

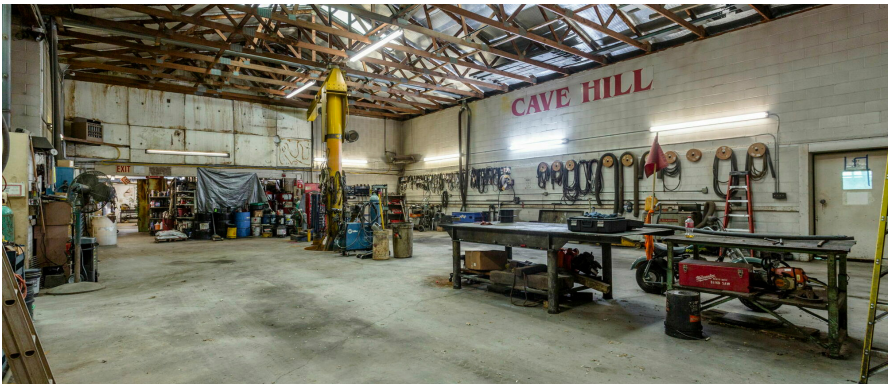
Executive Summary

LARGE INDUSTRIAL MAINTENANCE & REPAIR SHOP NEAR MERCK & MILLERCOORS
1446 Jacob Burner Drive, Shop 7, McGaheysville, VA 22840



OFFERING SUMMARY

Available SF:	7,125 SF
Lease Rate:	\$8.50 SF/yr (Gross Electric Included
Zoning:	I-1
Ceiling Height:	16'9"
Doors:	(1) 12'x11' (2) 14'x14'
Utilities:	Public Sewer Public Water 3 Phase Electric
MLS#:	668432



PROPERTY OVERVIEW

Prime industrial space for lease close to Merck & MillerCoors. Ideal for heavy duty truck & trailer repair, crane & equipment maintenance / repair, light manufacturing, fabrication or a variety of industrial service operations. Approx. 7125 SF building that includes: 3 Large service bays with (1)-12'x11' and (2)-14'x14' ground level doors, 16'9" ceiling clear height, 2-ton boom crane, exhaust evacuation system, 3 phase electricity. Also includes a waste oil tank & furnace, air compressor, loading dock, outside wash bay and large outdoor covered mechanic service pit. Only \$8.50 SF / year Gross lease (No CAM / NNN fees) and includes electric. Zoned I-1 Industrial. Some equipment pictured included; additional equipment, ALL parts & materials available for purchase. This shop is ready for work! Immediate availability.

For More Information:

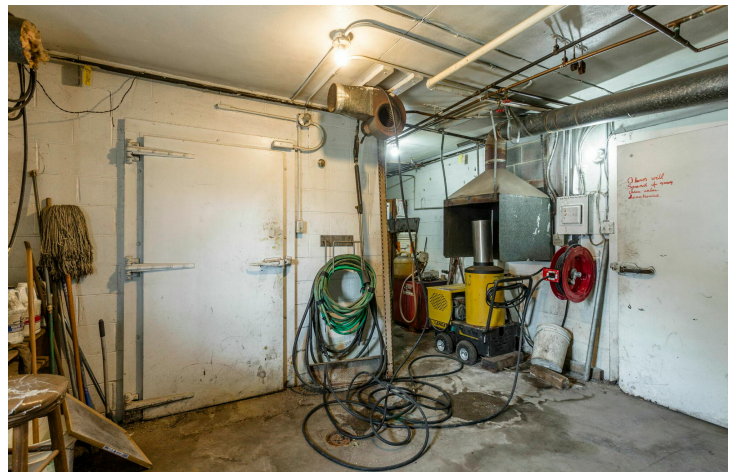
Chad Dunham
540.246.6700
chad.dunham@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

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

LARGE INDUSTRIAL MAINTENANCE & REPAIR SHOP NEAR MERCK & MILLERCOORS 1446 Jacob Burner Drive, Shop 7, McGaheysville, VA 22840



For More Information:

