



**FUNKHOUSER**  
REAL ESTATE GROUP

# FOR SALE

641 ACORN DRIVE  
HARRISONBURG, VA 22802

## HIGH PERFORMANCE INDUSTRIAL FACILITY



### DESCRIPTION

Maximize your business capabilities in this meticulously maintained, high-performance 18,356-square-foot industrial facility strategically located in Harrisonburg with convenient access to I 81. The building integrates a professional showroom, private office spaces, and a massive warehouse and workshop footprint to support a wide range of commercial enterprises. M-1 General Industrial Zoning offers flexible zoning designation accommodating a wide variety of manufacturing, assembly, warehousing, and commercial uses. Equipped with a heavy-duty 1,200-amp, 208-volt, 3-phase electrical service with a 460-volt step-up transformer to support high-demand machinery and manufacturing. 5 dedicated loading docks. Radiant heated floors throughout the workshops. Drastically reduce utility overhead with an advanced, roof-mounted solar array consisting of 108 individual 340-watt modules, generating a powerful 36.72 kW sustainable energy system. Fully integrated, building-wide fire sprinkler system. Whether you are expanding a logistics network, scaling a manufacturing operation, or seeking an asset with high industrial flexibility, this beautifully kept property delivers the heavy-duty infrastructure required for modern business success.

### SUMMARY

ASKING PRICE: \$2,495,000

PROPERTY: Showroom, Offices, Warehouse

PROPERTY SIZE: 18,356 SF

ZONING: M-1 IndGen

*\*Option to Lease Available - Call for Details*



**RYAN J. ROBERTS**

Associate Broker, REALTOR®

(540) 908-8208

Ryan@FunkhouserGroup.com

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