

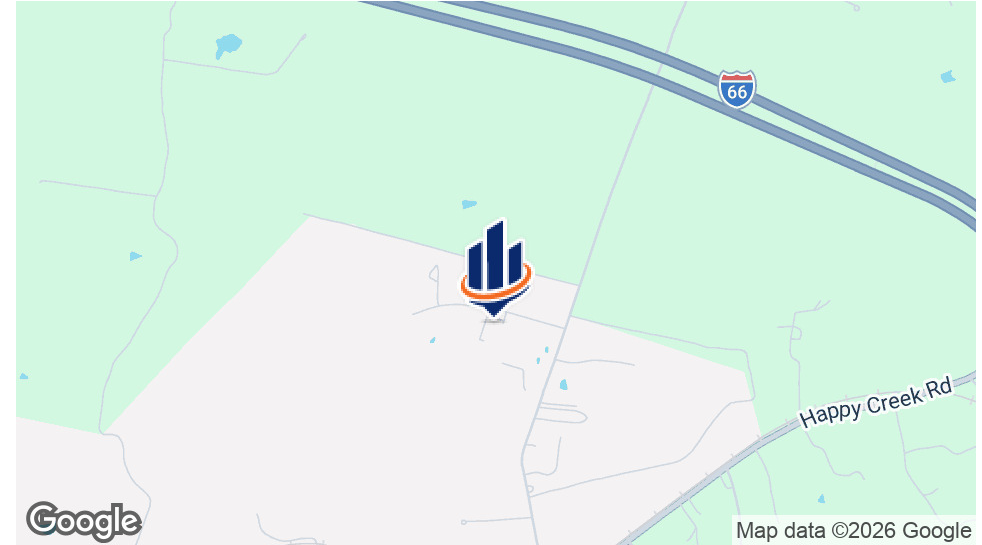


PROGRESS BUSINESS PARK

1325 PROGRESS DR
FRONT ROYAL, VA 22630

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Property Summary



PROPERTY HIGHLIGHTS

- Ease of access from Happy Creek and Shenandoah Shores Road
- Located in the Progress Business Park
- Rare freestanding industrial building, 6,213 sq ft on 1.5 acres
- Landlord would consider adding additional secured storage with fencing, as negotiated.
- Nice mix of manufacturing and institutional businesses

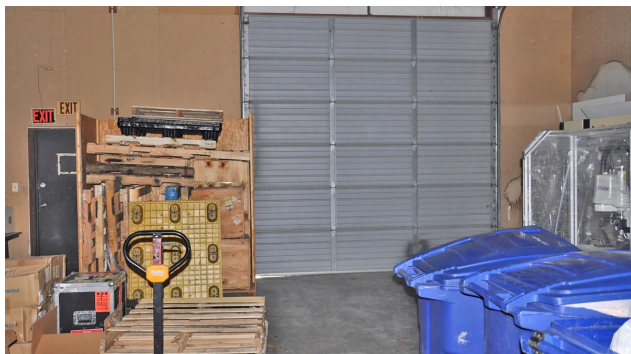
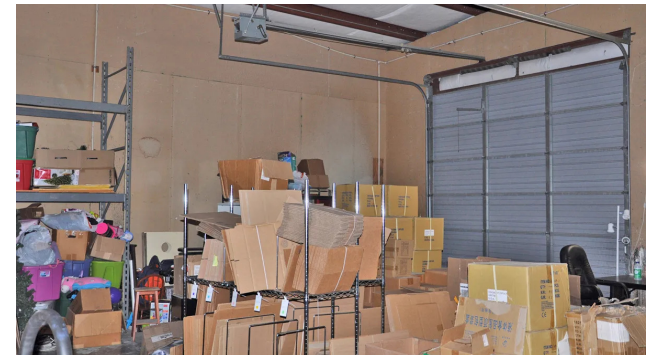
OFFERING SUMMARY

Lease Rate:	\$11.50 SF/yr (NNN)
Available SF:	6,213 SF
Lot Size:	65,330 SF
Building Size:	6,250 SF

