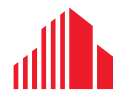




AVAILABLE FOR SUBLEASE 22,000 SF

**185 CASCADE INDUSTRIAL PARK DRIVE
PEMBROKE, VIRGINIA**



**CUSHMAN &
WAKEFIELD**

THALHIMER

185 Cascade Industrial Park Drive

Pembroke, VA

PROPERTY FEATURES

- Available for Sublease 22,000 SF pre-engineered manufacturing/warehouse space
- Situated on 2.43 acres Zoned RRA-1
- Underlying lease expires December 31, 2026
Longer term available with new lease
- 21,424± SF manufacturing /warehouse space-576± SF Office
- Original 10,000 SF construction 2001-12,000 SF expansion in 2022
- Fully air-conditioned facility
- Clear height 17' at center, 12' at eaves
- 10w'x16h' ground level roll up door-12'x10' dock high door
- 480/3p power



**17' Clear Height
12' Eaves**

**12' x 10' Dock
High Doors**

**21,434± SF
Manufacturing/Warehouse
576± SF Office
2.43 Acres**



PROPERTY AERIAL

185 Cascade Industrial Drive, Pembroke, VA





FOR MORE INFORMATION, CONTACT:

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