

PROFESSIONAL & RENOVATED OFFICE SPACE | MOVE-IN READY

2352 Jefferson Highway, Waynesboro, VA 22980

For Sale & For Lease



OFFERING SUMMARY

Sale Price:	\$990,000
Lease Price:	\$15.00/SF NNN
Lot Size:	0.65 Acres
Year Built:	1952
Building Size:	5,537 SF
Zoning:	GB
MLS#:	677932 (Lease) 677936 (Sale)

PROPERTY OVERVIEW

This fully built-out and renovated office building offers 5,537 finished square feet in a central, easily accessible location just minutes from I-64 and I-81! Within easy reach of Staunton, Charlottesville, and the broader region, this building offers traffic of over 17,000 VPD. The property is move-in ready with professional-grade finishes, dedicated conference rooms, and thoughtfully designed suites suited to a wide range of office users. Ample on-site parking supports staff and client traffic alike, and prominent visibility along Rt. 250 provides signage exposure for an owner-occupant looking to establish or grow their presence in the market. Whether you're an expanding business seeking a permanent headquarters or an investor looking for a well-positioned asset in a growing submarket, 2352 Jefferson Highway delivers the infrastructure, location, and flexibility to meet your needs.

LOCATION OVERVIEW

From I-81, head east on Rt. 250 for approximately 5.5 miles and the building will be on your left.

For More Information:

Isaac Grant
540.448.1588
isaac.grant@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

Additional Photos

PROFESSIONAL & RENOVATED OFFICE SPACE | MOVE-IN READY

2352 Jefferson Highway, Waynesboro, VA 22980



For More Information:

Isaac Grant

540.448.1588

isaac.grant@cottonwood.com

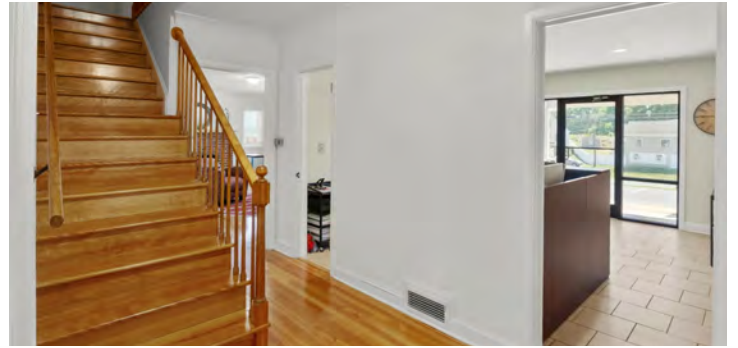
COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Additional Photos

PROFESSIONAL & RENOVATED OFFICE SPACE | MOVE-IN READY

2352 Jefferson Highway, Waynesboro, VA 22980



For More Information:

