



10380 James Madison

10380 James Madison, Zion Crossroads, VA 22942



Jack Gobble

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10380 James Madison

\$2,500,000

This property includes two parcels with six acres total. The building includes four structures with a total of 13,180 sf per tax records. The property has 400' road frontage on Route 15 (James Madison Highway) in Zion Crossroads (Gordonsville) in Louisa County.

The property was recently leased to a national entity backed by a national retailer. The one-year lease ends 4/30/25 but there are four additional one-year option years. Option year rents increase 3% each and the lease is a true NNN lease with no landlord involvement. The cash CAP is 6% and scheduled tenant...

- 400' road frontage on James Madison Highway (Rt 15) in a developing commercial corridor
- NNN lease (6 CAP) for one year with 4 additional option years and with no landlord involvement. TI adds another 1 CAP.
- near I-64 and across from a major retail distribution center and an upscale apartment complex
- Triple net Investment opportunity. ZERO landlord responsibilities.



Price: \$2,500,000

Property Type: Industrial

Property Subtype: Warehouse

Building Class: C

Sale Type: Investment

Cap Rate: 6.00%

Lot Size: 6.00 AC

Rentable Building Area: 13,180 SF

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No. Stories: 1

Year Built: 1990

Tenancy: Single

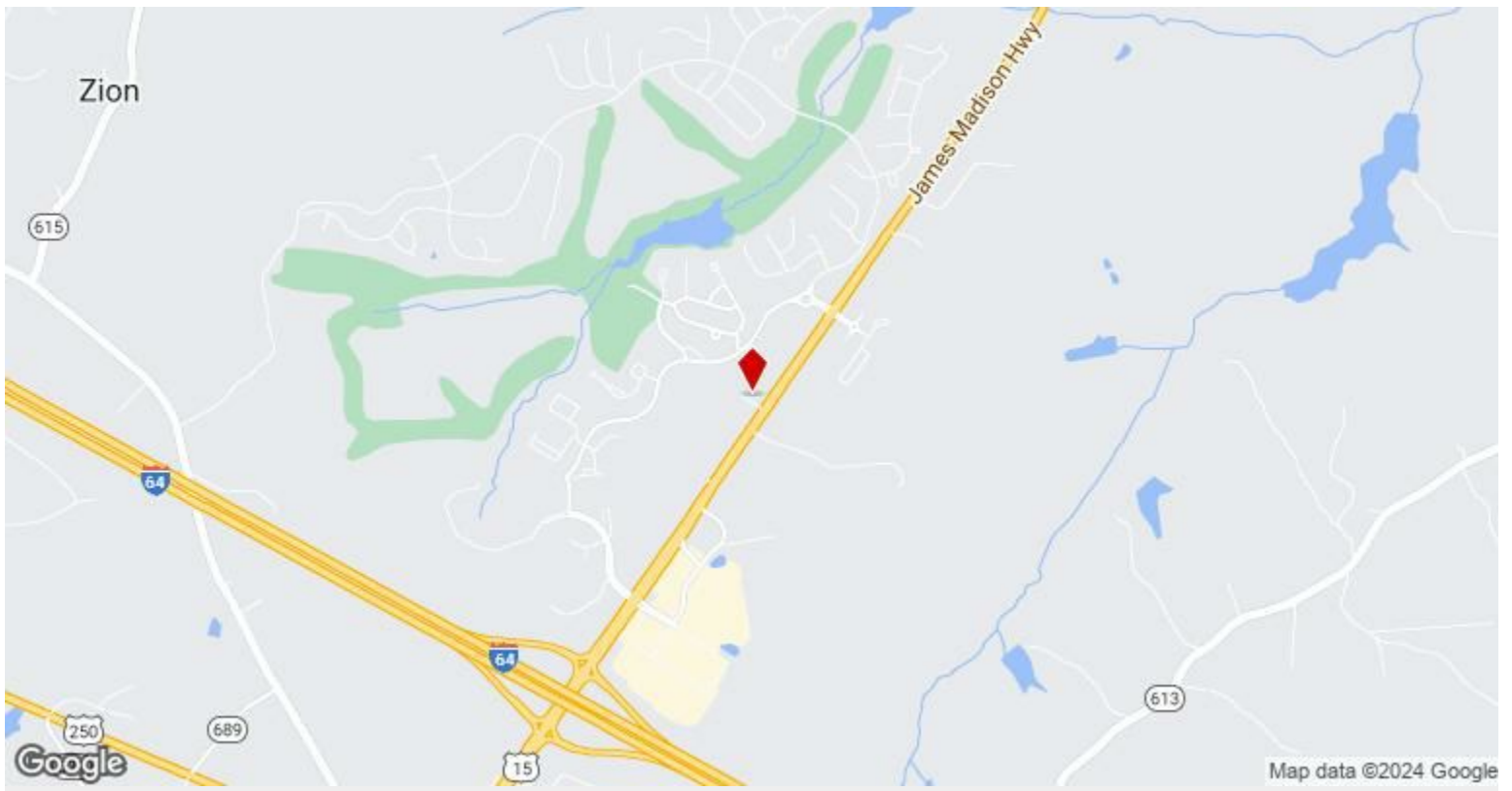
Clear Ceiling Height: 16 FT

No. Drive In / Grade-Level Doors: 4

Zoning Description: C-2

Major Tenant Information

Tenant	SF Occupied	Lease Expired
U.S.Xpress, Inc.	-	



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Property Photos



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