

1 ONE
SHENANDOAH

AVAILABLE IMMEDIATELY



Accelerating success.



FOR LEASE

ONE & TWO
Shenandoah Valley Drive

Strasburg, Virginia

**Commissions
Paid 100%
Within 48 Hours
of Lease
Execution**

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TWO DISTRIBUTION FACILITIES WITH MULTIPLE LOADING OPTIONS AND EXCESS TRAILER STORAGE



JNE

SHENANDOAH

- Up to of 324,000 SF of warehouse space
- +/- 29 trailer spaces
- 20' - 25' clear height
- 306 parking spaces
- Heavy power available

BUILDING 1

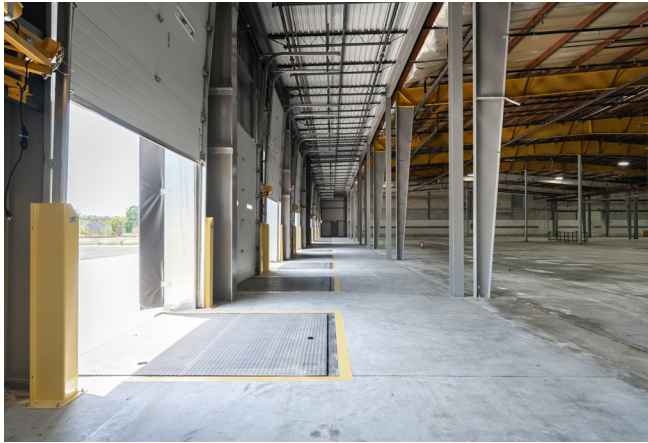
- 90,000-137,000 SF available (will divide)
- 25' x 69' column spacing
- 20 loading docks
- LED lights
- Sprinklers to be customized as per tenant's requirements

BUILDING 2

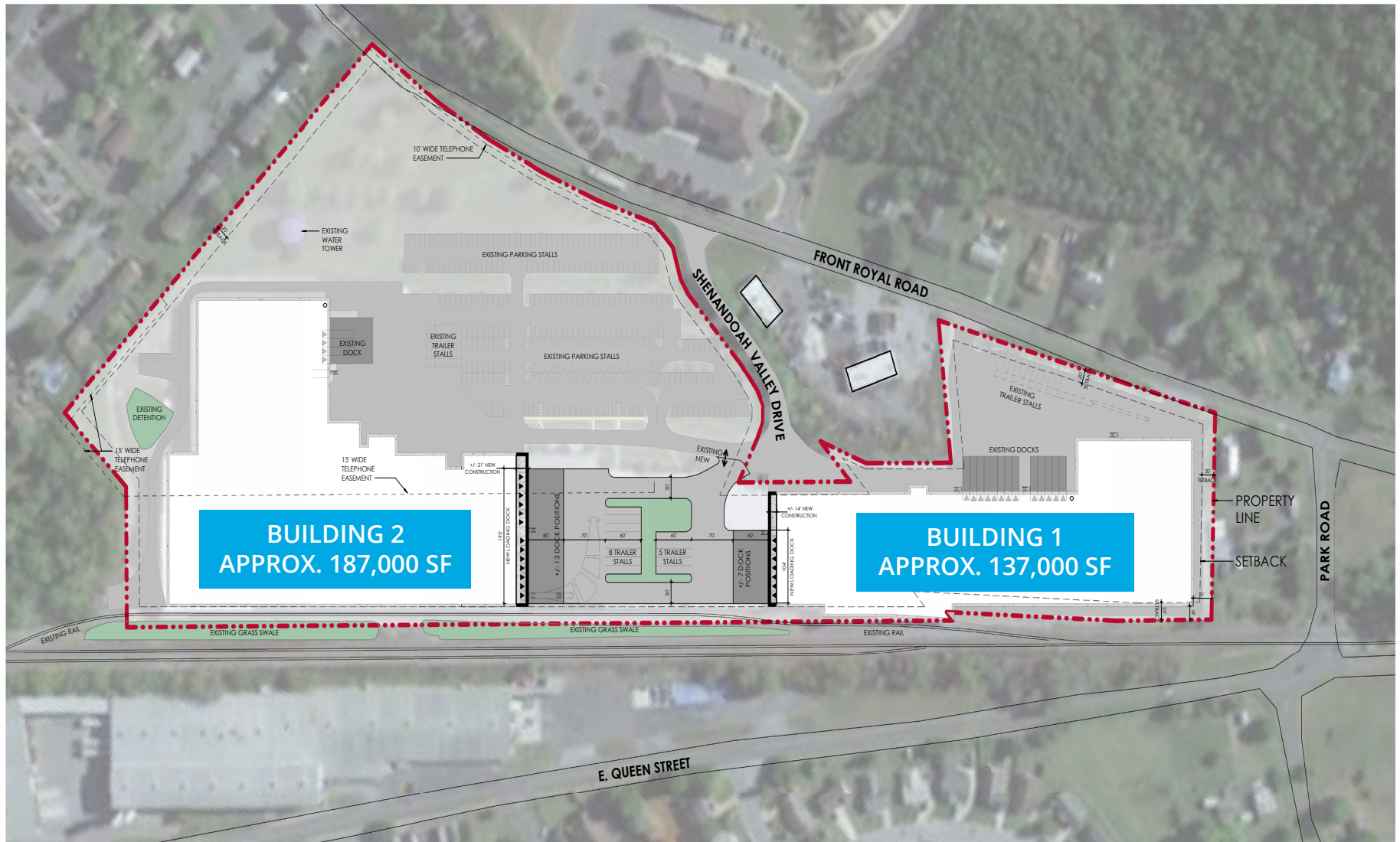
- 50,000-187,000 SF available (will divide)
- 25' x 55' column spacing
- 17 loading docks
- 1 drive-in door
- LED lights
- ESFR sprinklers