Isaac Grant

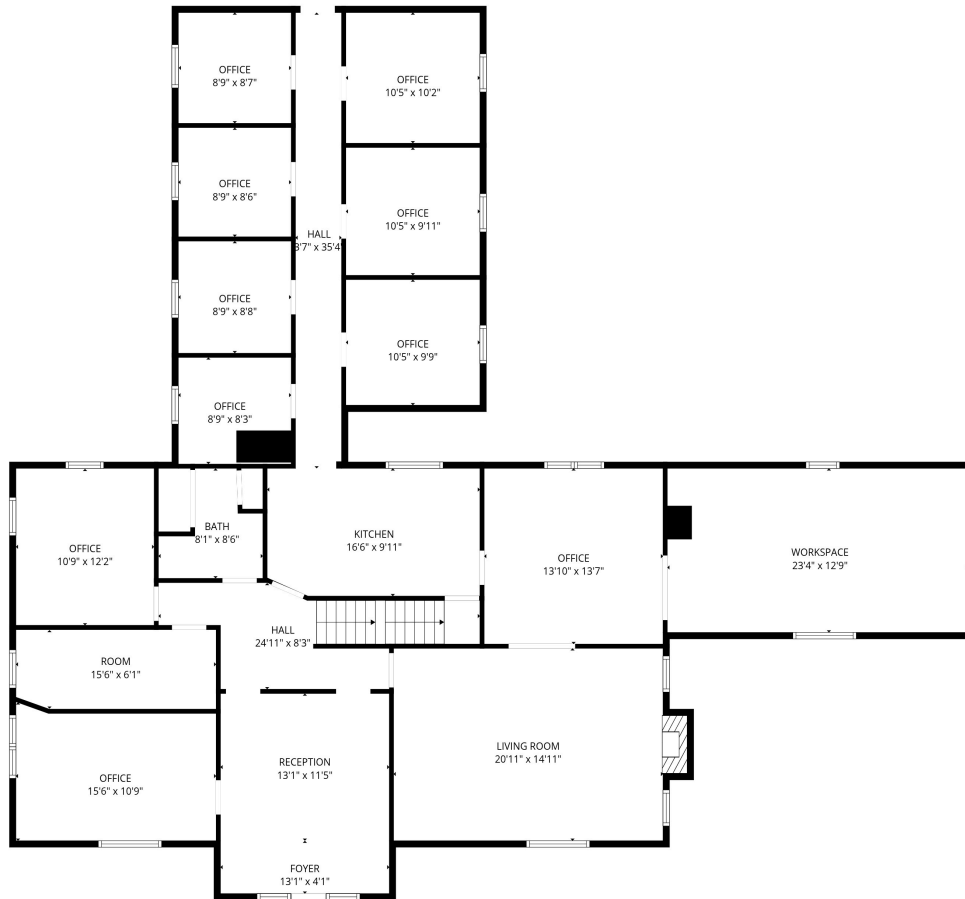
540.448.1588

isaac.grant@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROFESSIONAL & RENOVATED OFFICE SPACE | MOVE-IN READY
2352 Jefferson Highway, Waynesboro, VA 22980



TOTAL: 5537 sq. ft

Basement: 1137 sq. ft, 1st floor: 2579 sq. ft, 2nd floor: 1821 sq. ft
EXCLUDED AREAS: STORAGE: 226 sq. ft, UTILITY: 205 sq. ft, BAY WINDOW: 3 sq. ft,
FIREPLACE: 20 sq. ft, LOW CEILING: 90 sq. ft, ATTIC: 103 sq. ft,
WALLS: 363 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

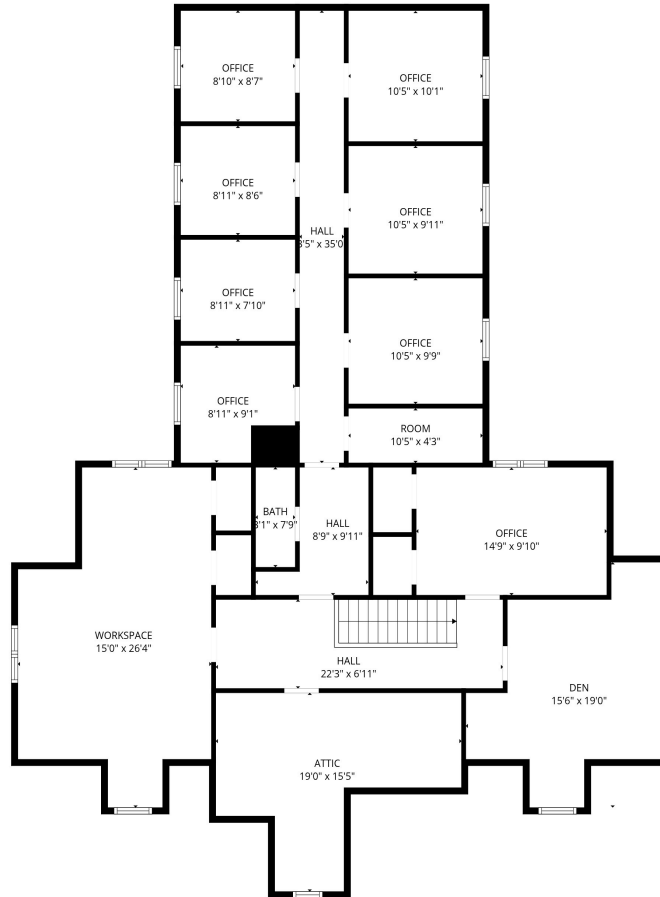
For More Information:

