

FOR LEASE - RARE OPPORTUNITY

UP TO 6,000 SF OFFICE/INDUSTRIAL

102 Industrial Way | Troy, VA 22974



S.L. NUSBAUM
REALTY CO.



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PROPERTY SUMMARY

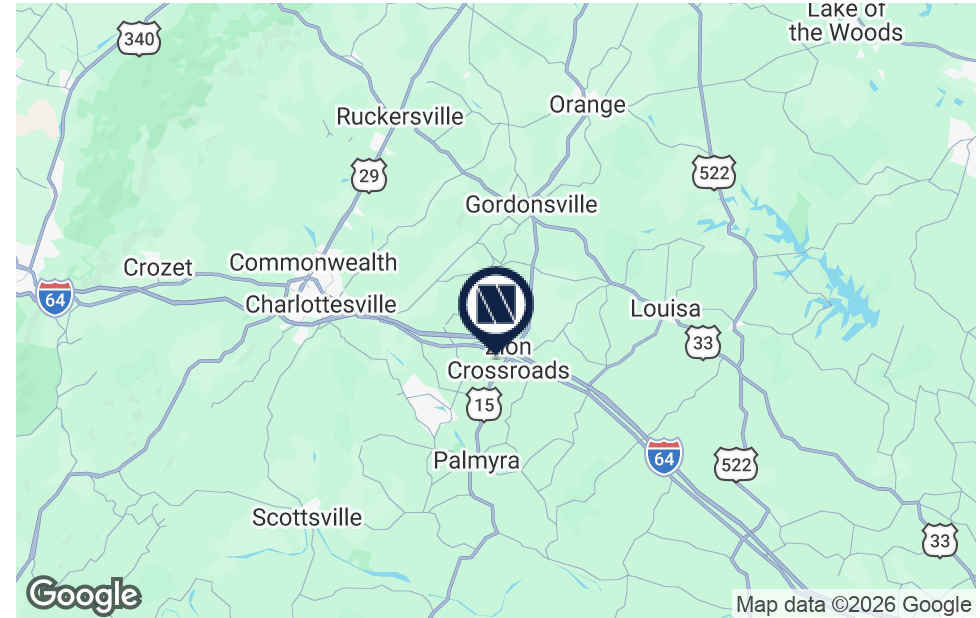
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OFFERING SUMMARY

Lease Rate:	Contact Agent
Building Size:	10,000 SF
Suite A, B, C:	6,000 SF Available 3.1.2027 (can be demised)
Suite D:	2,000 SF (Leased)
Suite E:	2,000 SF Available 11.1.2026
Zoning:	I-1

DEMOGRAPHICS 3 MILES 5 MILES 7 MILES

Total Population	6,489	11,576	25,713
Total Households	2,155	4,169	9,886
Average HH Income	\$133,499	\$130,174	\$133,029

PROPERTY OVERVIEW

Rare opportunity: 2,000–6,000 SF of office/industrial space now available for lease near Zion Crossroads

PROPERTY HIGHLIGHTS

- Five 10 x 10' drive-in doors
- Situated near I-64, 14 miles from Charlottesville & 42 miles from Richmond
- 2.4 miles from Amazon Distribution Center
- Monument signage available
- Ample parking
- Potential for laydown yard
- Can be leased separately or combined

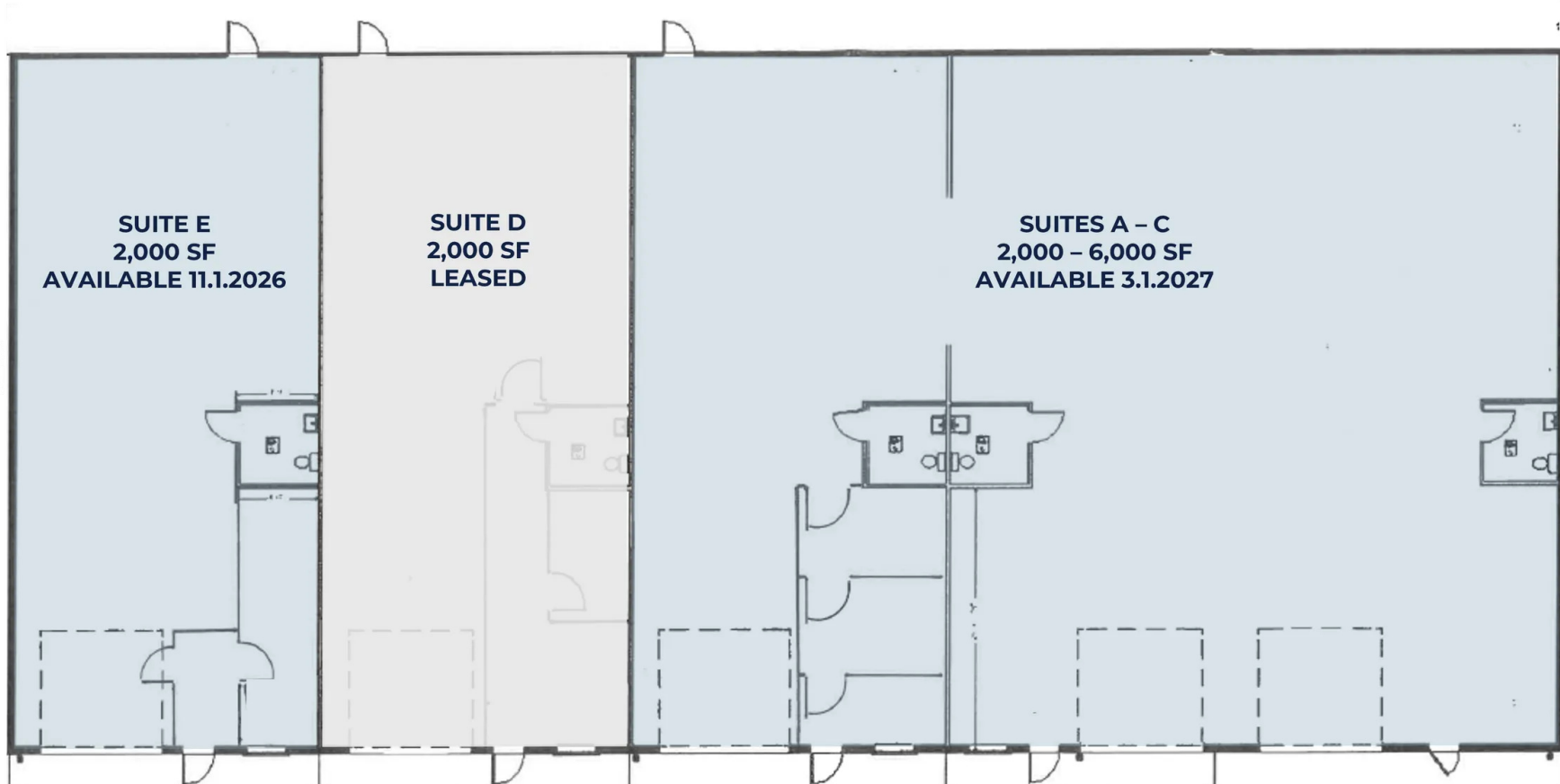
FLOOR PLAN

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TRADE AREA

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ADDITIONAL PHOTOS

UP TO 6,000 SF OFFICE/INDUSTRIAL
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CONTACT INFORMATION

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