

PRICED AT:  
**\$850,000**



# 12,400sf OFFICE/WAREHOUSE | 2.58 ACRES

IDEAL FOR DESIGN/BUILD CONTRACTORS | 9 OFFICES | EASY ACCESS | CONVENIENT SITE

- ❖ **Ideal structure for large contractors.** The 12,400sf structure features 3,200sf of office space with nine office units, a conference room, and break room; 3,200sf of unfinished for expansion or storage; and a 6,000sf warehouse with 18' ceilings and a drive-in door.
- ❖ **2007 construction**, an excellent workflow, and efficient building systems reduce occupancy costs.
- ❖ **2.58-acre flat yard** area for storage, parking, and delivery with convenient access to I-81 (3 mi).

Property Specifications: 801 Acorn Drive   Office	
Square Footage	6,400 SF   2 Floors
Year Built	2007
Construction Type	Steel on Concrete Slab
Roof	Metal
Heating/Cooling	Split System
Electric	Single Phase 200AMP
Water/Wastewater	Public
Lot Size	2.58 Acres
Parking	36 Stalls
Zoning	M1



Property Specifications: 801 Acorn Drive   Warehouse	
Square Footage	6,000 SF
Year Built	2007
Construction Type	Steel on Concrete Slab
Roof	Metal
Heating/Cooling	Suspended/Wall Unit
Electric	Single Phase   400AMP
Water/Wastewater	Public
Ceiling Heights	18' Warehouse (Eave)
Drive-In Door	12 x 16

