

REDUCED PRICE

Colliers

Accelerating success.

For Sale / Lease

Price Per SF:
\$11.00 NNN

Sale Price:
\$1,499,999

Contact us:

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18 Commerce Dr. Ruckersville, VA

**Rare opportunity to own or lease a large Industrial/
Flex building located right off Route 29 in
Ruckersville fast growing industrial center.**

This convenient location is minutes from the Charlottesville Albemarle Airport and just 15 minutes to Charlottesville. The area provides a fast growing commercial and residential profile including, North Pointe Development, UVA North Fork Research Park National Ground Intelligence Center and The Knoll Apartments.

The building has large open showroom with exposed beams, professional conference room and office spaces. The large working bay is heated and cooled with 2 full size roll-up doors. 2nd level is an open workstation/meeting area and the 3rd floor offers large open productions areas and storage with a loading bay. The large industrial fenced yard offers more storage and production areas.

- 8,074 square feet
- Right off route 29 in Ruckersville
- Large industrial bays with 2 roll up doors
- Large fenced industrial in yard provides a wide range of uses
- Excellent location just minutes from Charlottesville Albemarle airport and UVA North Fork research park
- Solar electric on the roof and geothermal heating/cooling provides for an efficient building

18 Commerce Dr.

Under Construction
Four Seasons at Charlottesville
community

119 single-family homes
Greenecroft Neighborhood

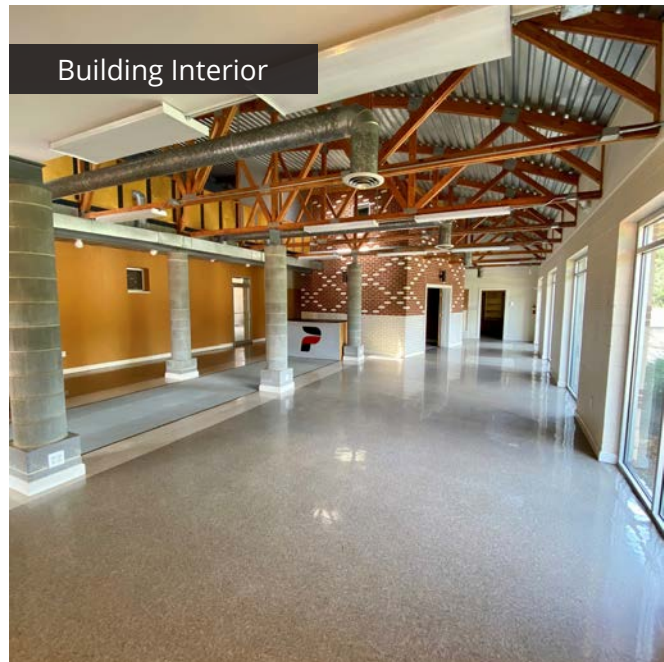


18 Commerce Dr.

Conference Room



Building Interior



Private Office



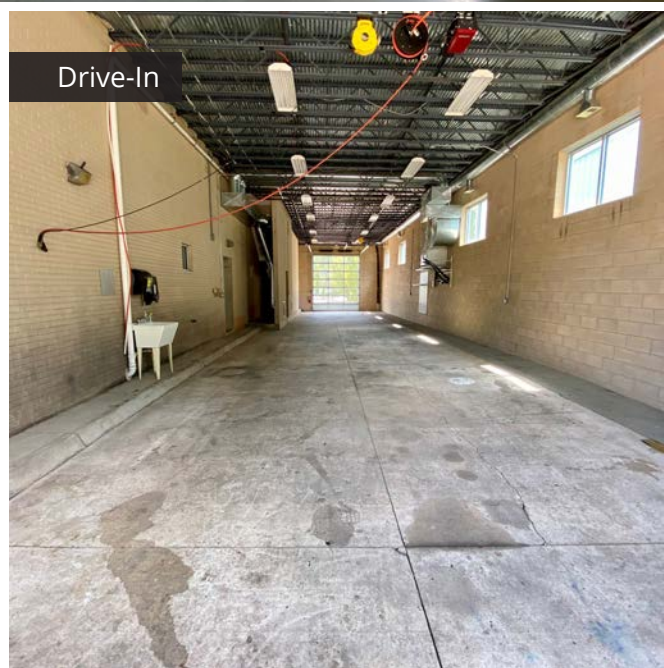
Top Floor



Back of Building



Drive-In



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