

Executive Summary

RARE SMALL FLEX SPACE | ±1,875 SF | IDEAL FOR CONTRACTORS & SERVICE BUSINESSES
1571 Pleasants Drive Unit D, Mount Crawford, VA 22841



OFFERING SUMMARY

Available SF:	1,875 SF
Lease Rate:	\$12.95 SF/yr (NNN)
Zoning:	M1
Overhead Doors:	(1) 12' x 14" Per Unit
Owner Pays:	Trash Water
MLS#:	678594

PROPERTY OVERVIEW

Hard-to-find ±1,875 SF flex/warehouse suite available for lease, perfect for building contractors, electricians, plumbers, HVAC companies, service providers, and other small to medium-sized businesses. Well-maintained space features a private bathroom, fully heated and air-conditioned interior, individual floor drain with oil separator, LED lighting, a pedestrian entrance, and a 12' x 14' ground-level overhead door for easy loading and equipment access. Newer building with a paved lot, fenced yard, and gated access offers excellent functionality and security. Conveniently located near I-81 Exits 240 and 243, providing quick access to I-81. Landlord pays water and trash. Potential for private office build-out, subject to lease terms. Immediate availability!

PROPERTY HIGHLIGHTS

- ±1,875 SF flex/warehouse suite
- Ideal for contractors and service businesses
- Fully heated and air-conditioned
- 12' x 14' ground-level overhead door
- Floor drain with oil separator
- Convenient access to I-81 Exits 240 & 243
- Landlord pays water and trash service
- Potential office build-out available

For More Information:

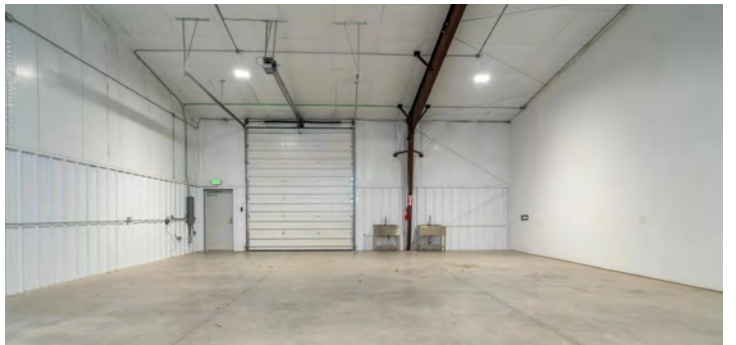
Chad Dunham
540.246.6700
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of 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

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Exterior Photos

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Aerial Photos

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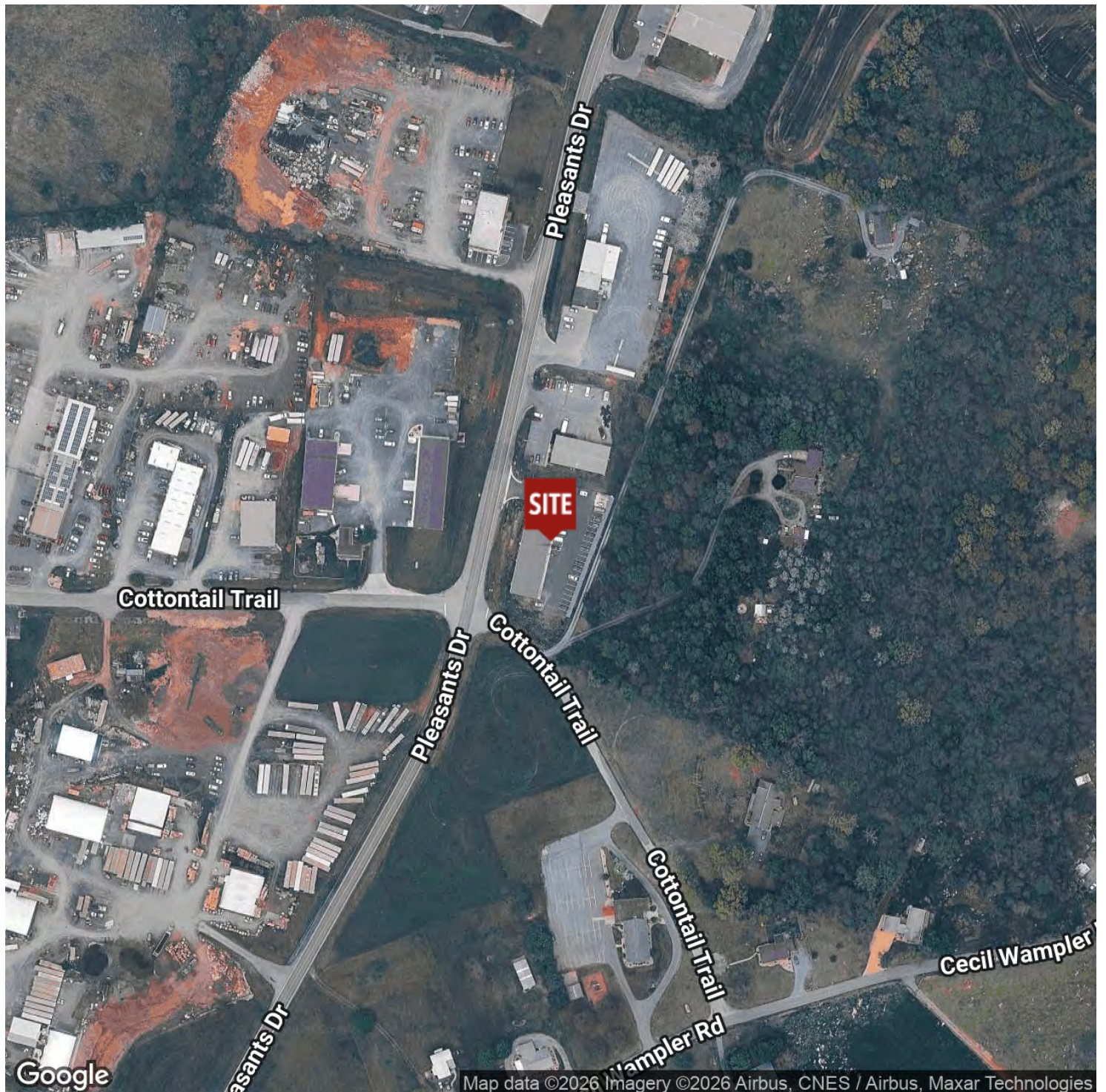
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Location Map

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