

INDUSTRIAL/FLEX BUILDING FOR SALE

PRIME LOCATION FLEX BUILDING
1326 Progress Dr, Front Royal, VA 22630
Prime office/warehouse space

OPPORTUNITY

- Flex/Warehouse 20,000 SF



HIGHLIGHTS

- Rare purchase opportunity in the heart of Front Royal, VA
- 3 loading docks and 1 drive in bay
- 600 AMPs of 3 phase, 4 wire power
- Ample 22' clear height
- 15,000 Column free warehouse space
- 5000 SF of Class A office space
- Situated on 2.94 AC
- Zoned I-2 (Flexible Industrial Zoning)

REDUCED SALE PRICE

- \$3,500,000 (\$175 PSF)



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

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Class A Industrial Building

AMENITY MAP



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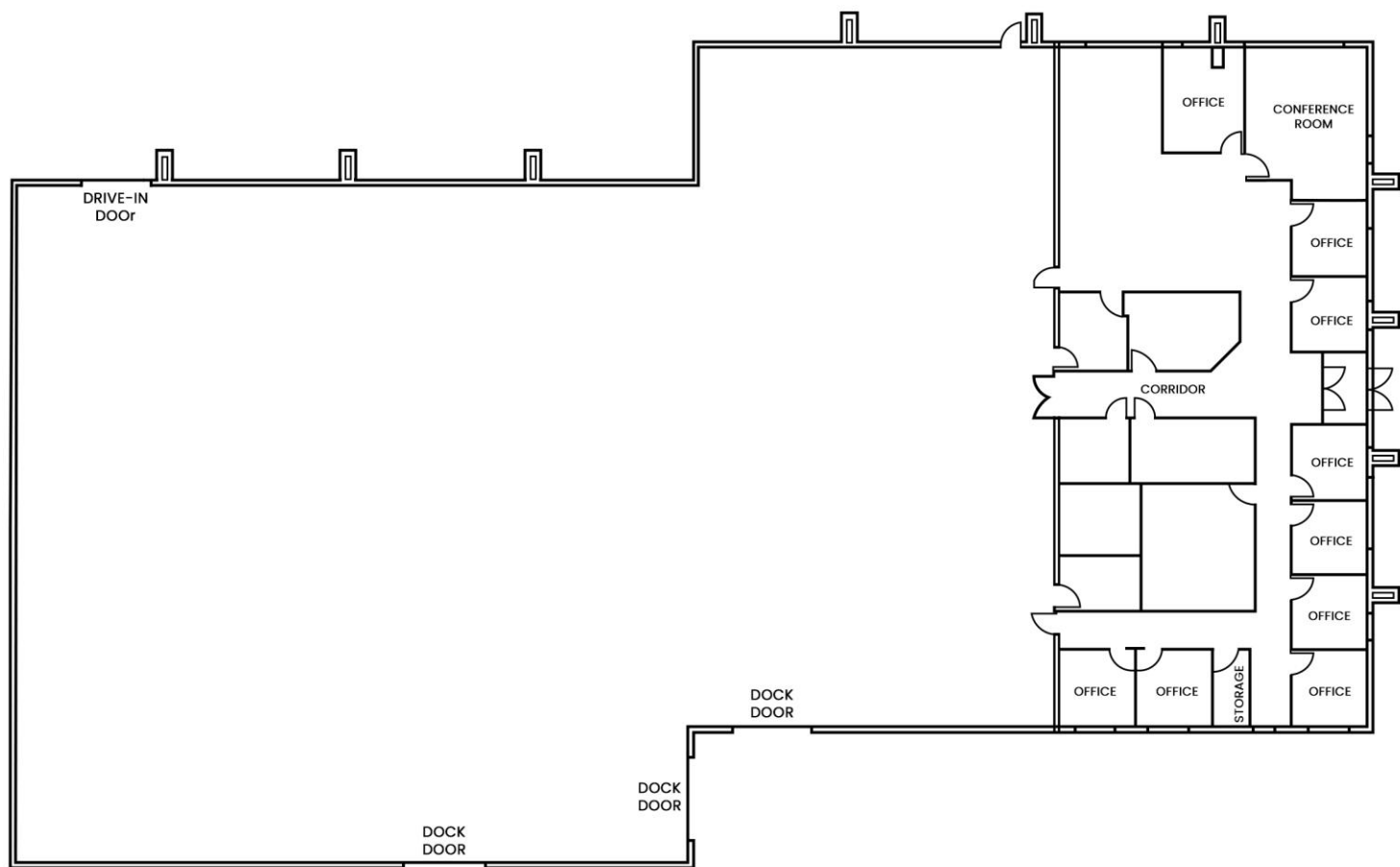
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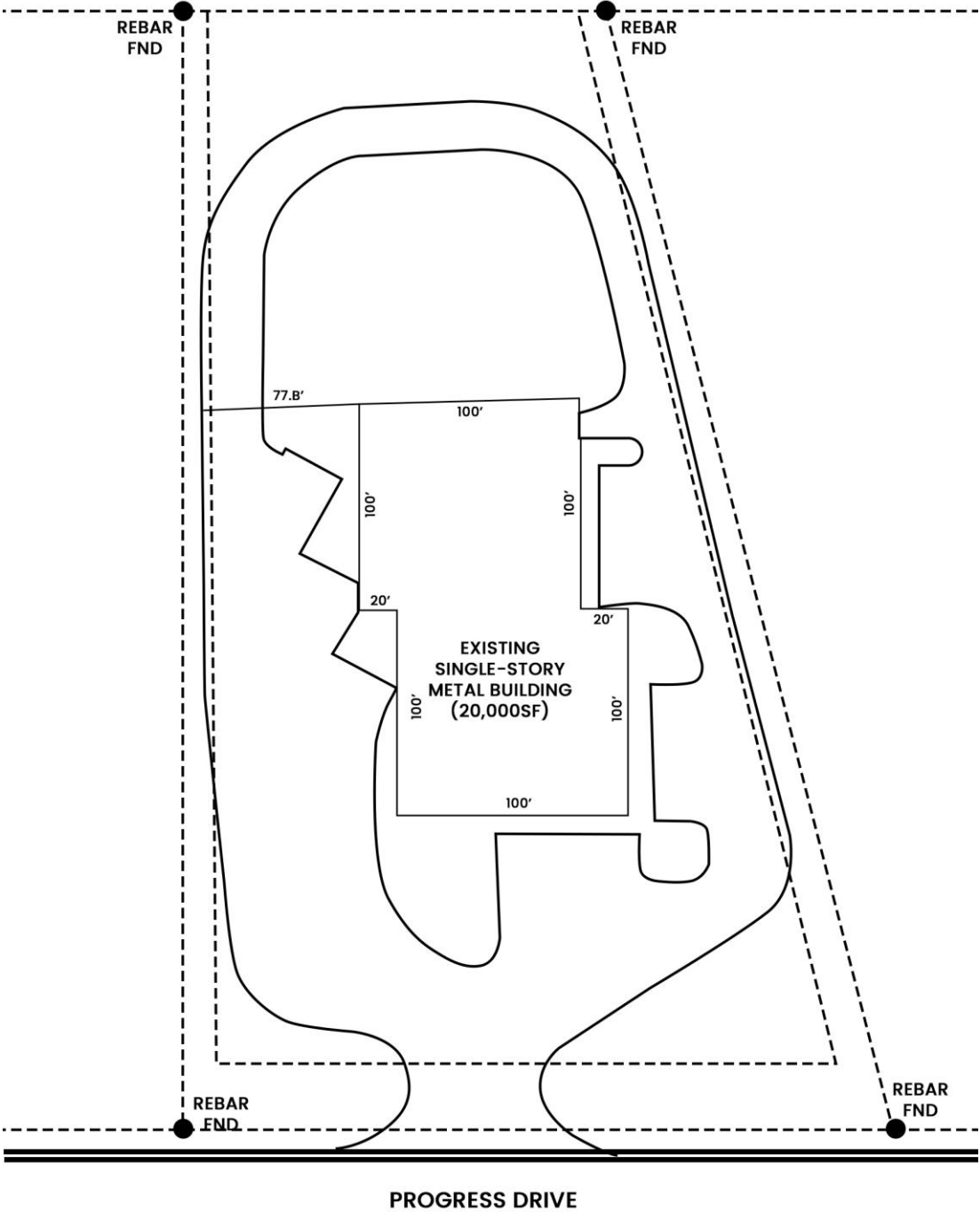
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FLOOR PLAN



SITE PLAN



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EXTERIOR PHOTOS



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AERIAL PHOTOS



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OFFICE PHOTOS



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WAREHOUSE PHOTOS



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