

**FOR LEASE**

# **The Mill at South River**

**200 West 12<sup>th</sup> Street | Waynesboro, VA**



**THALHIMER**



# PROPERTY FEATURES



1,500 – 40,000 SF Available | Multiple warehouse, flex and office spaces



Rare opportunity for small warehouse space



Sprinkler throughout buildings



Flexible spacing available



Onsite property management



Located in downtown Waynesboro along the South River



Only 2.4 miles from I-64 and just over 11 miles to I-81

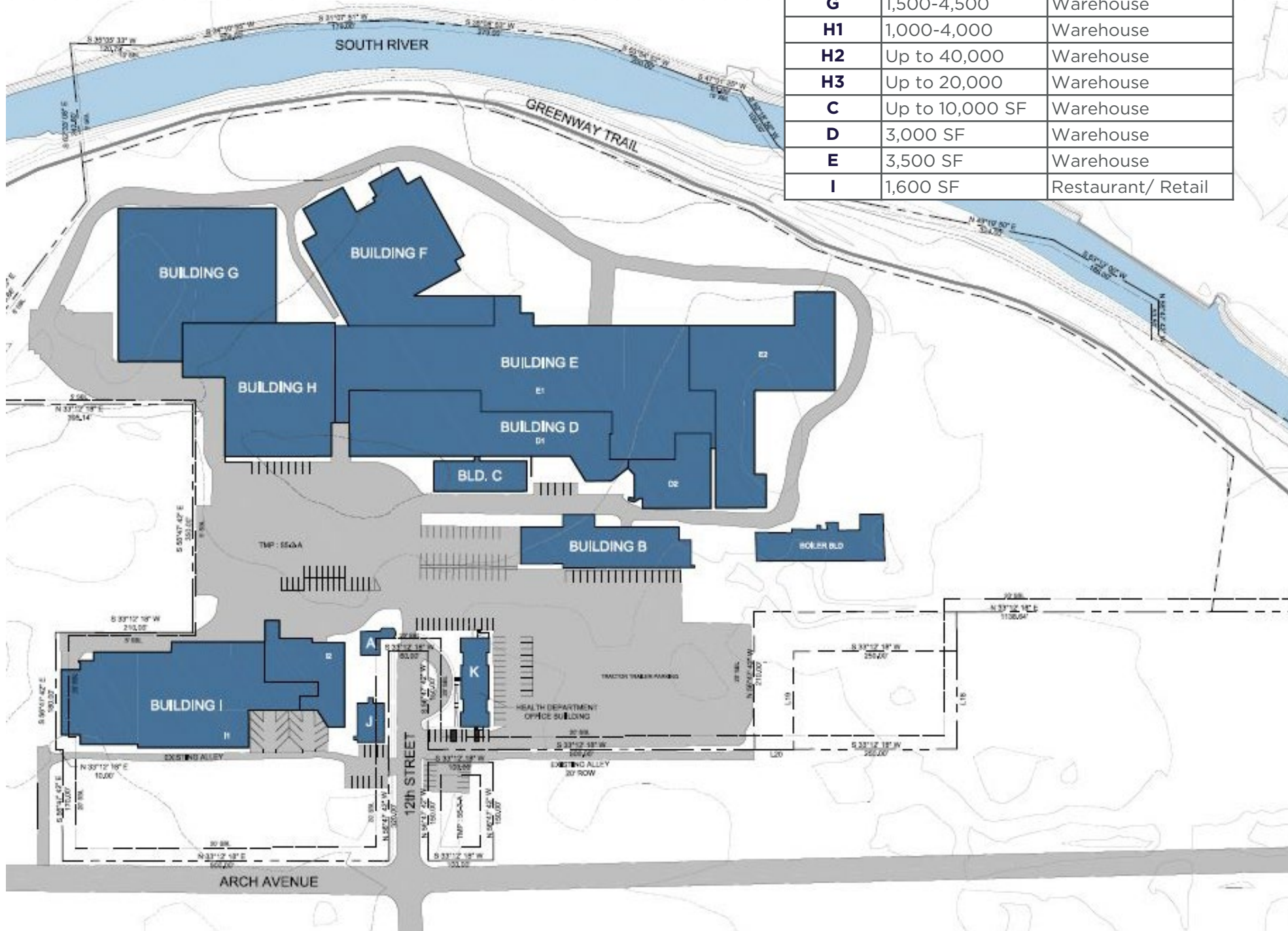


Ample parking and storage lots onsite





# SITE PLAN



Building	Square Footage	Use Type
G	1,500-4,500	Warehouse
H1	1,000-4,000	Warehouse
H2	Up to 40,000	Warehouse
H3	Up to 20,000	Warehouse
C	Up to 10,000 SF	Warehouse
D	3,000 SF	Warehouse
E	3,500 SF	Warehouse
I	1,600 SF	Restaurant/ Retail



