

INVESTMENT SALE OPPORTUNITY > INDUSTRIAL

# 10264 Sycamore Drive

LAKERIDGE CORPORATE CENTER | ASHLAND, VA 23005



## Property Features

- > Leased to good credit Tenant
- > 20,000 total square foot building (2,500 SF of office space & 17,500 SF of warehouse space)
- > Zoned M-2 to accommodate wide variety of office/service/industrial uses, including outdoor storage
- > Located just north of the Atlee-Elmont interchange off I-95
- > 4 dock high and 2 drive-in loading doors
- > 24' clear ceiling heights (can accommodate mezzanine)
- > Excellent access to I-95, I-295 and Route 1
- > High quality, tilt-up construction, sprinklered
- > Single tenant NNN, good credit
- > **Sale price: \$1,730,000**

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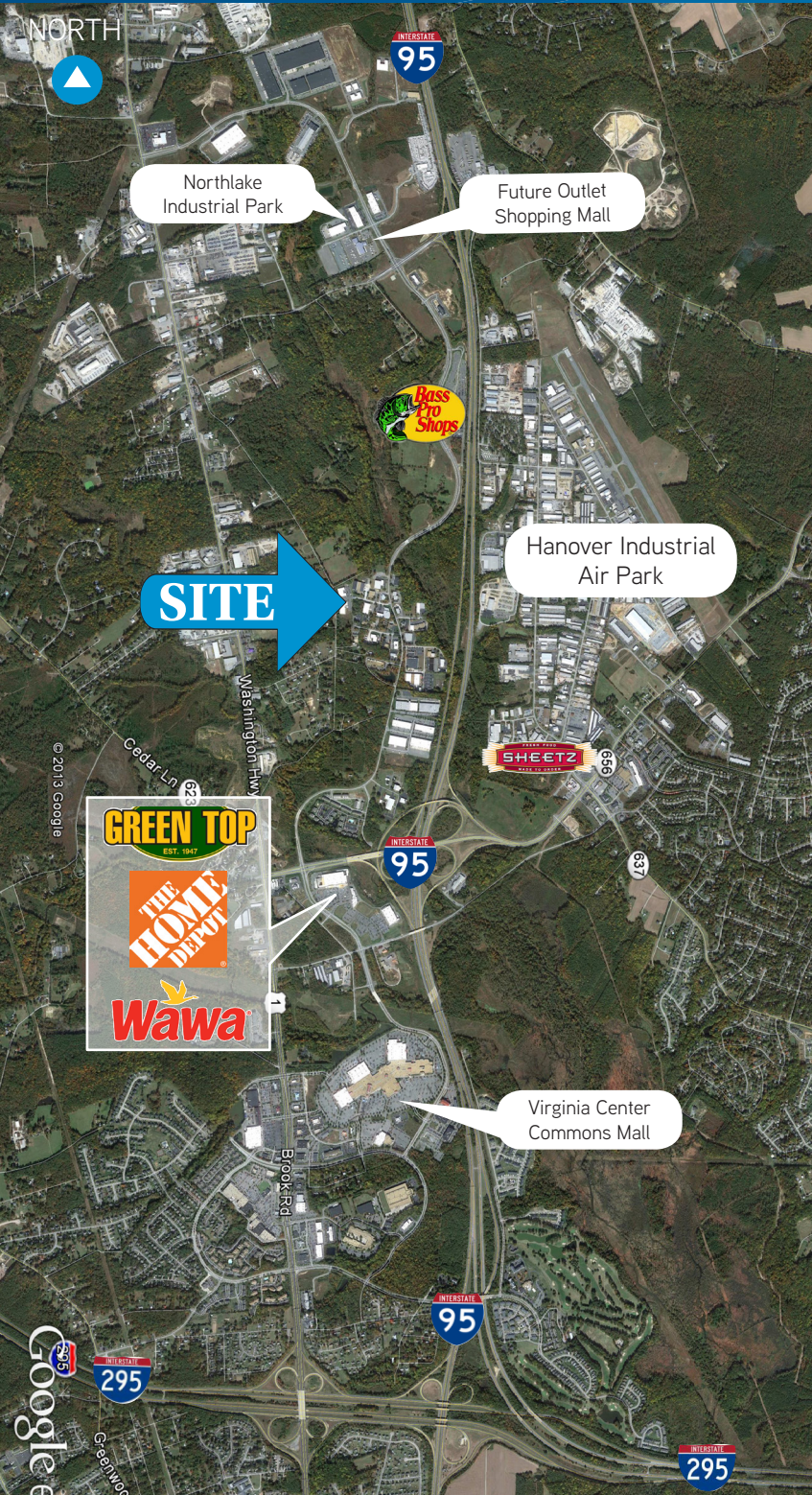
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