximately 12,000 vehicles per day, just south of Walmart Supercenter and Tractor Supply Co. Available for lease at \$9000/month + NNN. Space includes approximately 1,900 SF of office/showroom area and 14,694 SF of fully conditioned warehouse space, offering a flexible layout suitable for a wide range of commercial, industrial, warehouse, showroom, or light production users. Features include a large showroom/open office area, multiple private offices, and the ability to reconfigure or expand office space as needed. Warehouse clear heights range from approximately 9'6" to 14'9", accommodating a variety of operational needs. Zoned I-1 Industrial, this property is ideal for distribution, manufacturing, service operations, contractor use, showroom warehouse combinations, and more. Immediate availability!

PROPERTY HIGHLIGHTS

- ±16,594 SF industrial flex space
- ±1,900 SF office/showroom
- ±14,694 SF conditioned warehouse
- High-visibility Rt. 42 location
- South of Wal-Mart Super Center & Tractor Supply Co.
- Warehouse clear heights from 9'6"-14'9"
- Zoned I-1 Industrial
- Immediate availability

For More Information:

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Additional Photos

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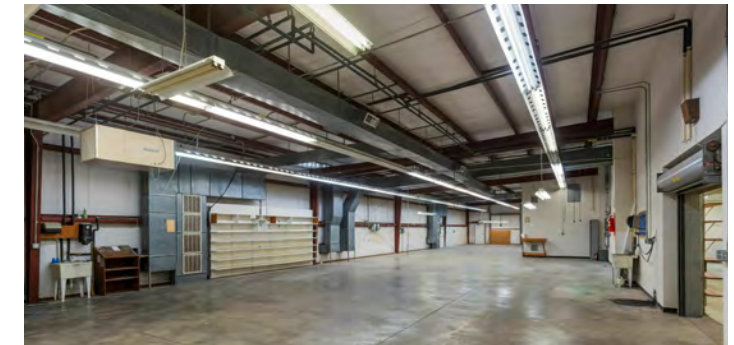
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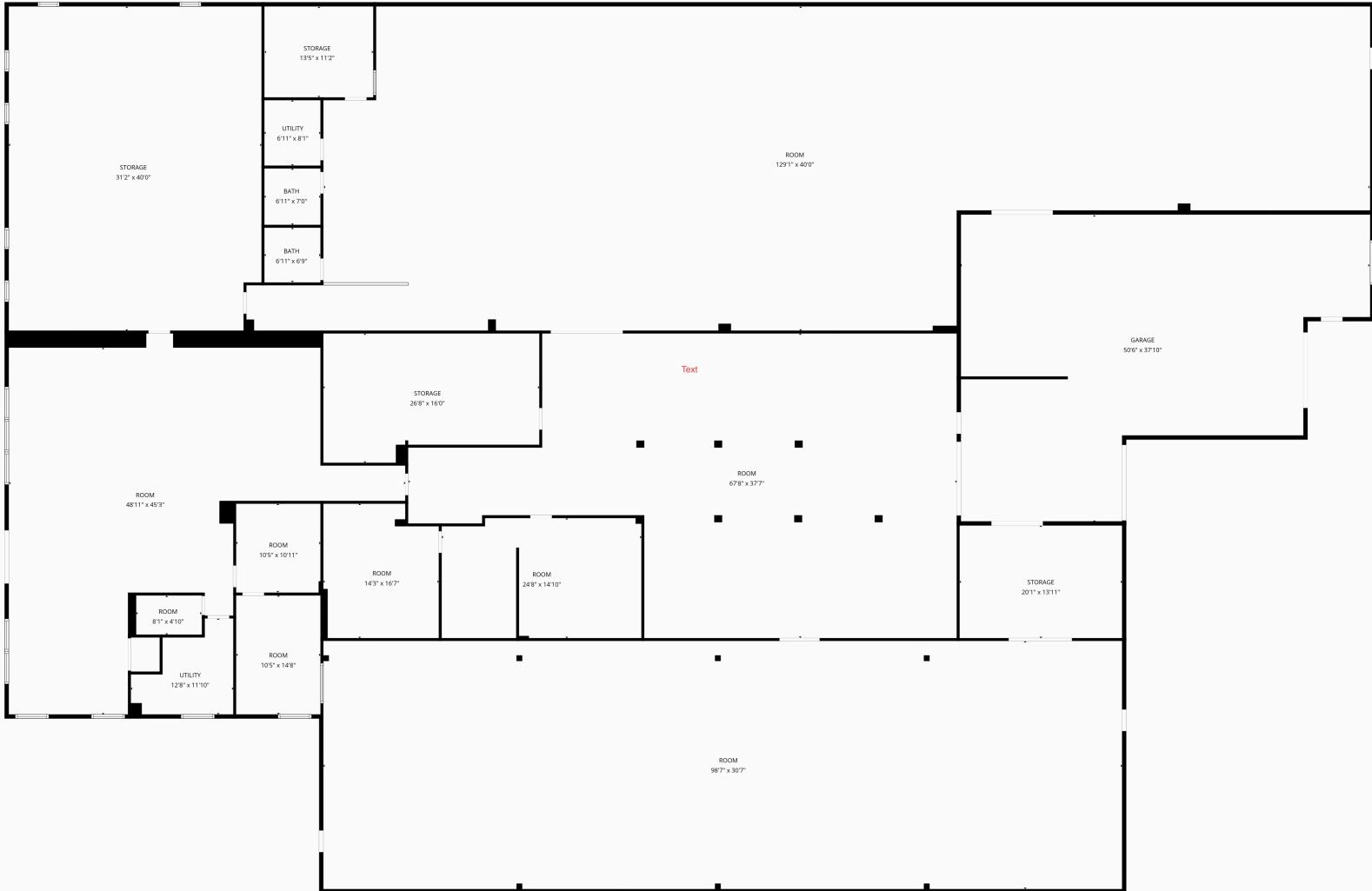
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Floor Plans

