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# VERSATILE FLEX BUILDING – RENOVATED & READY FOR BUSINESS!

1090 Virginia Ave Unit 101, Harrisonburg, VA 22802

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## OFFERING SUMMARY

Lease Rate:	\$2,995/month (Gross)
Available SF:	2888 SF
Lot Size:	0.91 Acres
Zoning:	B2
Utilities:	Public Water Public Sewer
MLS#:	676696

## PROPERTY OVERVIEW

Shop space for lease. Fully renovated (2022) commercial flex space offering up to 2,888+/- SF of prime, multi-use space—perfect for a wide range of business types. Garage/Warehouse: 2,888 SF with a half bath, 3+ bay garage (fits 5-6 vehicles), office / parts room, floor drains, oil separator, and loading dock. Flexible layout, Zoned B-2 – ideal for a car dealership, mechanic shop, building contractor, equipment rental business, electrician, plumber, and more. Almost 1 acre lot with lots of parking. High-visibility location on Rt. 42, just south of EMU with Approx. 12,000 vehicles/day traffic. GROSS Lease – No CAM or NNN fees! Entire 4600 SF building also for SALE (SEE MLS# 676695) Contact us today!

## PROPERTY HIGHLIGHTS

- For Lease or Sale
- 2888 SF +/-
- Zoning: B-2 Commercial
- 3+ Bay Garage w/ loading dock
- 0.91 acre lot / lots of parking
- Immediate availability

### For More Information:

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Convenient Location On Heavily Traveled Rt.42



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## Interior Photos

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## Exterior Photos



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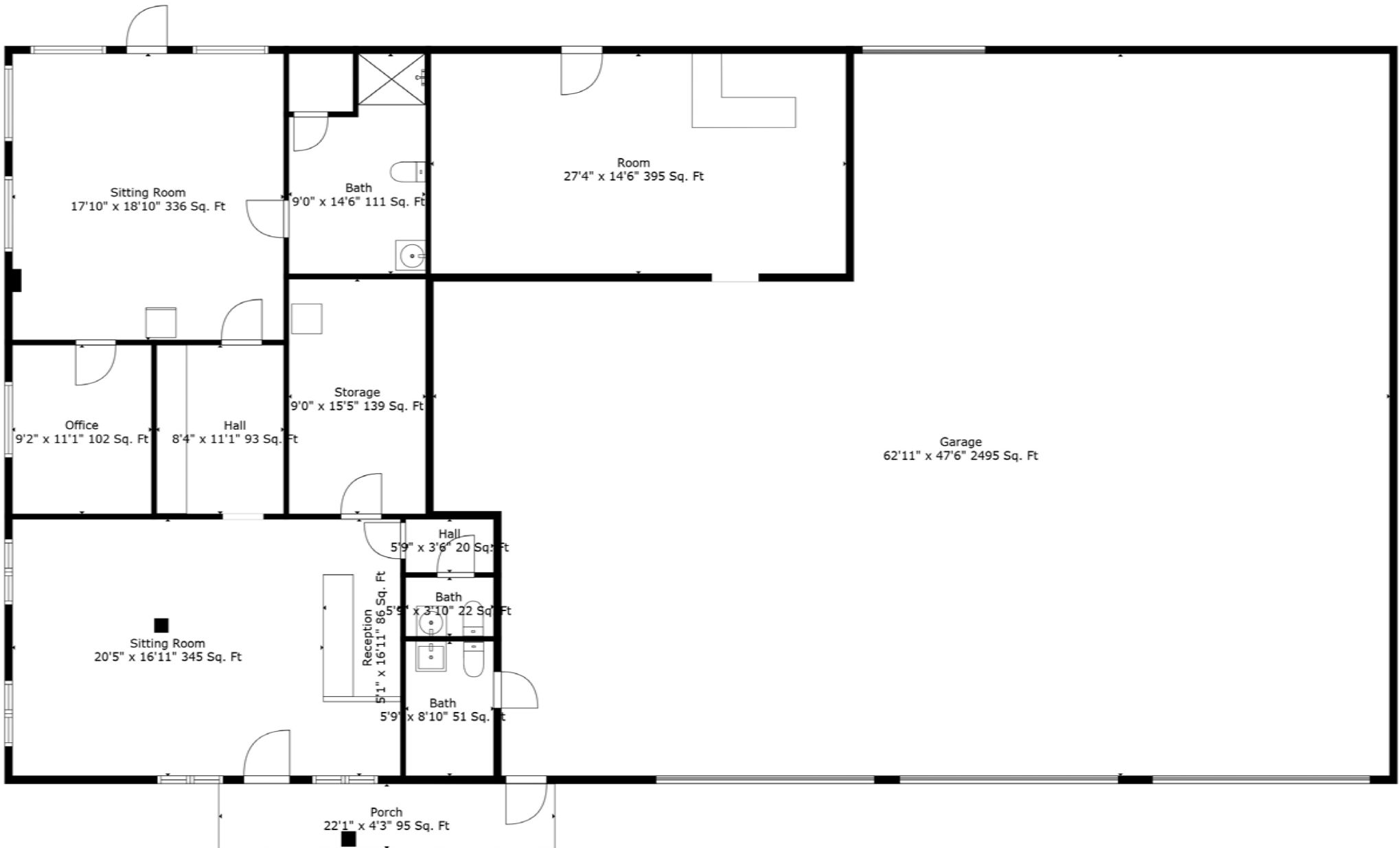
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**TOTAL: 1628 sq. ft**