Isaac Grant
540.448.1588
isaac.grant@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROFESSIONAL & RENOVATED OFFICE SPACE | MOVE-IN READY
2352 Jefferson Highway, Waynesboro, VA 22980



TOTAL: 5537 sq. ft

Basement: 1137 sq. ft, 1st floor: 2579 sq. ft, 2nd floor: 1821 sq. ft

EXCLUDED AREAS: STORAGE: 226 sq. ft, UTILITY: 205 sq. ft, BAY WINDOW: 3 sq. ft,
FIREPLACE: 20 sq. ft, LOW CEILING: 90 sq. ft, ATTIC: 103 sq. ft,
WALLS: 363 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

For More Information:

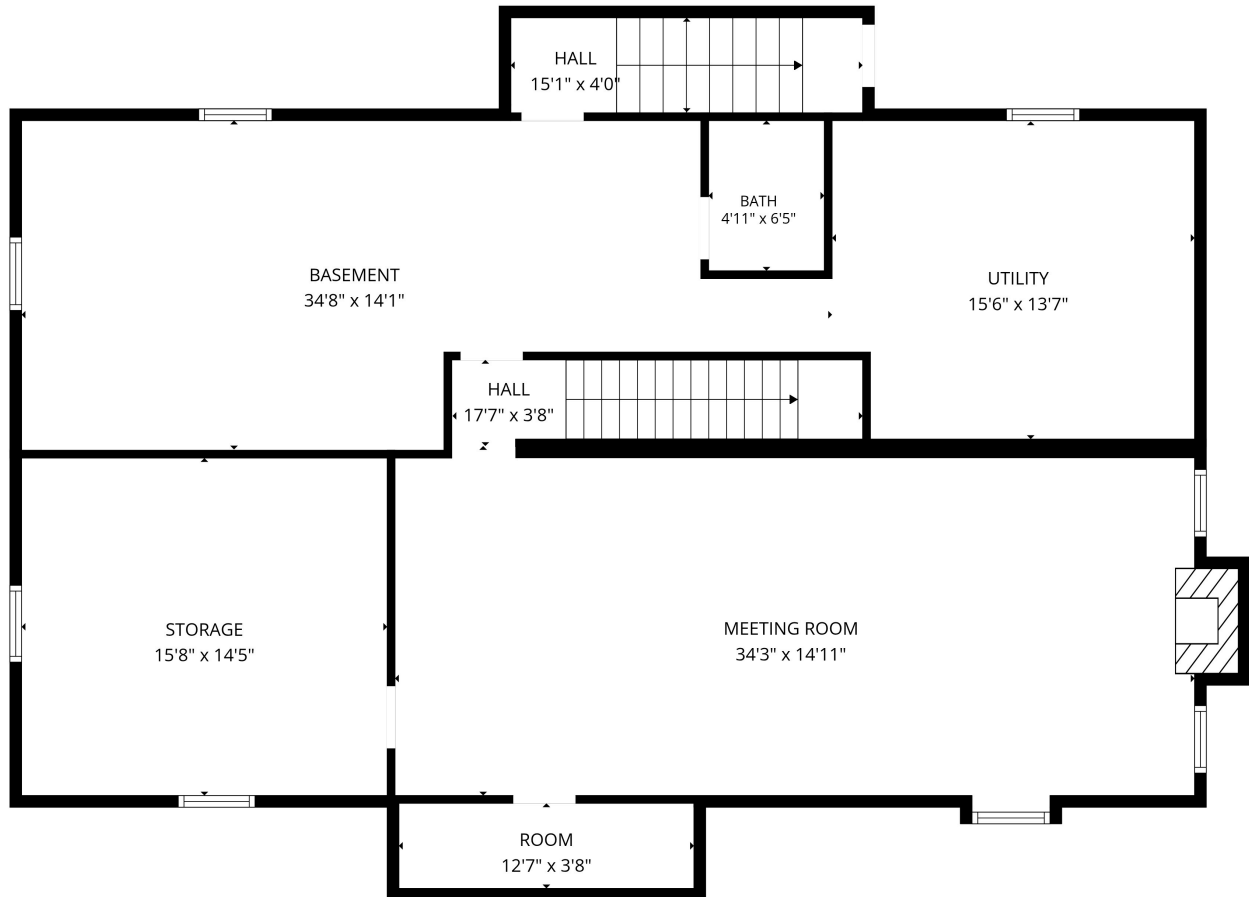
Isaac Grant
540.448.1588
isaac.grant@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROFESSIONAL & RENOVATED OFFICE SPACE | MOVE-IN READY

