



Available Industrial Building

Livia Properties Building

75,000



### Location

LOCATION:	600 Hays Avenue Staunton Virginia 24401
Latitude	38.14801487
Longitude	-79.09234651

### Sale / Lease

For Lease	Yes
Lease Price Min	\$3.75
Lease Price Max	\$4
For Sale	Yes

### For Additional Information Contact

Name	Amanda Dimeo
Email	dimeoah@ci.staunton.va.us
Cell	0

### Zoning

Opportunity	Yes
Building	I-2, Heavy Industrial
Site	I-2 Heavy Industrial
New Market Tax Credit	Yes

### Description

Total SqFt	217,000
Expandable to SqFt	217,000 Sqft
Max. Contiguous Space SqFt	75,000 Sqft
Available Acres	23
Total Acres	23
Construction Type	Masonry
Ceiling Height Min (ft)	20
Ceiling Height Max (ft)	24
Sprinkler Details	Wet
Prior Use	Manufacturing/Warehouse

### Broker Contact

Company	Colliers International
Name	Bates, Grant
Phone	(434) 284 - 4002
Cell	(434) 882 - 1176
Email	grant.bates@colliers.com
Address	314 East Water Street
City	Charlottesville
Zip	22902
Website	www.colliers.com

Description

# of Floors	1
Floor Type	Concrete
Roof Details	Rubber Membrane
# of Dock Doors	9
# of Drive in Docks	9
# of Loading Docks	9
Current Land Use	Industrial

Utilities

WATER:	City of Staunton Distance: On-Site: Yes	8
GAS:	Columbia Gas of Virginia Distance: 100 Feet On-Site:	4 Inches
SEWER:	City of Staunton Distance: On-Site: Yes	8 Inches
ELECTRICITY:	Dominion Energy Amps:	
TELECOM:	Fiber Available: Yes	

Transportation and Access

INTERSTATE:	Interstate 81	4.3 Miles
HIGHWAY:	U.S. Highway 11	1.5 Miles
DOMESTIC AIRPORT:	Shenandoah Valley Regional Airport	
INT'L AIRPORT:	Baltimore/Washington International Thurgood Marshall Airport	147.4 Miles
AIRPORT #3:	Louisa County Airport/Freeman Field	72.2 Miles
RAIL:	Buckingham Branch Railroad Available: Yes	