Chad Dunham

540.246.6700

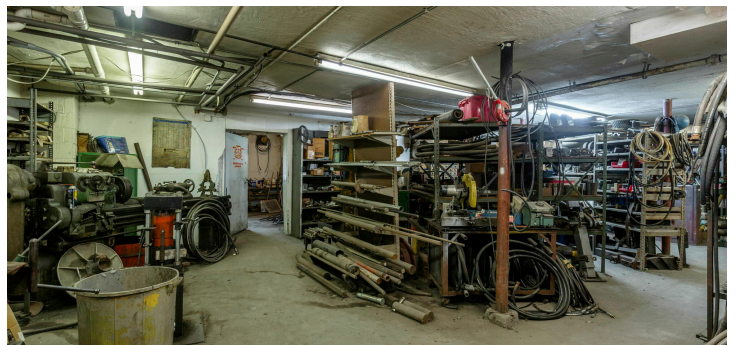
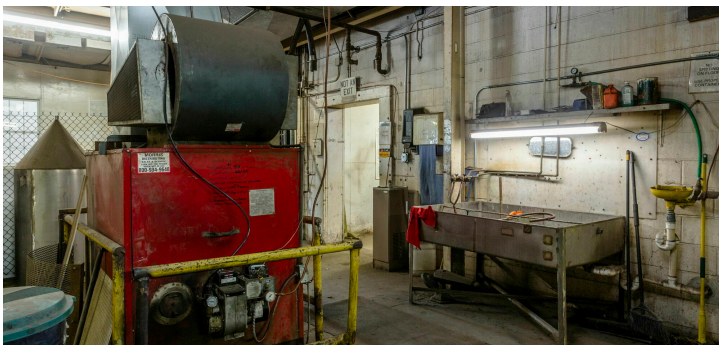
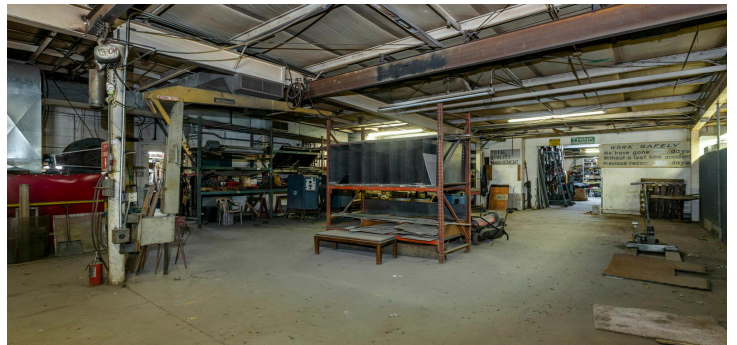
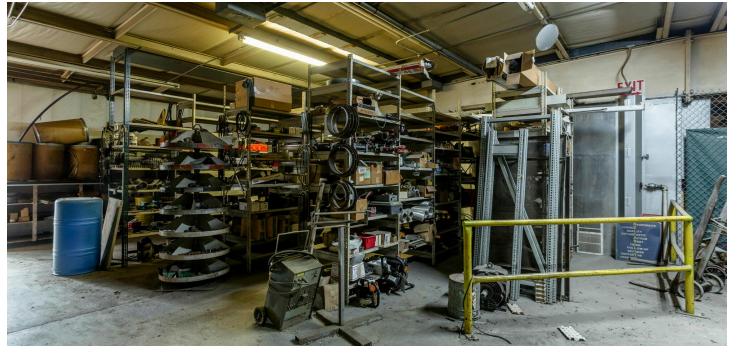
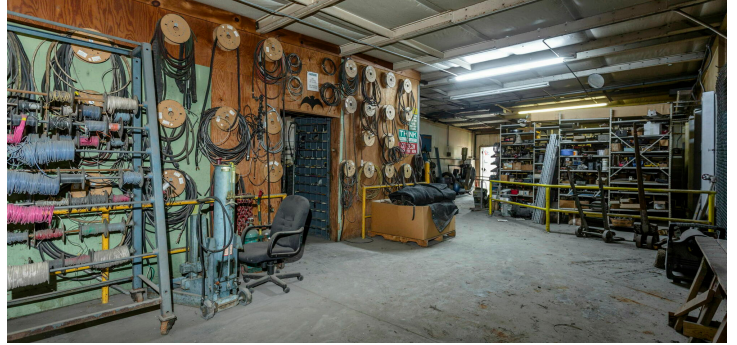
chad.dunham@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

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

LARGE INDUSTRIAL MAINTENANCE & REPAIR SHOP NEAR MERCK & MILLERCOORS 1446 Jacob Burner Drive, Shop 7, McGaheysville, VA 22840



For More Information:

Chad Dunham

540.246.6700

chad.dunham@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

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.

Location Map

LARGE INDUSTRIAL MAINTENANCE & REPAIR SHOP NEAR MERCK & MILLERCOORS

1446 Jacob Burner Drive, Shop 7, McGaheysville, VA 22840



For More Information:

Chad Dunham

540.246.6700

chad.dunham@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

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.