

WAREHOUSE AND OUTDOOR STORAGE FOR LEASE



COMPOUND CRE



**27 & 29 INDUSTRIAL DR,
RUCKERSVILLE, VA 22968**

PRESENTED BY:

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**±2,500 – 12,100 SF
AVAILABLE**

LOCATION & DRIVE TIMES

AstraZeneca Albemarle Campus	12 minutes
UVA North Fork Research Park	15 minutes
Charlottesville-Albemarle Airport (CHO)	17 minutes
University of Virginia	30 minutes
Culpeper	40 minutes
Zion Crossroads	40 minutes
Harrisonburg	50 minutes



27 INDUSTRIAL DR

6,788 SF

29 INDUSTRIAL DR

6,800 SF

OUTDOOR STORAGE

1 AC
PROPOSED

ZONING

M-2
IN GREENE COUNTY

CLEAR HEIGHT

17'

SUITE SPECIFICATIONS



BUILDING 27

SUITE 1

STATUS: Leased

~1,800 SF

~600 SF warehouse w/ 17' clear height

~550 SF mezzanine

~650 SF office including lobby, 2 offices, break room, 2 bathrooms and a shower.

One 12' x 12' grade level overhead door.

SUITE 2

STATUS: Available

~2,800 SF

~2,200 SF warehouse w/ 17' clear height

~588 SF of office space including 2 bathrooms, lobby/showroom and 1 office.

Two 12'x12' OH doors. 1 dock-high, 1 grade level.

SUITE 3

STATUS: Available

~2,500 SF

One 12'x12' Dock High Door.

BUILDING 29

BUILDING 29

STATUS: Available

~6,800 SF

17' warehouse clear height

~1,000 SF of office expandable

Three 12'x14' grade level OH doors

***SUITES 2 AND 3 CAN BE COMBINED**





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