

BUILD TO SUIT/LEASE/SALE

347 S. Oak Lane
Waynesboro, Virginia 22980

**UP TO 44,000 SF
OPPORTUNITY**



7+ Acres, Zoned G1

Ideal for Shipping, Warehouse, Light Manufacturing

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**EASY
INTERSTATE
ACCESS**



**CUSHMAN &
WAKEFIELD**

THALHIMER

600 E Water Street, Suite C | Charlottesville, VA 22902 | www.thalhimer.com

PROPERTY FEATURES



THALHIMER

IDEAL FOR SHIPPING,
WAREHOUSE & LIGHT
MANUFACTURING



7+ ACRES
AVAILABLE FOR GROUND
LEASE OR BUILD TO SUIT



UP TO 44,000 SF
AVAILABLE



EASY ACCESS
TO I-64 & I-81



G-1
ZONING



PROPERTY CONCEPTUAL A

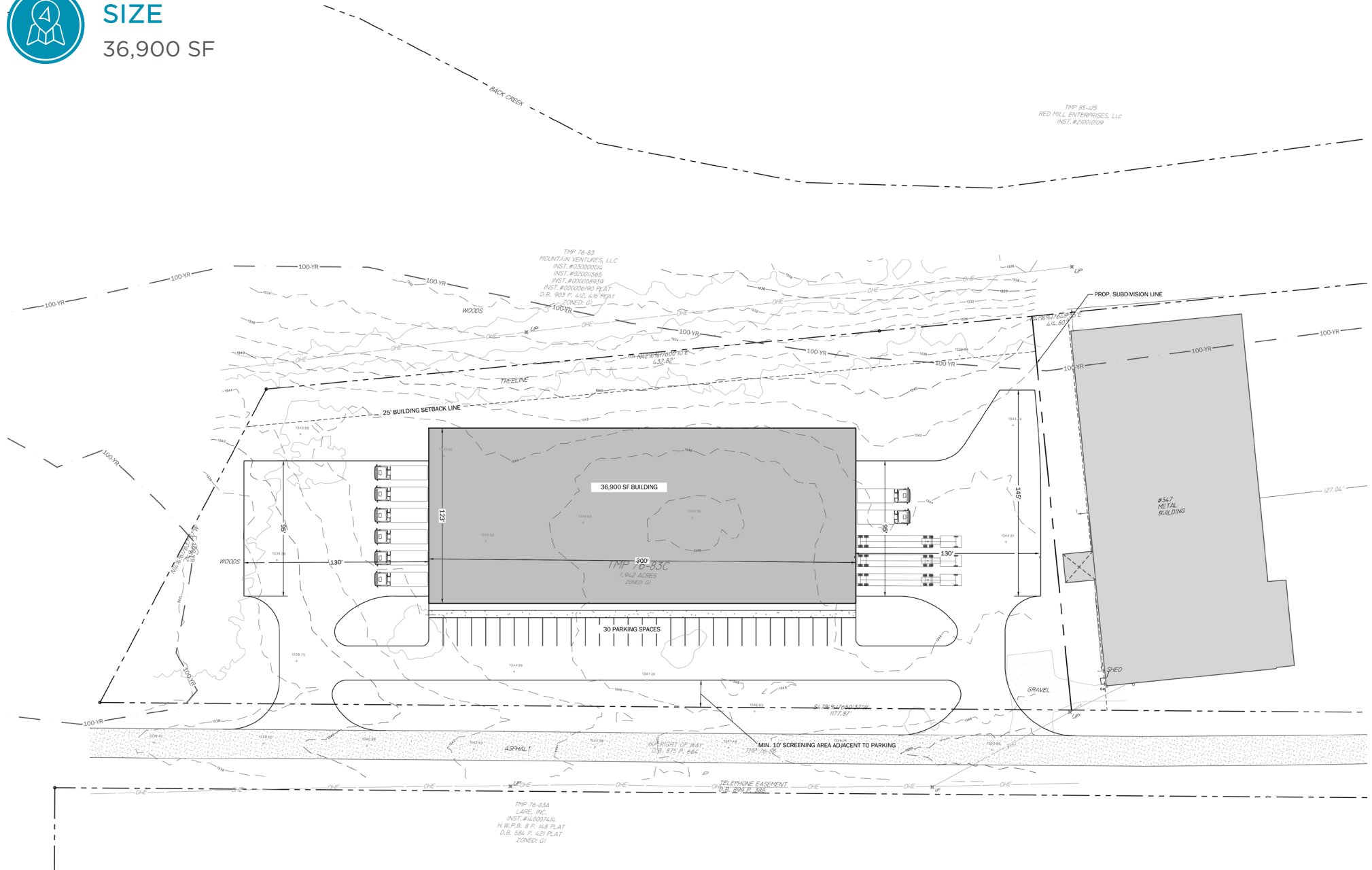


THALHIMER



SIZE

36,900 SF



THALHIMER



WAYNESBORO MSA



*Virginia Named #2
Top State for Business
- CNBC, 2023*

Located at the intersection of Shenandoah National Park's Skyline Drive, the Blue Ridge Parkway, and the Appalachian Trail, Waynesboro offers easy access to biking, hiking, paddling or fly fishing. Waynesboro is a community of outdoor enthusiasts that has emerged as a major retail center in Augusta County. It borders the Charlottesville MSA to the east and Harrisonburg MSA to the north. Its location in the heart of Shenandoah Valley provides access to a variety of employment opportunities