2352 Jefferson Highway, Waynesboro, VA 22980



TOTAL: 5537 sq. ft

Basement: 1137 sq. ft, 1st floor: 2579 sq. ft, 2nd floor: 1821 sq. ft

EXCLUDED AREAS: STORAGE: 226 sq. ft, UTILITY: 205 sq. ft, BAY WINDOW: 3 sq. ft,

FIREPLACE: 20 sq. ft, LOW CEILING: 90 sq. ft, ATTIC: 103 sq. ft,

WALLS: 363 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

For More Information:

Isaac Grant

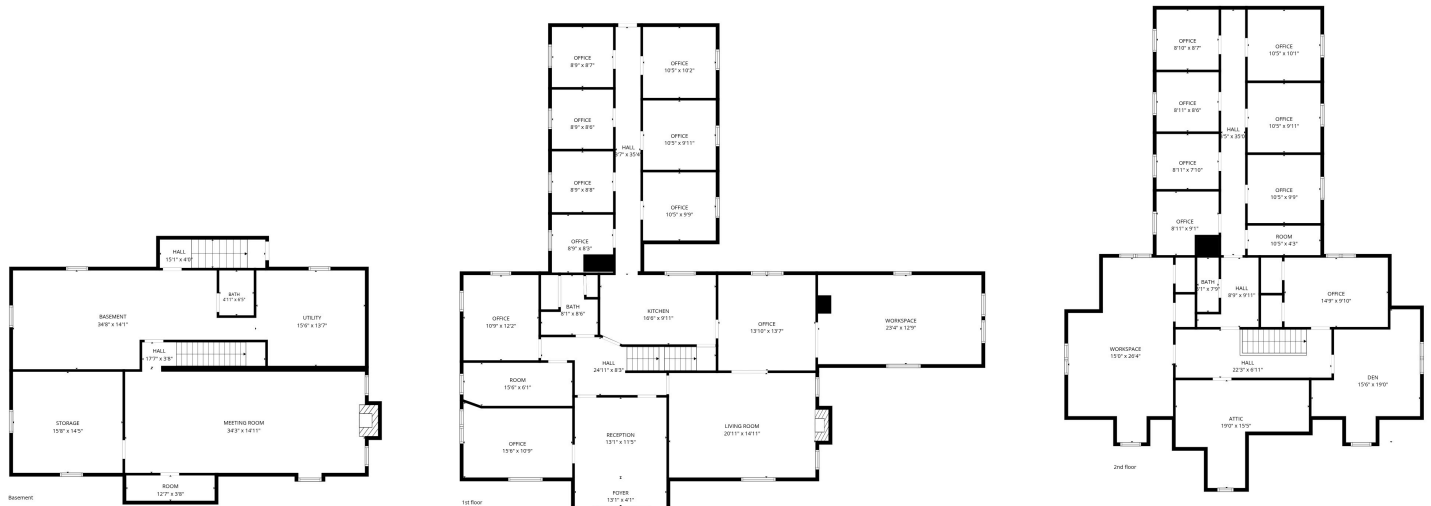
540.448.1588

isaac.grant@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROFESSIONAL & RENOVATED OFFICE SPACE | MOVE-IN READY
2352 Jefferson Highway, Waynesboro, VA 22980



TOTAL: 5537 sq. ft
Basement: 1137 sq. ft, 1st floor: 2579 sq. ft, 2nd floor: 1821 sq. ft
EXCLUDED AREAS: STORAGE: 226 sq. ft, UTILITY: 205 sq. ft, BAY WINDOW: 3 sq. ft,
FIREPLACE: 20 sq. ft, LOW CEILING: 90 sq. ft, ATTIC: 103 sq. ft,
WALLS: 363 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

For More Information:

Isaac Grant
540.448.1588
isaac.grant@cottonwood.com

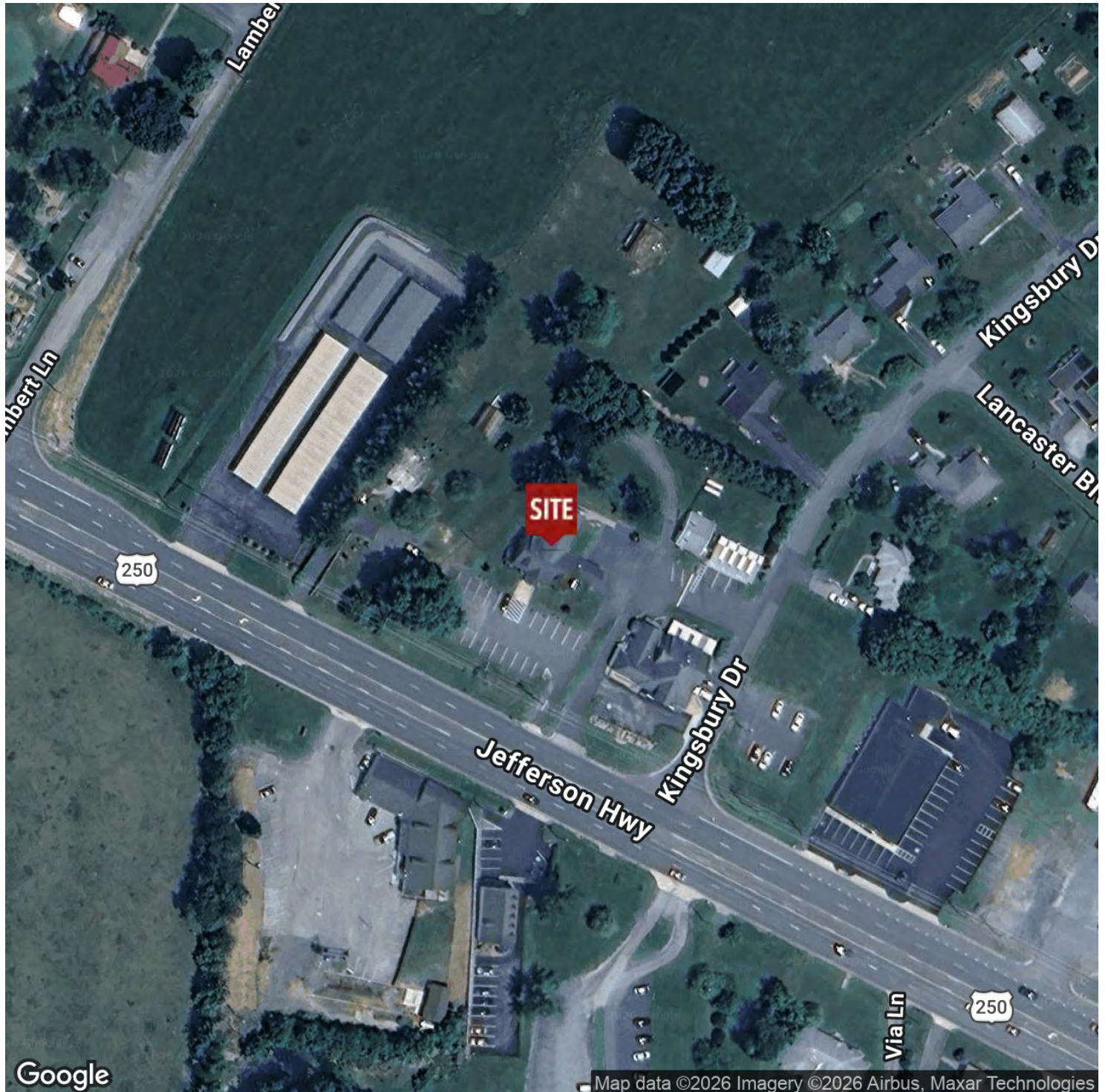
COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Location Map

PROFESSIONAL & RENOVATED OFFICE SPACE | MOVE-IN READY

2352 Jefferson Highway, Waynesboro, VA 22980



For More Information:

Isaac Grant

540.448.1588

isaac.grant@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.