

# 5,666 SF Industrial Sublease

140 Storage Solutions Lane / White Post, VA 22663



5,666 SF industrial sublease located within a multi-building complex in White Post, VA. Currently utilized as a semi-truck service depot, the space includes two service bays approximately 49' x 68' with 18'9" clear height to the roof deck (16' to the bottom of joists), supporting fleet maintenance and service operations. The layout includes supporting office space, shop office, breakroom/IT area, coffee bar, and restrooms located in both the office and shop areas. The sublease includes designated parking only (not full site), consisting of approximately 10 spaces along the south side and 12 spaces at the rear suitable for truck, trailer, or other operational parking needs, along with 6 standard vehicle parking spaces located in front of the space. Additional parking is available outside the gate at no charge, subject to landlord coordination and vehicle registration. M2 zoning. 24-month sublease term. Showing by appointment only.

**Asking \$9,682/Month**

## Demographic Summary

	10 mile radius	20 mile radius
Population	79,690	181,243
Projected 5 year growth	0.60	0.92
Median Income	\$76,042	\$77,820
Median Age	38.7	40.8

For more information please contact:  
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All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it.

It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimate used are for example only and do not represent the current or future performance. You and your advisor should conduct a careful independent investigation of the property

to determine to your satisfaction the suitability of the property for your needs.

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**Designated Parking Areas**