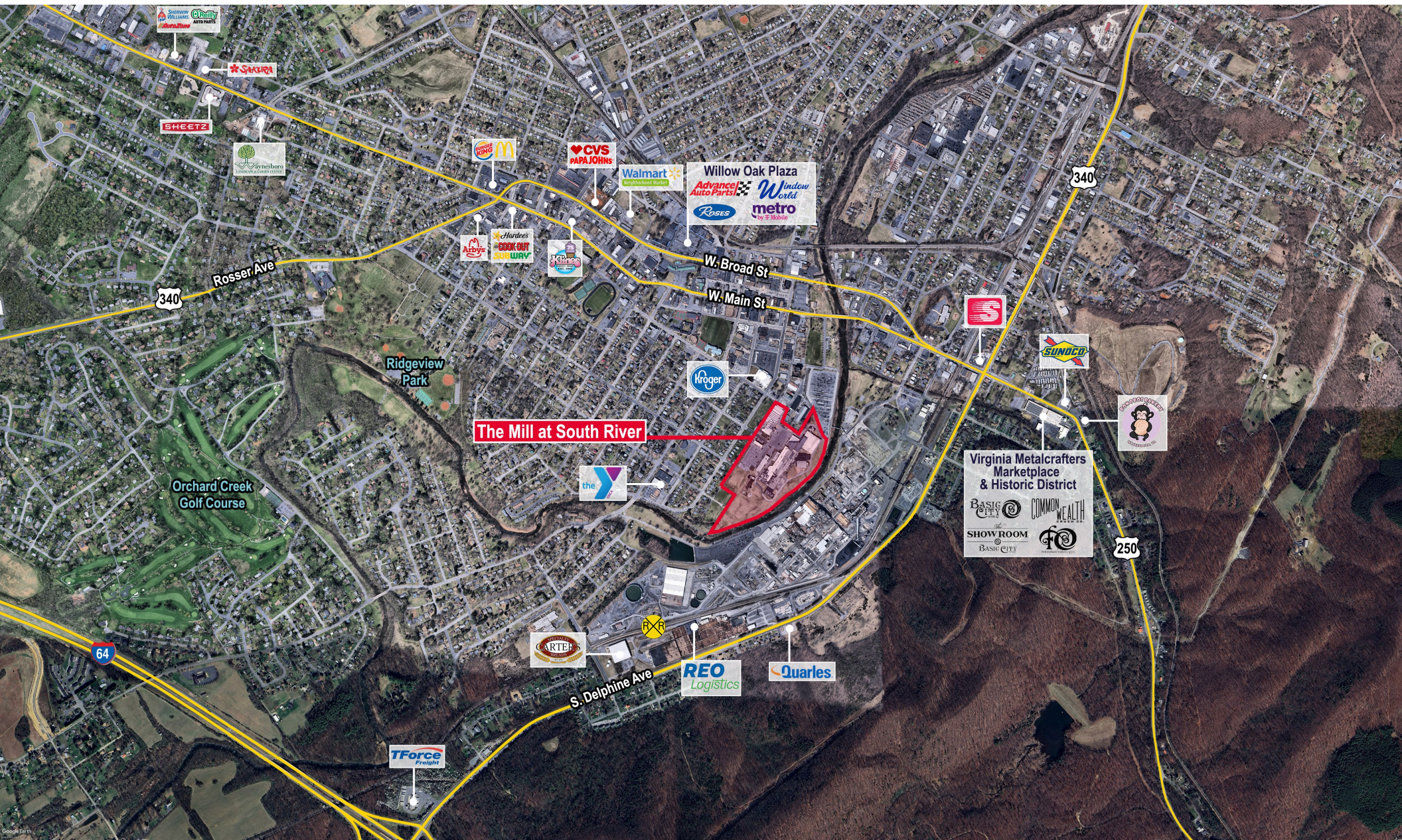


Property Photos





# PROPERTY LOCATION





# WAYNESBORO MSA

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







CUSHMAN &  
WAKEFIELD

THALHIMER



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