

**FOR LEASE**

Saxkey Rd



# 1150 SAXKEY ROAD

Drakes Branch, Virginia

**±5.25 Acres of Industrial Outdoor Storage**

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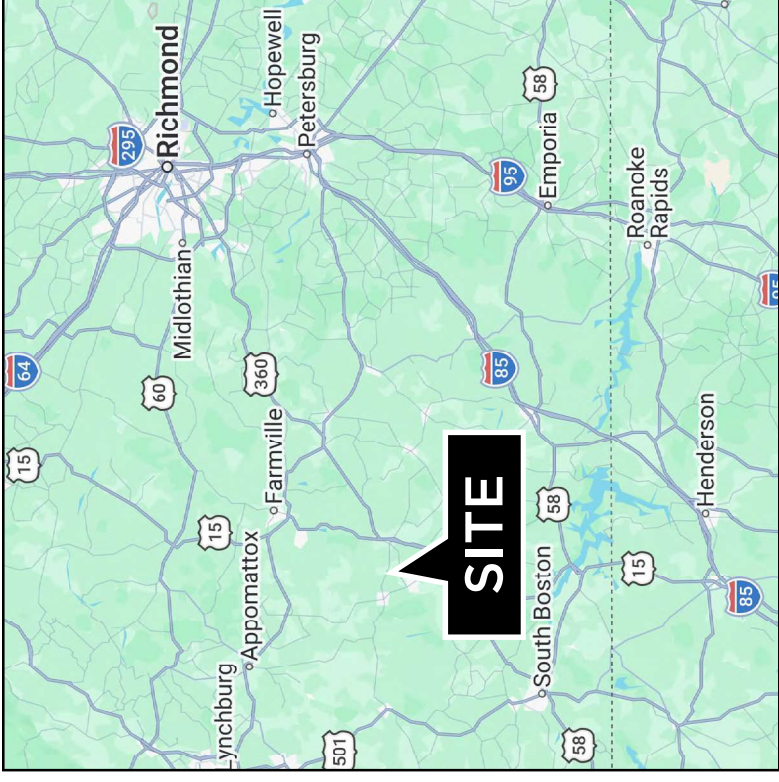


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## HIGHLIGHTS

- ±5.25 Acres of Usable Industrial Outdoor Storage (IOS)
- Two Covered Storage Buildings Totaling ±5,600 SF
- 24' Clear Heights with Concrete Floors
- Existing Electrical Service Available
- Established Gravel Yard & Internal Road System
- Excellent Truck Access and Turning Radius
- Immediate Availability
- Additional Land & Buildings Available
- Located Along Saxkey Road with Good Visibility
- Convenient Access to Route 15 & Route 360
- Suitable for IOS, Contractor Yards, Equipment Storage, Lumber & Building Materials
- **Lease Rate: \$7,500 Per Month (Modified Gross)**

**1150 Saxkey Road** presents a unique opportunity to lease approximately 5.25 acres of established Industrial Outdoor Storage (IOS) space in Charlotte County, Virginia. The offering includes two covered storage buildings totaling approximately 5,600 square feet together with extensive gravel yard areas, established internal roadways, and excellent truck circulation throughout the site.

Historically utilized as part of a long-standing lumber yard operation, the property is well suited for industrial outdoor storage, contractor operations, equipment storage, building materials, utility contractors, fleet storage, truck parking, and similar industrial uses. The covered storage buildings feature concrete floors, 24-foot clear heights, and electrical service availability.

Located along Saxkey Road approximately 4.5 miles south of Charlottesville Court House and approximately 8 miles southwest of Keysville, the property offers convenient access to Route 15 and Route 360 while providing a cost-effective alternative to larger metropolitan industrial markets. Additional land area and improvements may be available for tenants requiring future expansion.

