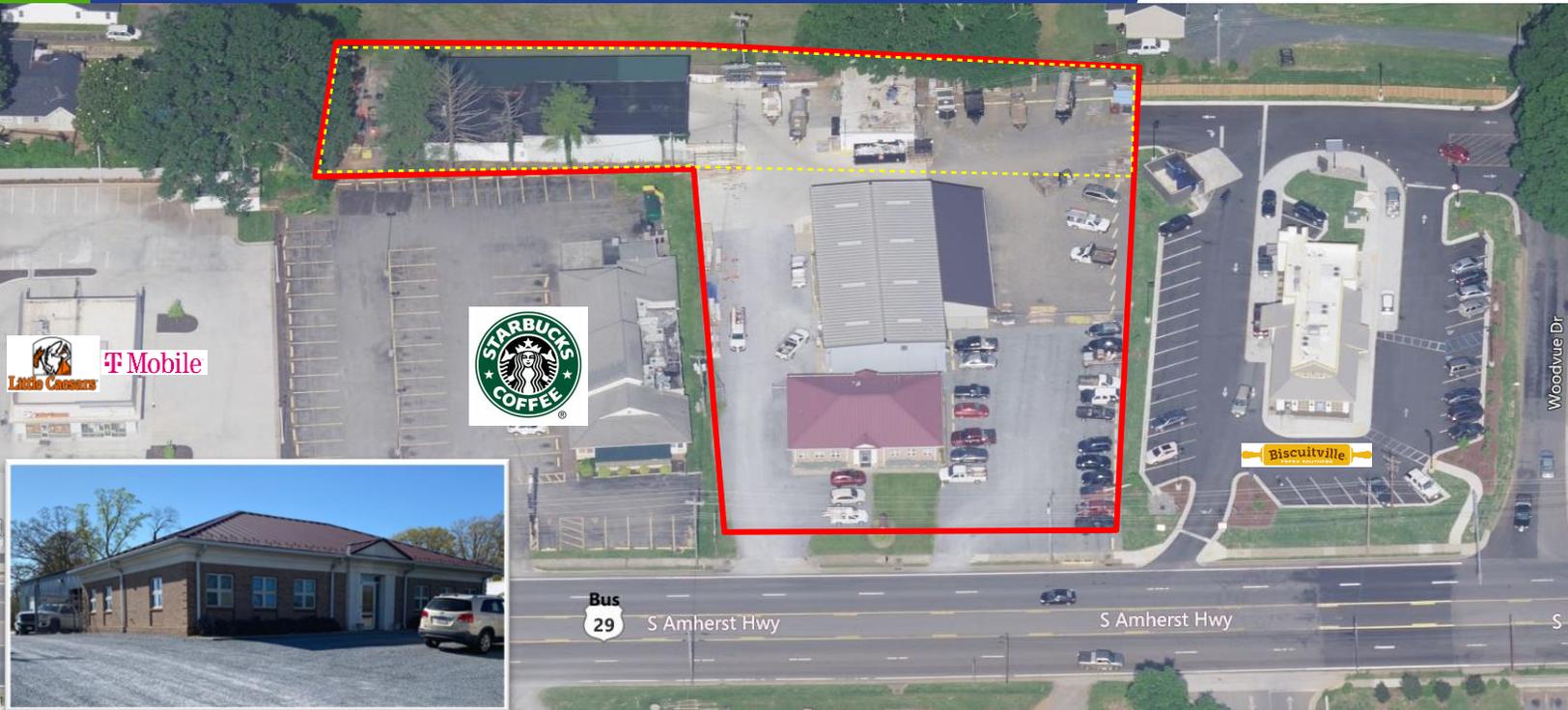


# FOR LEASE

15,580 Sq. Ft. ± 1.5 Acres ±



## 4728 S. Amherst Hwy. Madison Heights, Virginia 24572

### Property Information

#### Property Type:

Office/Warehouse

#### Land Area:

1.5 Acres. 200' of road frontage

#### Office Size:

2,440 Sq. Ft. ± Brick Office

#### Shop/Shed Sizes:

5,000 Sq. Ft. Pre-Engineered Heated Shop

1,440 Sq. Ft. Unheated Block Building

1,700 Sq. Ft. Heated Block Building

5,000 Sq. Ft. Unheated Shed

**Rental Rate: \$7,750.00/Mo. - NNN**

**Zoning:** Business - B2  
R2 (outlined in yellow)

#### Year Built:

1998

#### VPD:

29,000

### Property Overview

Approximately 1.5 acres and 15,400 SF of office and shop/shed space. Brick Office consists of 2,400 SF with 5 offices, conference room, kitchen/break room, 2 ADA bathrooms, and multiple storage closets. 5,000 SF heated pre-engineered shop with LED lighting, 2 restrooms, 3 12x12 overhead drive-in doors, 400 Amp 3 phase power, and mezzanine. 1,700 SF heated block building with 12x9 overhead drive in door. 5,000 SF pole barn with 12x9 sliding door with 14' eave height. 1,700 SF lean-to with 10' eave height. Property includes a mixture of concrete and gravel parking lots with great road frontage on S Amherst Highway. Ideal for contractors in need of multiple shops/storage areas with lay down yard.

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