

LATE 2026
EARLY 2027



PRE-LEASING
NOW

STONERIDGE FLEX



Small Bay Industrial / Flex

SHADY ELM RD & Rt 37
WINCHESTER, VA 22602

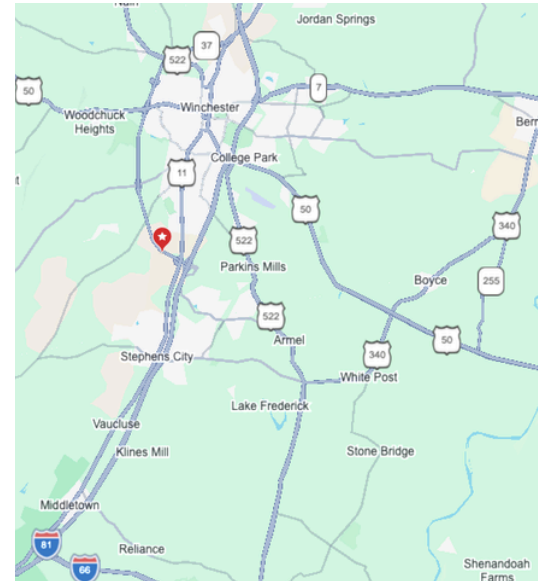
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Industrial Flex Space
2,000 - 48,000 SF Available

Property Summary



PROPERTY HIGHLIGHTS

- Coming late 2026
- Ideal for contractors, light manufacturing, distributors, small business, and many others
- Flexible configurations from 2,000 to 12,000 SF per building
- 16'-18' clear height
- 14' overhead doors in every bay
- 2,000 SF bays with 100 SF business office and restroom
- 15,000 SF industrial outdoor storage available on-site
- 4 buildings totaling 48,000 SF of new construction
- M1 Zoning
- Fenced outdoor storage

OFFERING SUMMARY

Lease Rate:	\$3,000 per month + utilities
Available SF:	2,000 - 48,000 SF
Lot Size:	5.48 Acres
Building Size:	48,000 SF (4 buildings)
Zoning:	M1 - Industrial

KELLERWILLIAMS.
REALTY
703.669.0099

Each office independently owned and operated
Keller Williams Gateway West
201 N Loudoun Street Ste #101
Winchester, VA 22601
<https://leesburg.kw.com/>

PROPERTY DESCRIPTION

Stoneridge Realty is pleased to offer brand-new industrial flex space for lease at Stoneridge Flex at Shady Elm, a premier development in Winchester, Virginia. This four-building complex provides a total of 48,000 square feet of versatile space, with each 12,000 SF building comprising six 2,000 SF bays. Every bay includes a 100 SF finished business office and restroom, making these spaces truly move-in ready or build-to-suit.

Designed for contractors, light manufacturers, distributors, and small businesses, the property features conditioned offices, 16' to 18' clear heights, and 14' overhead doors to accommodate a wide range of operations. Units can be combined for tenants needing up to 12,000 SF of contiguous space.

The property also offers 15,000 SF of industrial outdoor storage available for lease along the perimeter, ideal for equipment, vehicles, or materials staging. Situated on 5.48 acres zoned M1 Industrial in Frederick County, the location provides excellent access to I-81, I-66, and Route 37, positioning tenants at the center of the Shenandoah Valley's growing industrial corridor.

New construction with modern amenities — an outstanding opportunity for businesses seeking quality flex and warehouse space in the Winchester market.

STONERIDGE FLEX AT SHADY ELM | SHADY ELM RD & Rt 37, WINCHESTER, VA 22602