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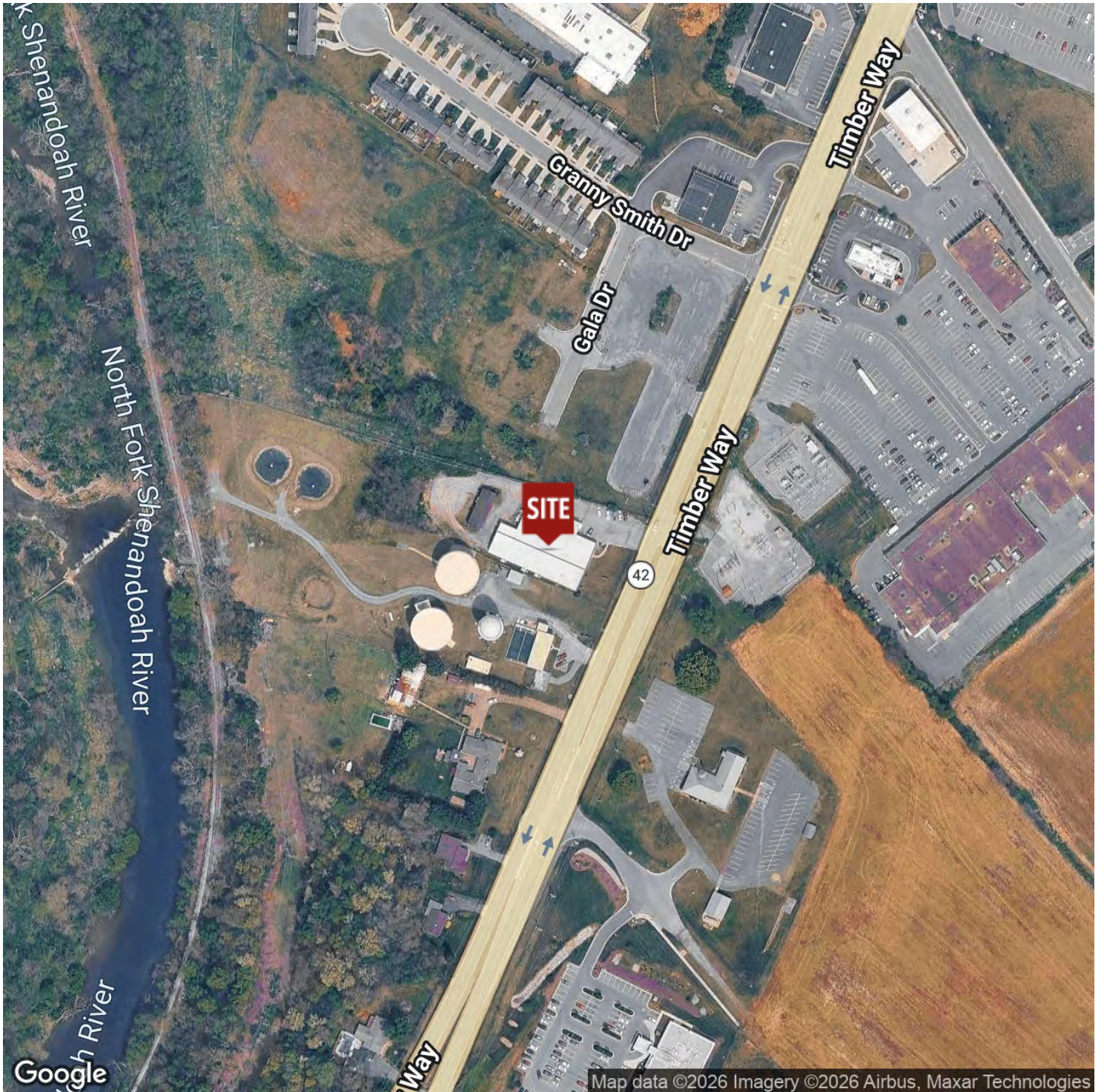
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Location Map

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