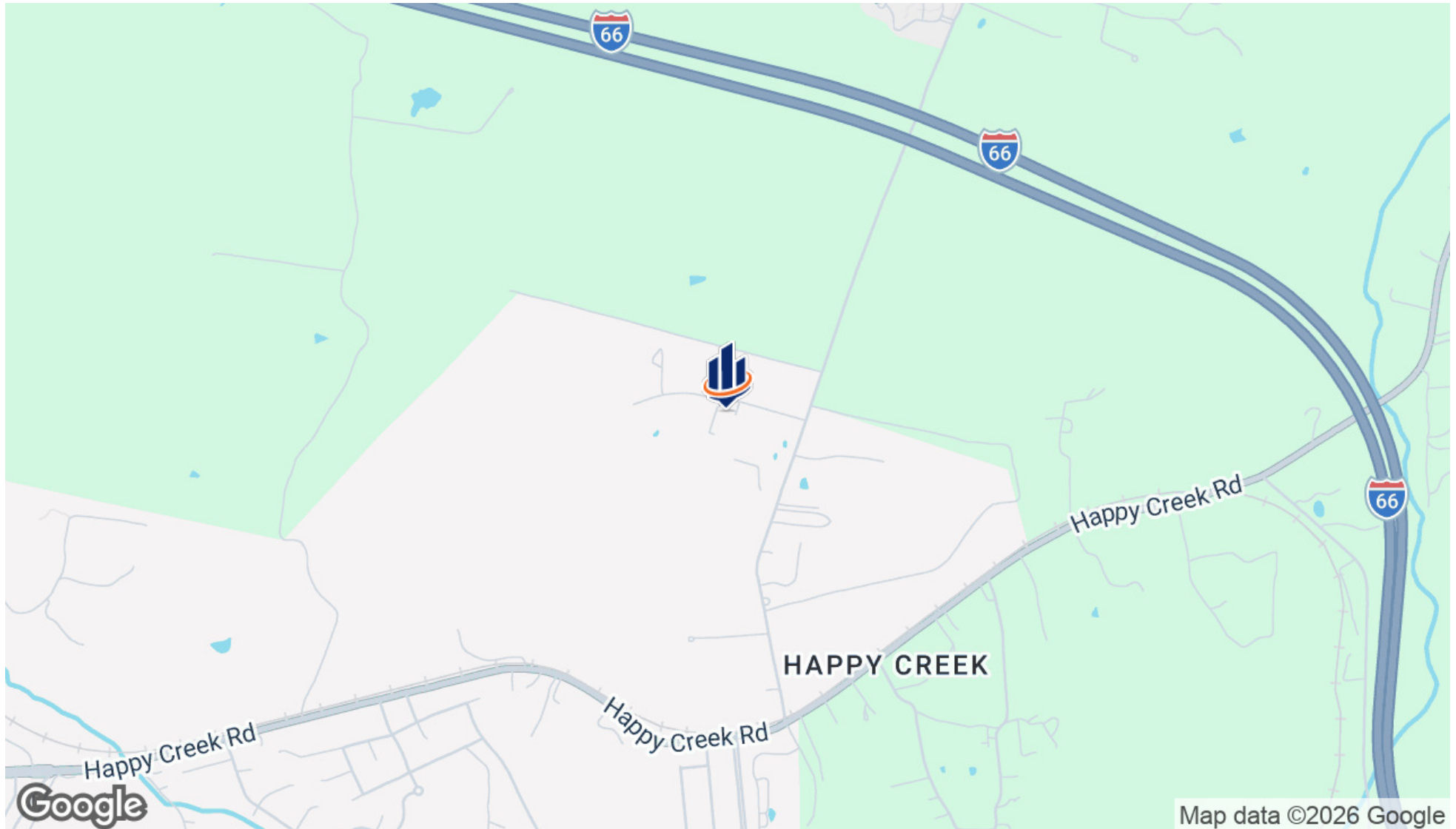
PROPERTY DESCRIPTION

SVN would like to share its latest lease opportunity at 1325 Progress Drive, part of the Progress Business Park. We have a 6,213 sq ft building on 1.5 acres that has been used by the same light manufacturing company for over 20 years. The property has been well maintained and is set up in the following manner; one third is office, one third was used for light manufacturing, the final one third was used for warehouse and shipping with two overhead doors and plenty of parking. The zoning is I-2 industrial. This is a rare find located in the town of Front Royal. The location is easily accessible via Exit #6 or Exit #13 from I-66.

Additional Photos



Location Map



Demographics Map & Report

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	25,364	50,197	100,037
Average Age	39.1	42.3	42.3
Average Age (Male)	39.2	41.9	41.2
Average Age (Female)	39.5	42.9	43.4
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	9,431	19,007	38,001
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$98,504	\$108,904	\$110,379
Average House Value	\$358,390	\$389,970	\$395,378

2023 American Community Survey [ACS]