within an easy 45-minute commute and ample recreational assets. Waynesboro's rich history, national parks, and award-winning brewery scene attracts visitors from all over the United States.



22,669
POPULATION



10,715
LABOR
FORCE



\$46,509
MEDIAN HH
INCOME



9,809
TOTAL HOUSING
UNITS



37.3%
ASSOCIATE
DEGREE OR
HIGHER

MAJOR ATTRACTIONS

- Blue Ridge Parkway
- Skyline Drive
- Appalachian Trail
- Blue Ridge Tunnel
- Veritas Vineyards and Winery
- Tree Streets District
- Blue Mountain Brewery
- Seven Arrows Brewing Company
- Afton Mountain Vineyards
- Shenandoah National Park

MAJOR EMPLOYERS

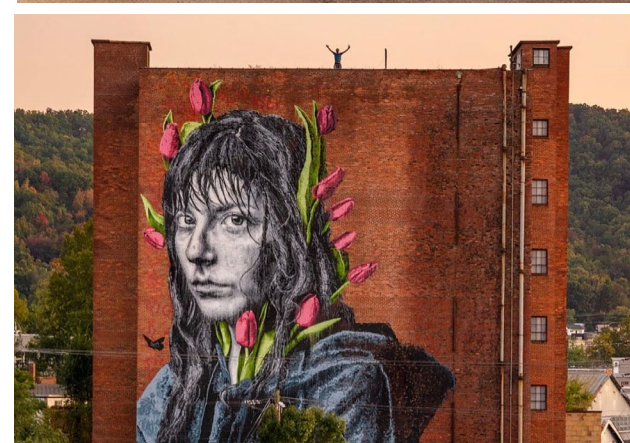
- Augusta County School Board
- Augusta Medical Center
- Hershey Chocolate of Virginia
- McKee Foods Corporation
- Target Corp
- Western State Hospital
- Wal Mart
- AAF McQuay, Inc.
- Hollister, Inc.
- J.B. Hunt Transport

COLLEGES & UNIVERSITIES

- Blue Ridge Community College
 - 2,428 Undergrad
- University of Virginia
 - 16,793 Undergrad
- Bridgewater College
 - 1,426 Undergrad
- Mary Baldwin University
 - 1,458 Undergrad

HOSPITALS

- Augusta Health
- UVA Health University Hospital
- Sentara Martha Jefferson hospital
- Sentara Rmh Medical Center





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