

70 DOUGLAS WAY

70 DOUGLAS WAY NATURAL BRIDGE STATION, VA 24579



OFFERING SUMMARY

Sale Price: \$3,495,000

Lot Size: 5.11 Acres

Year Built: 2011

Building Size: 34,000 SF

Zoning: I-1

Price / SF: \$102.79

PROPERTY OVERVIEW

Built in 2011, this 34,000 square foot industrial building has 4,960 square feet of office situated on 2.2 acres. There is room for building expansion on the adjoining 2.9-acre site, which is included in the sales price. This is a very clean facility with an air compressor system and crane system. Clear height is 21 feet. Building has 3-Phase power. Building is fully sprinklered (wet). Two drive in doors and One dock door. Mezzanine area above office has a concrete floor for additional storage.

PROPERTY HIGHLIGHTS

- 34,000 total square feet
- 4,960 square feet of office space
- Air compressor system
- Crane system
- Clear height is 21 feet
- 3-Phase power
- Fully sprinklered (wet)



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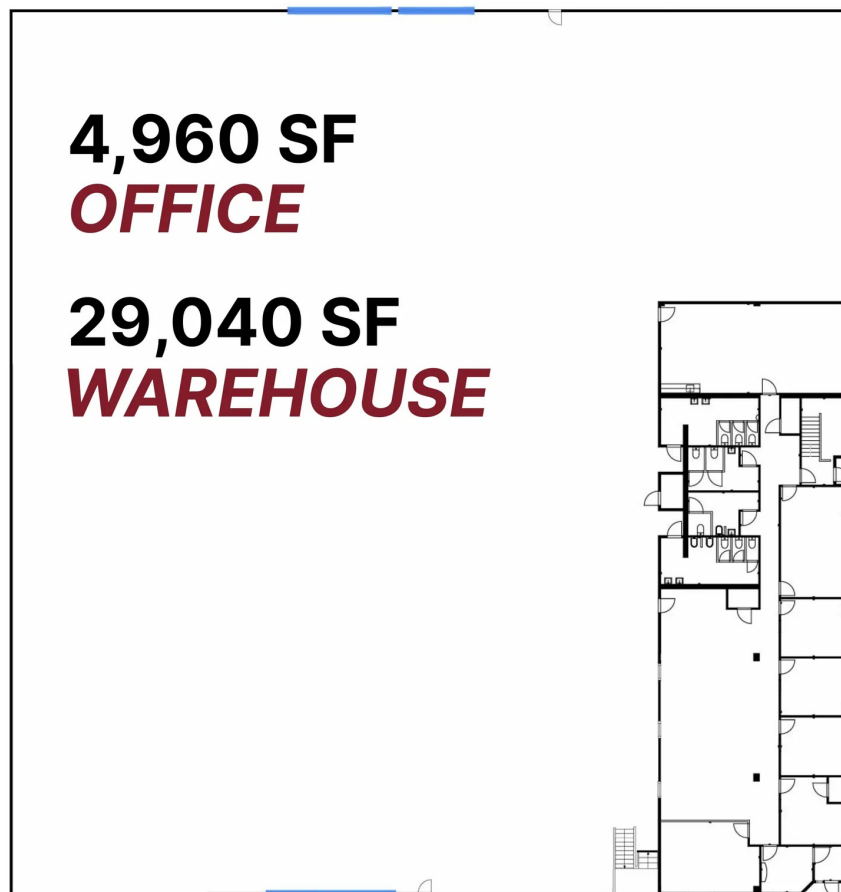
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4,960 SF
OFFICE

29,040 SF
WAREHOUSE



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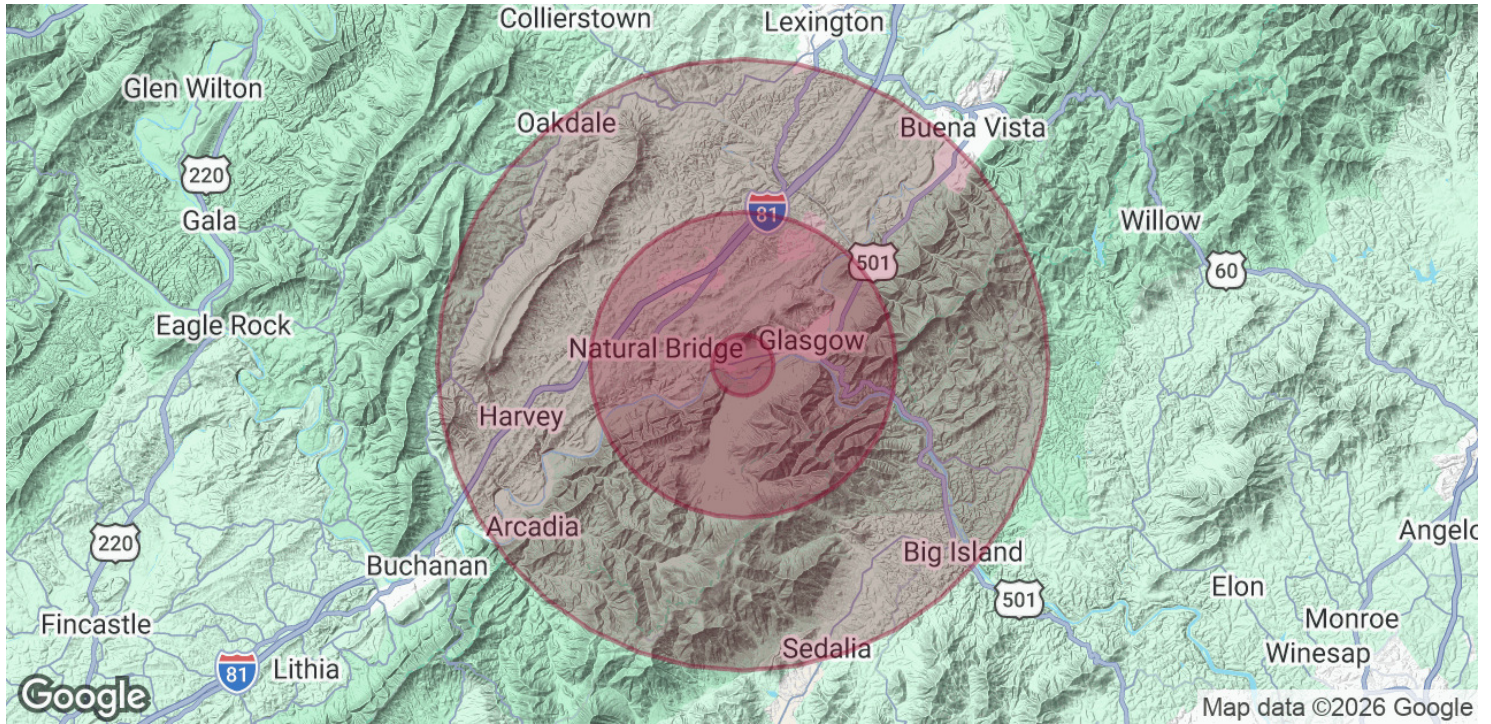
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	276	3,980	11,552
Average Age	41.6	45.1	46.4
Average Age (Male)	45.1	47.6	46.8
Average Age (Female)	39.8	43.6	47.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	131	2,006	5,451
# of Persons per HH	2.1	2.0	2.1
Average HH Income	\$49,399	\$48,509	\$60,813
Average House Value	\$117,461	\$175,661	\$207,625

2020 American Community Survey (ACS)



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