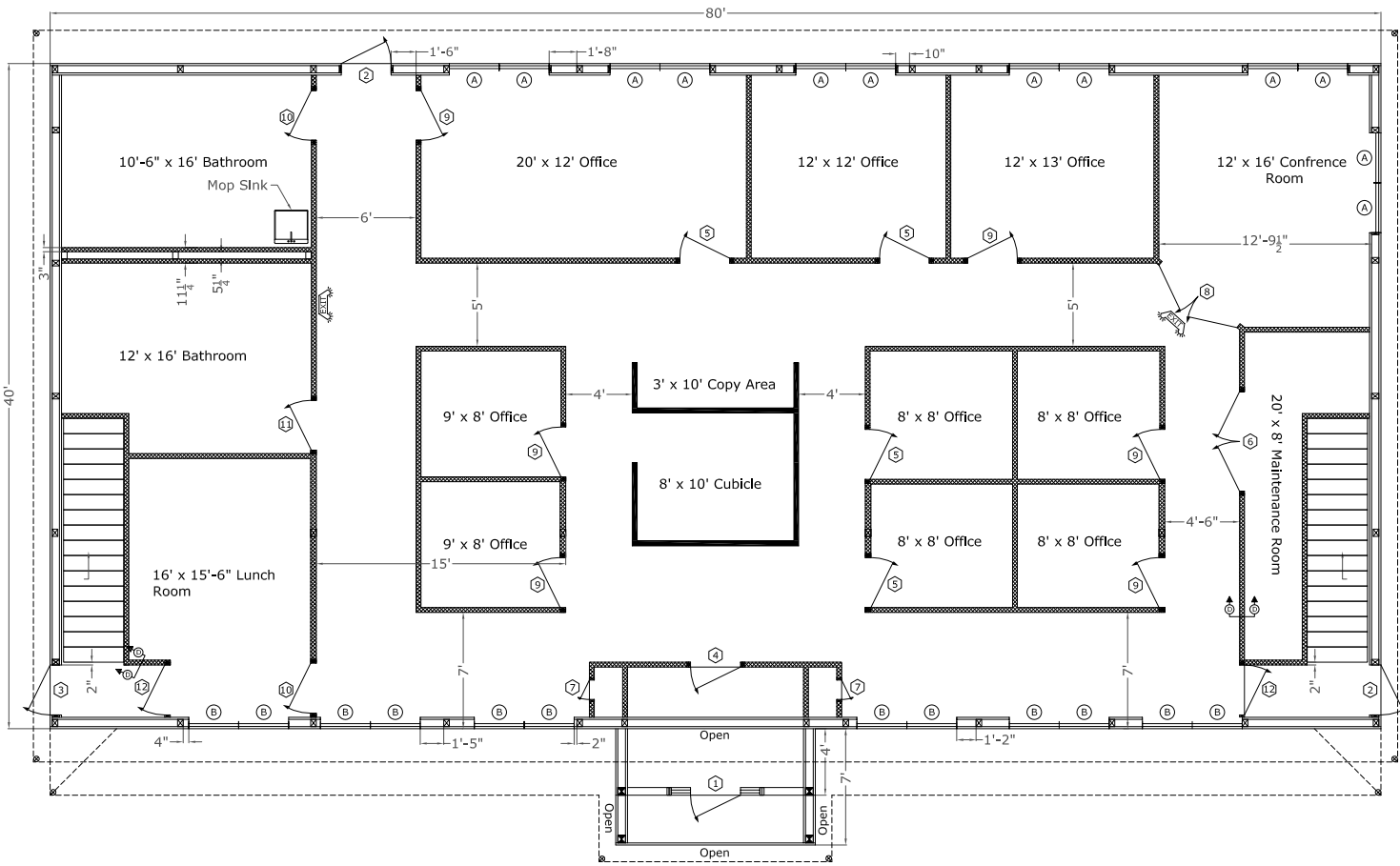


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- ❖ 3,200SF Finished Office Space
- ❖ 9 Office Units
- ❖ 2 ADA Bathrooms
- ❖ Conference Room
- ❖ Kitchenette/Break Room
- ❖ 3,200SF Unfinished | Expansion or Storage
- ❖ Reception Area

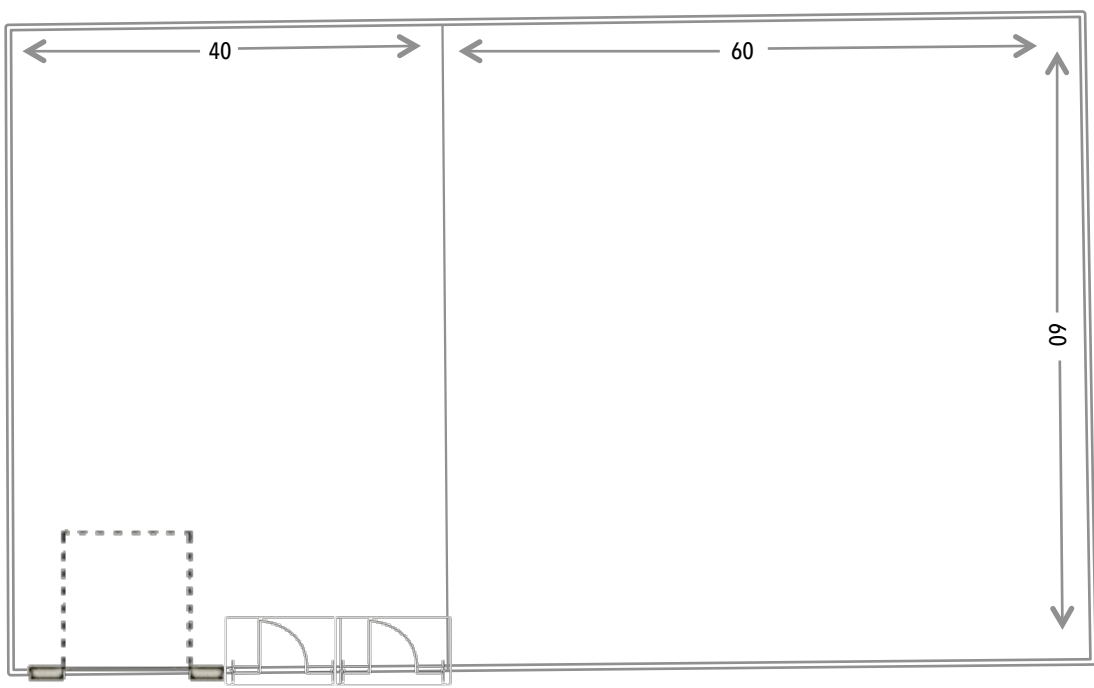


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- ❖ 6000SF Steel on Concrete Slab
- ❖ 18' Ceiling Height at Eaves
- ❖ 16x12 Drive-In Door
- ❖ 3 Phase Electric
- ❖ 3 Additional Open Sided Storage Sheds (6000SF)



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One of the fastest growing communities in Virginia, Harrisonburg features a planned growth model and a strong infrastructure ideal for building a company. Centrally located in Virginia, Harrisonburg's pro-business and dynamic atmosphere has been showered with praise from *U.S. News and World Reports*, *Expansion Management Magazine*, and many others.

- ❖ The Shenandoah Valley's central East Coast location puts industry within a one-day drive of two-thirds of the U.S. market and **one day trucking to Chicago, Detroit, Boston, Atlanta, Nashville, and Indianapolis.**
- ❖ Harrisonburg maintains low tax rates on business and real estate (\$0.63) and the Commonwealth of Virginia has not changed the Corporate Tax Rate (6%) since 1972.
- ❖ Harrisonburg's **population jumped 21 percent** in the last ten years allowing it to leapfrog Charlottesville and Danville to become the 12th largest city in the state.

