



# 1133 WISSLER ROAD

Mount Jackson, VA 22842

Shenandoah Valley

41,700 SF | 18' - 24' Clear Height | 3 Drive-In Doors | 18.25 Acres

EXCLUSIVELY MARKETING BY NEWMARK

Grant Bates, SIOR | Wyant Wharton

# EXECUTIVE SUMMARY

Newmark is pleased to present the exclusive leasing opportunity at 1133 Wissler Road — a 41,700 square foot industrial warehouse situated on 18.25 acres in Mount Jackson, Virginia, within the Shenandoah Valley submarket. The property features a recently renovated office component, new LED lighting throughout the warehouse, three drive-in doors, and ample outdoor storage — all positioned approximately 2 miles from I-81, one of Virginia's primary freight and logistics corridors.

## PROPERTY HIGHLIGHTS

- 41,700 SF industrial warehouse on 18.25 acres
- Recently renovated office space
- 3 drive-in doors for flexible loading
- Ample outdoor storage on expansive lot
- 3-phase power
- Approximately 2 miles from I-81 interchange
- Available in 30-60 days
- New LED lighting throughout warehouse
- 1 exterior dock
- 18' - 24' clear height
- Opportunity Zone designation

**41,700 SF**

Available

**18.25 Acres**

Site Size

**3 Drive-In  
Doors**

At-Grade Loading

# AERIAL OVERVIEW

1133 Wissler Road | Mount Jackson, VA 22842



Aerial view of the property and surrounding Shenandoah Valley context.



Low-level aerial showing the building, loading canopy, parking, and site access.

# PROPERTY SPECIFICATIONS

SPECIFICATION	DETAIL
Address	1133 Wissler Road, Mount Jackson, VA 22842
Total Building Size	41,700 SF
Site Size	18.25 Acres (794,970 SF)
Clear Height	18' - 24'
Drive-In Doors	3
Dock Doors	1 Exterior Dock
Floor Thickness	8"
Construction	Masonry
Power	3-Phase
Office Space	Recently Renovated
Lighting	New LED Throughout Warehouse
Zoning	I-1 (Industrial)
Outdoor Storage	Ample — 18.25 Acre Site
Opportunity Zone	Yes — Designated Opportunity Zone
Lease Rate	Upon Request
Availability	30-60 Days

All specifications sourced from public records and owner representations. Offered subject to availability.

# PROPERTY PHOTOS

1133 Wissler Road | Mount Jackson, VA



# THE SHENANDOAH VALLEY

The Shenandoah Valley stretches across the heart of western Virginia, flanked by the Blue Ridge Mountains to the east and the Allegheny Mountains to the west. The region is defined by its proximity to major Mid-Atlantic markets — within a day's drive of Washington D.C., Baltimore, Richmond, and Charlotte.

Mount Jackson sits at the northern end of Shenandoah County, approximately 2 miles from I-81 — one of the most significant freight corridors on the East Coast. The I-81 corridor supports a dense cluster of manufacturing, distribution, and logistics operations that have made the Shenandoah Valley one of Virginia's fastest-growing industrial submarkets.

The region's workforce is deeply rooted in manufacturing, agriculture, and logistics. 21 international companies representing 13 countries operate facilities in the Valley. An Opportunity Zone designation makes 1133 Wissler Rd an especially attractive target for investors and owner-users seeking tax-advantaged industrial real estate.

## SHENANDOAH VALLEY TOP EMPLOYERS

COMPANY	INDUSTRY	EMPLOYEES
Cargill	Food Manufacturing	1,500–2,500
Pilgrim's Pride	Food Manufacturing	1,500–2,500
Merck	Pharmaceutical Mfg.	1,000–1,500
Shentel	Telecommunications	500–1,000
Amazon	Fulfillment Center	500–1,000
Hershey Chocolate	Food Manufacturing	500–1,000
Hollister Inc.	Healthcare Mfg.	500–1,000
Target Distribution	Distribution Center	500+
Marshalls Distribution	Distribution Center	600–1,000
InterChange Group	3PL / Logistics	300–500
Perdue Farms	Food Manufacturing	600–900
Tenneco Automotive	Vehicle Parts Mfg.	600–1,000

Source: Shenandoah Valley Economic Development Authority

# LOGISTICS INFRASTRUCTURE

I-81 RUNS DIRECTLY PAST THE PROPERTY — ONE OF THE EAST COAST'S PRIMARY FREIGHT ARTERIES.