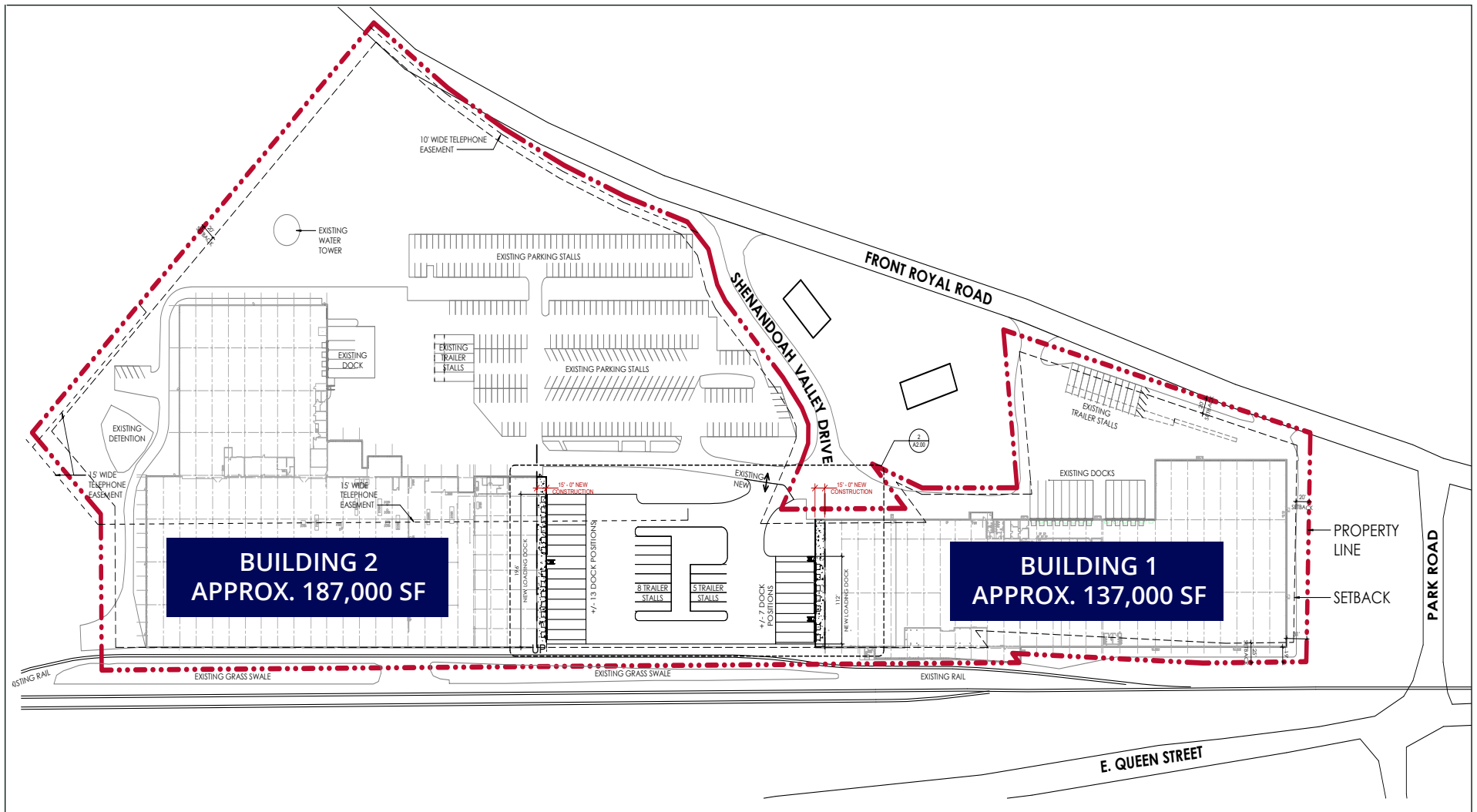
Photos



Site Plan - Building 1 & Building 2



Site Plan - Building 1 & Building 2



Location Map



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