FLOOR 1: 1628 sq. ft

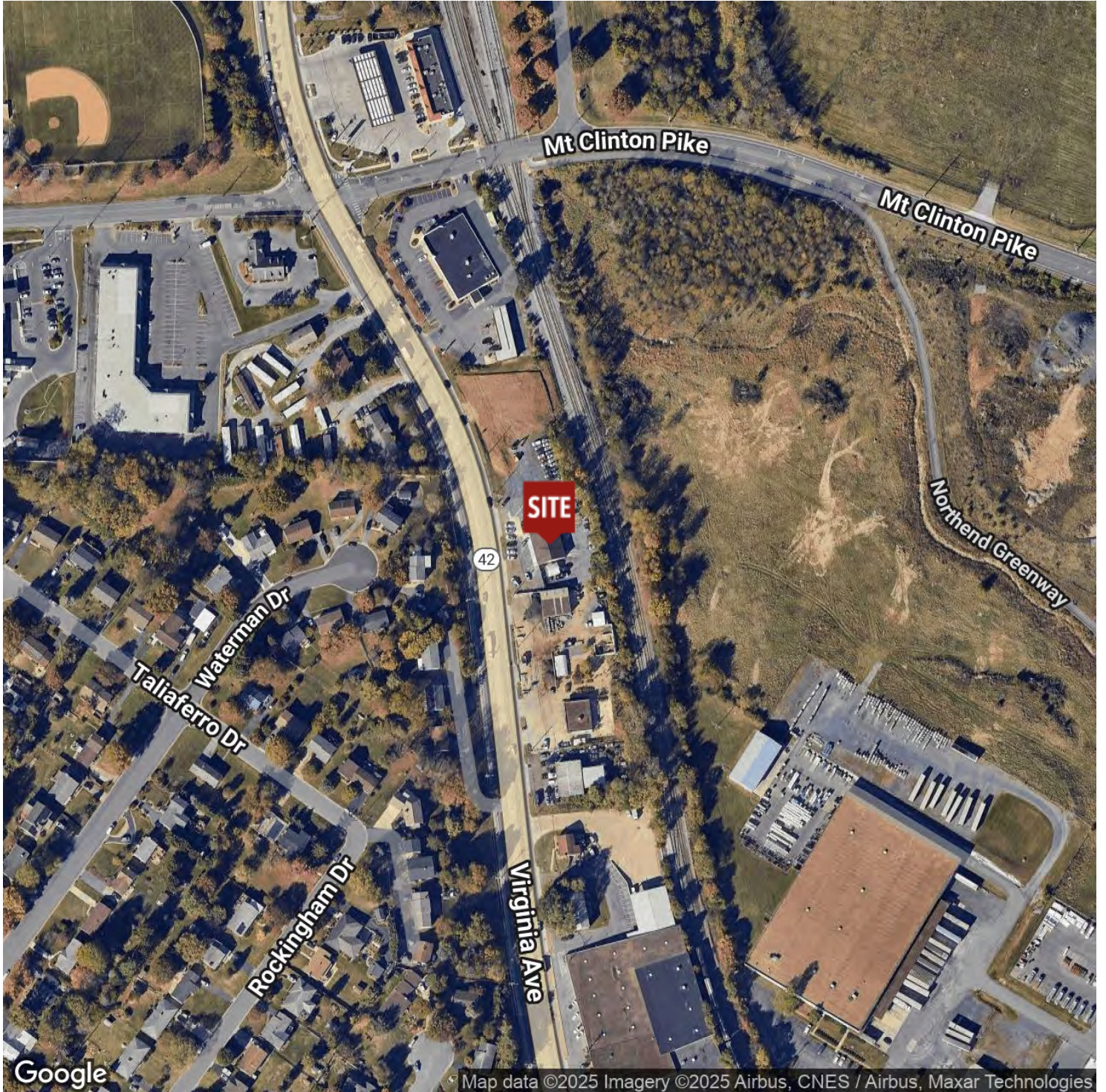
EXCLUDED AREAS: GARAGE: 2495 sq. ft, STORAGE: 139 sq. ft, PORCH: 95 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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## Location Map



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