

# INDUSTRIAL FOR LEASE

## 700 2nd Street

Waynesboro, Virginia 22980



### MATT GREENE

Vice President

434 333 0089

[matt.greene@thalhimer.com](mailto:matt.greene@thalhimer.com)

### JENNY STONER

Senior Vice President

434 234 8417

[jenny.stoner@thalhimer.com](mailto:jenny.stoner@thalhimer.com)

11,000 SF  
Refrigerated  
Warehouse Space



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



# PROPERTY OVERVIEW

11,000+ SF REFRIGERATED WAREHOUSE SPACE

 11,000+ SF  
AVAILABLE FOR LEASE  
DEMISING POTENTIAL

 LIGHT INDUSTRIAL  
ZONING

 CONVENIENT  
HIGHWAY ACCESS

 HIGHLIGHTS  
2 LOADING DOCKS

ADDITIONAL  
OFFICE SPACE  
AVAILABLE

EASY LOAD IN/  
LOAD OUT

ONSITE PROPERTY  
MANAGEMENT





# INTERIOR 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



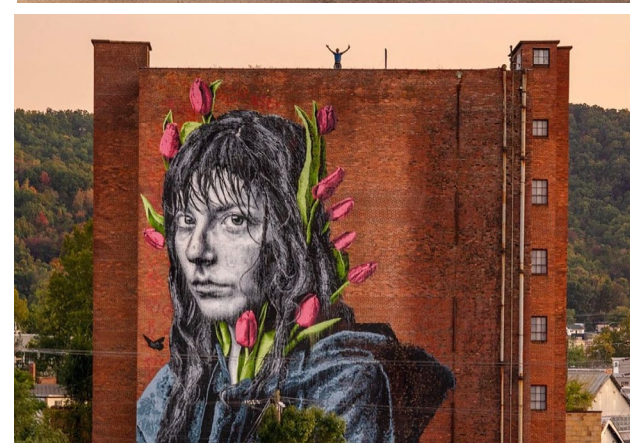
\$46,509  
MEDIAN HH  
INCOME



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



**MATT GREENE**

Vice President

434 333 0089

[matt.greene@thalhimer.com](mailto:matt.greene@thalhimer.com)

**JENNY STONER**

Senior Vice President

434 234 8417

[jenny.stoner@thalhimer.com](mailto:jenny.stoner@thalhimer.com)



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

600 E. Water Street, Suite C | Charlottesville VA 22902

[www.thalhimer.com](http://www.thalhimer.com)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman Wakefield | Thalhimer ©2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.