

Industrial Land
For Sale or Build-to-Suit Lease

Eastgate Industrial Park

Winchester, VA



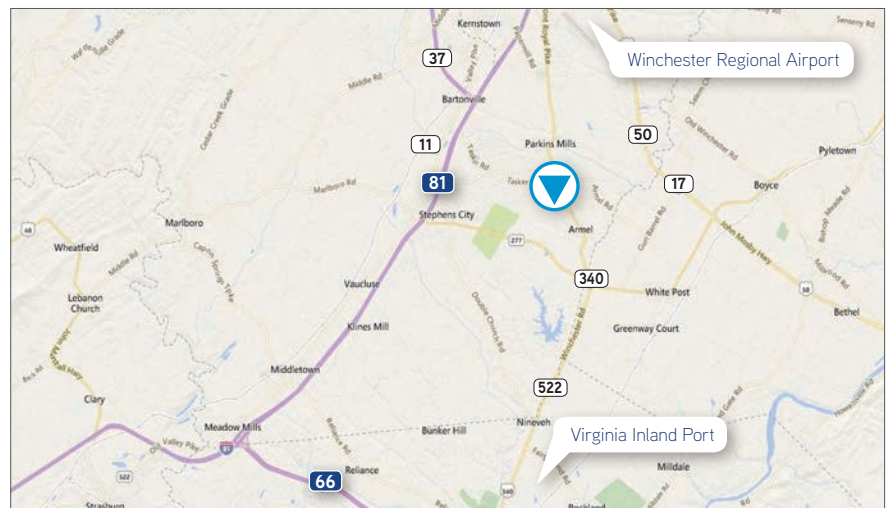
Eastgate Industrial Park Tasker Rd & Rainville Rd Winchester, VA

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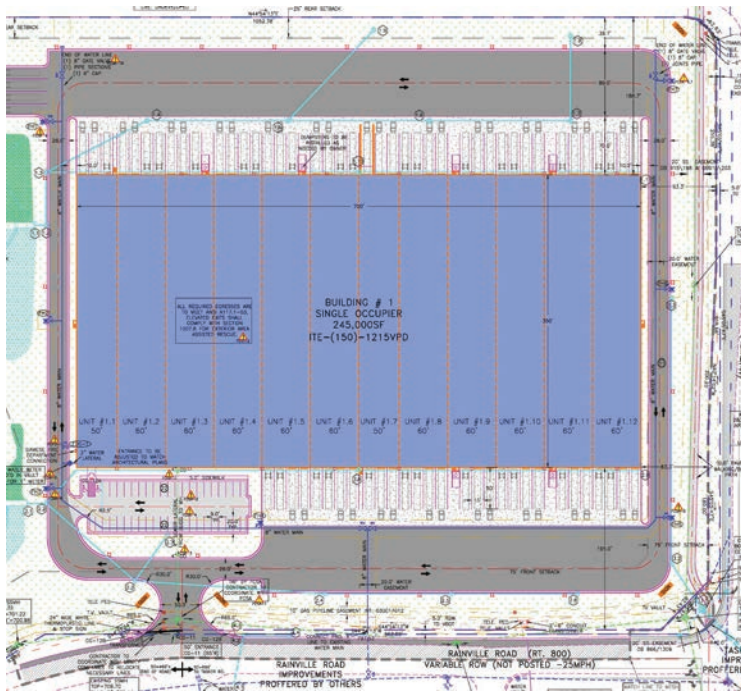
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Property Highlights

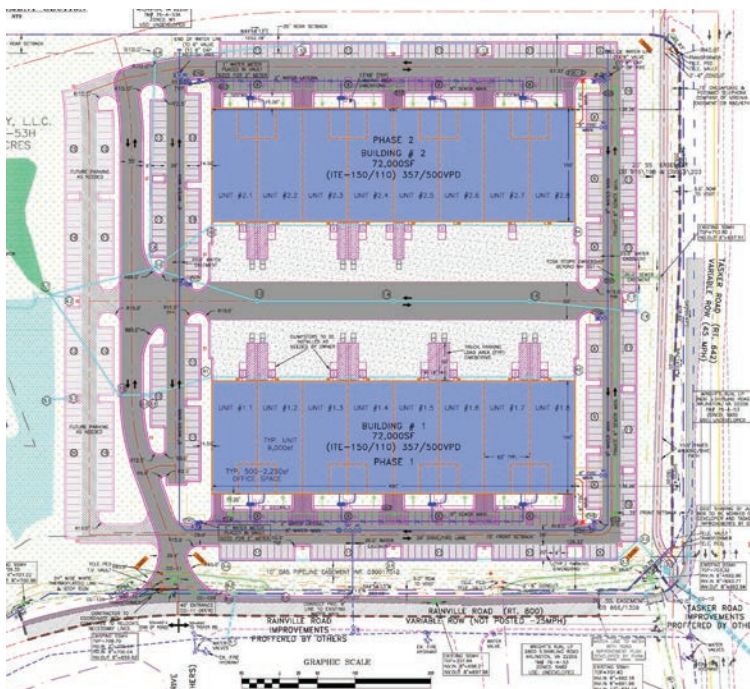
- › Up to 245,000 SF available on 17.29 acres of land
- › 7.5 miles to Virginia's Inland Port; 4 miles to I-81; 9 miles to I-66
- › Just off Route 522 adjacent to Winchester South Marketplace
- › Zoned M1 - Light Industrial

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Concept 1

- > 245,000 SF distribution warehouse concept
- > Cross dock possibility with 350' depth
- > Concrete tilt-up construction
- > 6 inch concrete floors
- > 30 foot ceiling clear height
- > Up to 70 dock or drive-in positions
- > ESFR sprinkler system with diesel pump back up
- > Ample parking



Concept 2

- > Two 72,000 SF Flex Buildings
- > Ideal for data center or flex industrial
- > Full truck court between buildings
- > Concrete tilt-up construction
- > 26 foot ceiling clear height
- > Dividable into 8,000 square foot units
- > Climate controlled units available
- > One drive-in and one dock door per unit
- > ESFR sprinkler system with diesel pump back up

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