

# WAREHOUSE FOR LEASE **PENCIL FACTORY**

700 2<sup>ND</sup> STREET | WAYNESBORO, VA



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**THALHIMER**

600 E Water Street, Suite C | Charlottesville, VA 22902 | [www.thalhimer.com](http://www.thalhimer.com)

**3,800 SF  
WAREHOUSE FOR  
LEASE**



# PROPERTY OVERVIEW



THALHIMER

3,800 SF SPACE



3,800 SF

PERFECT FOR MARKER/ARTISAN SHOP AND  
SHOWROOM SPACE



INDUSTRIAL

ZONING



HIGHLIGHTS

FIRST FLOOR ROLL  
UP DOOR WITH 12 FT  
CLEAR HEIGHT

SECOND FLOOR  
BARN DOOR

SPRINKLER SYSTEM  
THROUGHOUT

SIDE YARD  
AVAILABLE





# PROPERTY PHOTOS





# WAYNESBORO MSA



Virginia Named #2  
Top State for Business  
- CNBC, 2023

Located at the intersection of Shenandoah National Park's Skyline Drive, the Blue Ridge Parkway, and the Appalachian Trail, Waynesboro offers easy access to biking, hiking, paddling or fly fishing. Waynesboro is a community of outdoor enthusiasts that has emerged as a major retail center in Augusta County. It borders the Charlottesville MSA to the east and Harrisonburg MSA to the north. Its location in the heart of Shenandoah Valley provides access to a variety of employment opportunities within an easy 45-minute commute and ample recreational assets. Waynesboro's rich history, national parks, and award-winning brewery scene attracts visitors from all over the United States.



22,669  
POPULATION



10,715  
LABOR  
FORCE



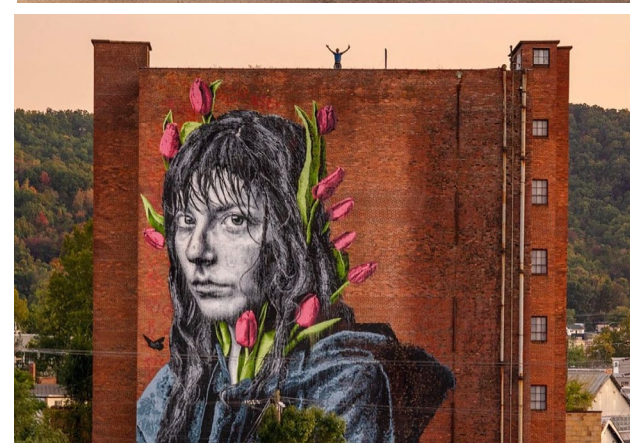
\$46,509  
MEDIAN HH  
INCOME



9,809  
TOTAL HOUSING  
UNITS



37.3%  
ASSOCIATE  
DEGREE OR  
HIGHER



## MAJOR ATTRACTIONS

- Blue Ridge Parkway
- Skyline Drive
- Appalachian Trail
- Blue Ridge Tunnel
- Veritas Vineyards and Winery
- Tree Streets District
- Blue Mountain Brewery
- Seven Arrows Brewing Company
- Afton Mountain Vineyards
- Shenandoah National Park

## MAJOR EMPLOYERS

- Augusta County School Board
- Augusta Medical Center
- Hershey Chocolate of Virginia
- McKee Foods Corporation
- Target Corp
- Western State Hospital
- Wal Mart
- AAF McQuay, Inc.
- Hollister, Inc.
- J.B. Hunt Transport

## COLLEGES & UNIVERSITIES

- Blue Ridge Community College
  - 2,428 Undergrad
- University of Virginia
  - 16,793 Undergrad
- Bridgewater College
  - 1,426 Undergrad
- Mary Baldwin University
  - 1,458 Undergrad

## HOSPITALS

- Augusta Health
- UVA Health University Hospital
- Sentara Martha Jefferson hospital
- Sentara Rmh Medical Center





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