

700 2nd PLACE INDUSTRIAL FOR LEASE

700 2nd Street | Waynesboro, Virginia 22980



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Flex, Warehouse, &
Artisan Space
Available



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

PROPERTY OVERVIEW



SPACE AVAILABLE

OVER 20,000 SF OF FLEX, WAREHOUSE & ARTISAN SPACE AVAILABLE



LIGHT INDUSTRIAL ZONING



CONVENIENT HIGHWAY ACCESS



HIGHLIGHTS

MULTIPLE LOADING DOCKS

ADDITIONAL OFFICE SPACE AVAILABLE

YARD SPACE AVAILABLE

ONSITE PROPERTY MANAGEMENT

14' DRIVE-IN DOORS



BUILDING 1 PHOTOS



11,000+ SF REFRIGERATED
WAREHOUSE SPACE



BUILDING 2 PHOTOS



5,200 SF - 11' CLEAR
HEIGHT



BUILDING 3 PHOTOS



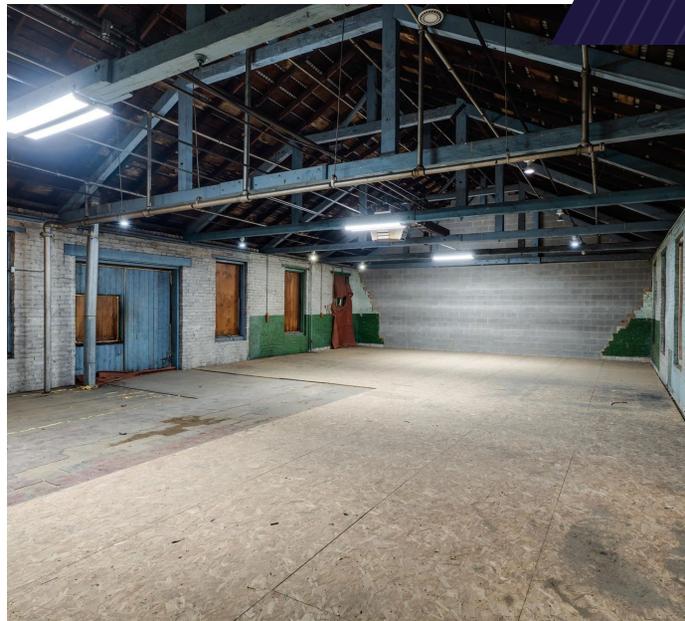
3,820 SF - 16' CLEAR
HEIGHT



PENCIL FACTORY PHOTOS



**3,800 SF WAREHOUSE
PERFECT FOR
MARKER/ARTISAN SHOP
AND SHOWROOM SPACE**



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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