## The Port of Virginia

- 3RD Largest Port on East Coast
- 3.2M TEUs Annual Throughput
- 24% Freight Growth YOY
- Norfolk | Richmond | Front Royal

## The Port of Baltimore

- 13TH Largest Port in the U.S.
- 50+ Cargo Lines
- 15,000 Port Employees
- 50-Foot Shipping Channel

### INTERSTATE ACCESS

**2ND**

Densest Interstate System in VA

**42%**

of VA Truck Traffic via I-81

**\$497B**

Goods Shipped Annually

**~2 Miles**

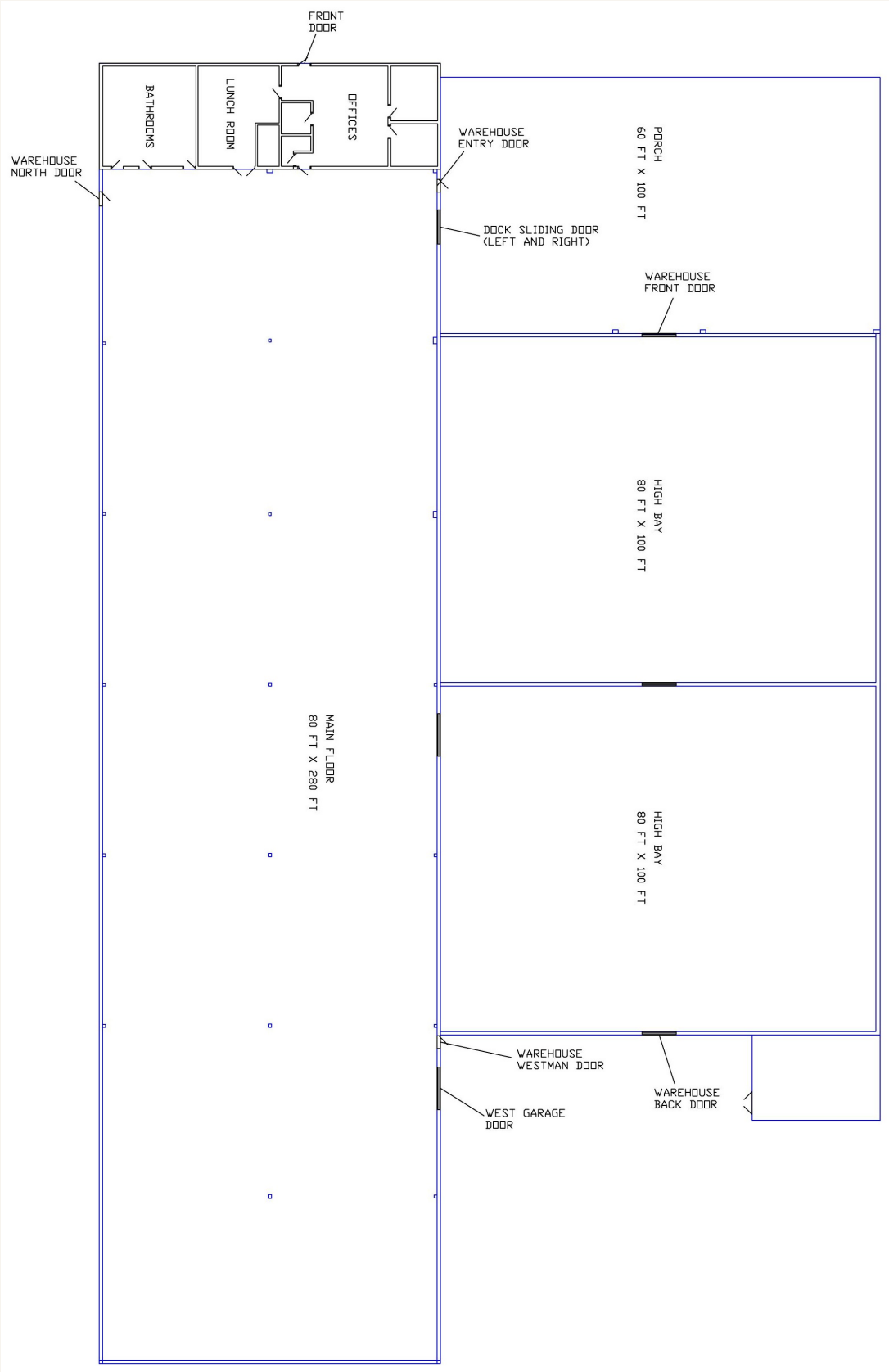
to I-81 Interchange

### APPROXIMATELY 2 MILES TO I-81 INTERCHANGE

Quick access to I-81 — one of the East Coast's primary freight corridors

# FLOOR PLAN

1133 Wissler Road | Mount Jackson, VA 22842



FOR MORE INFORMATION, PLEASE CONTACT:

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