

PRIME SPACE IN WINCHESTER, VA WAREHOUSE/INDUSTRIAL



45,997 SQ. FT.

177 STINE LANE



Can be subdivided—30,885 / 15,112 sq. ft.

Single story with mezzanine & office

Precast pre-stressed concrete

- (3) docks with 9' x 10' door
- (2) 12' x 12' overhead doors at grade level
- (2) 9' x 10' dock doors with railroad access

Rail readily available—Connected to Norfolk Southern & CSX by short rail hauler W&W

Office Area

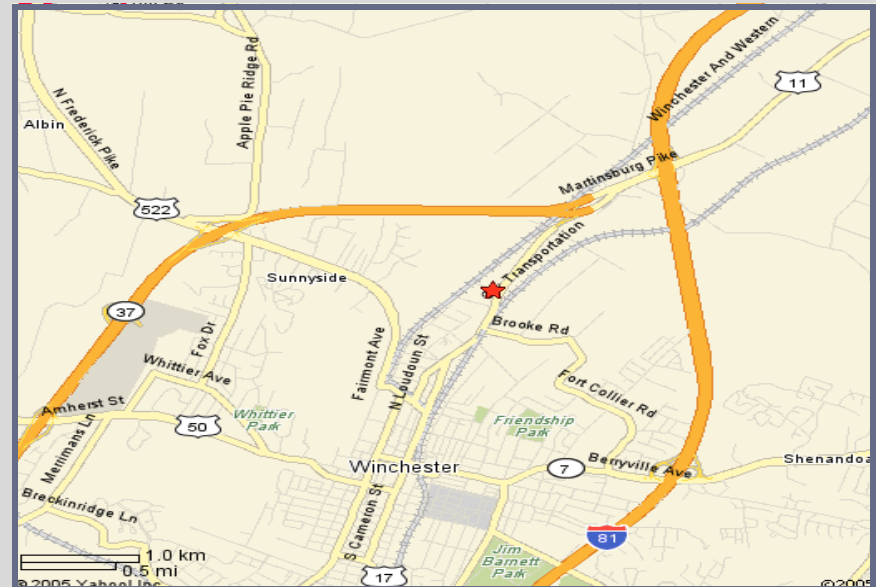
800 sq. ft.

Mezzanine Area 540 sq. ft.

Ceiling Height 20 feet

Bay Size 60 x 230 (one row of columns)

Electric	Rappahannock Electric Coop. 800 amp service
Gas	Washington Gas Gas - natural - 2"
Water	Frederick County Sanitation 8" line
Sewer	Frederick County Sanitation 8" line
Lighting	Fluorescent
Heating	Gas Fired Unit Heaters
Additional Data:	Insulated - Entire Building Floor - 6" Reinforced Concrete



Just 5 minutes from I-81

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