## SPECIFICATIONS

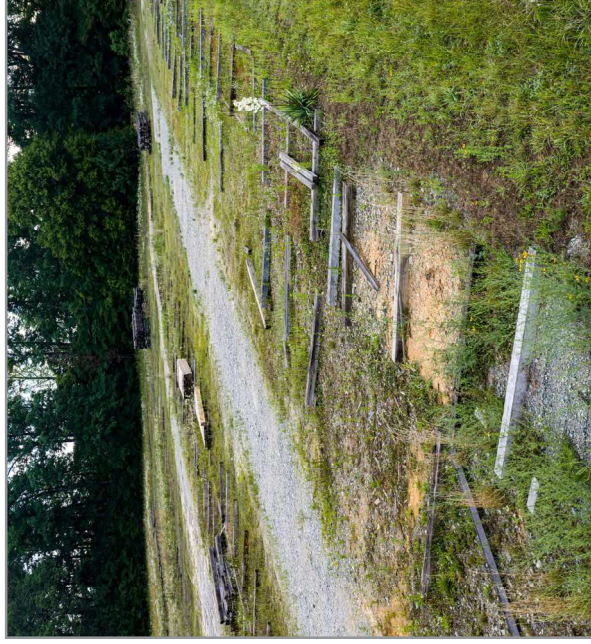
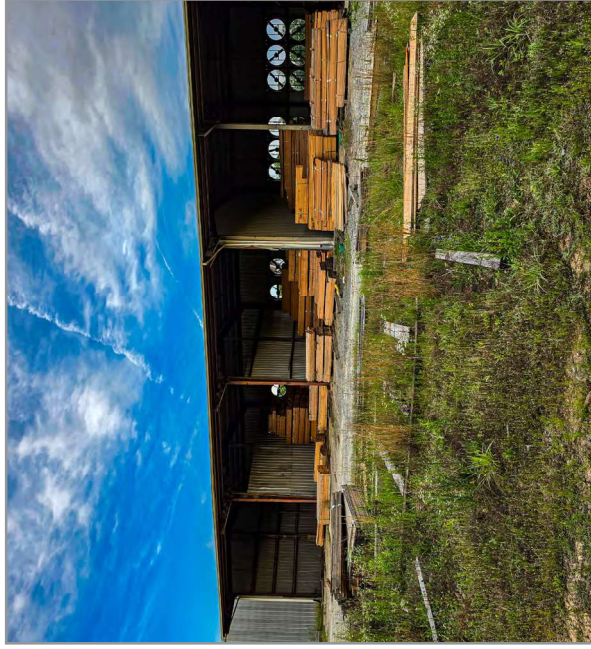
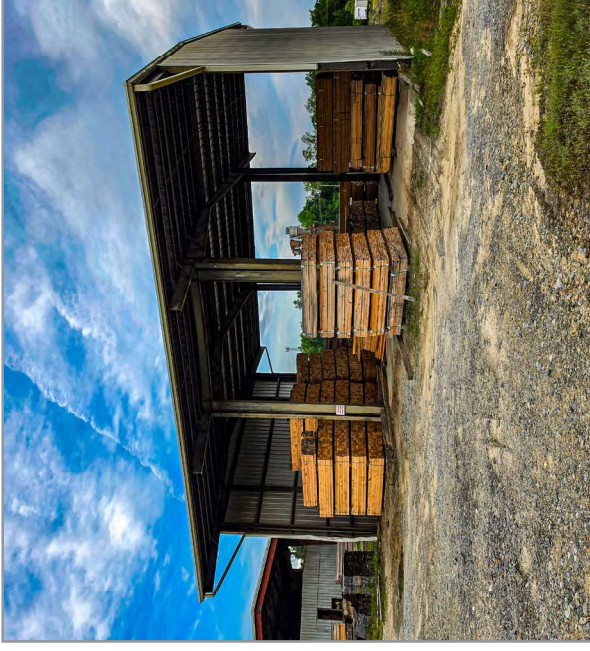
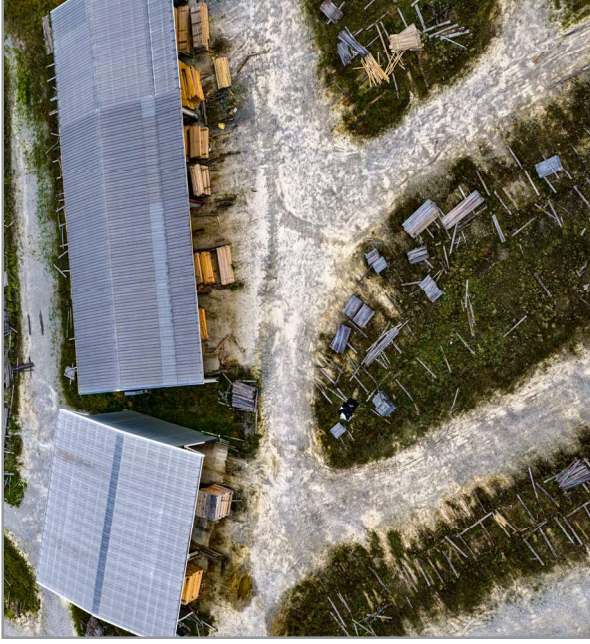
<b>Available Yard Area:</b>	±5.25 Acres
<b>Covered Storage Area:</b>	±5,600 SF
<b>Building 1:</b>	40' x 40' (±1,600 SF)
<b>Building 2:</b>	40' x 100' (±4,000 SF)
<b>Ceiling Height:</b>	24' Clear
<b>Construction:</b>	Metal Frame
<b>Flooring:</b>	Concrete
<b>Electrical Service:</b>	Available
<b>Access:</b>	Gravel Road System
<b>Truck Access:</b>	Excellent
<b>Lease Type:</b>	Modified Gross
<b>Availability:</b>	Immediate
<b>Lease Rate:</b>	\$7,500/Month

## ADVANTAGES

- ✓ Established Industrial Outdoor Storage (IOS) Facility
- ✓ Significant Cleared Yard Area Ready for Immediate Occupancy
- ✓ Covered Storage Buildings with Concrete Floors
- ✓ Excellent Tractor-Trailer Access and Circulation
- ✓ Existing Industrial Infrastructure in Place
- ✓ Expansion Potential Available
- ✓ Flexible Industrial Storage Applications
- ✓ Convenient Access to Regional Transportation Routes
- ✓ Lower Occupancy Costs Than Major Metropolitan Markets
- ✓ Suitable for Contractor, Utility, Equipment, Fleet, Lumber, and Material Storage Users

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