



THALHIMER

INDUSTRIAL FOR SALE
3993 Daugherty Road
Salem, VA 24153

PRICE REDUCTION \$1,199,999.99



For more information, contact:

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Site & Building Description

- Industrial/Manufacturing Facility
- Prime location next to I-81 and West Main Street
- Year Built 1990
- 27,000 SF manufacturing warehouse | office
- Situated on Expandable 5 AC
- One story building
- Ample parking
- Zoned I-1 light industrial
- Signage visible from I-81

Warehouse

- Heating/HVAC: Gas
- Roof: Modular metal
- Wet sprinkled
- 2 loading docks | 1 drive in door
- 3 bays
- 26' ceiling height
- High eaves make for great stacked storage
- Interior of building plumbed and wired for two metal stamping lines as well as an assembly line or two
- Office area wired for modern servers
- Water | Sewer: Western Virginia Water Authority



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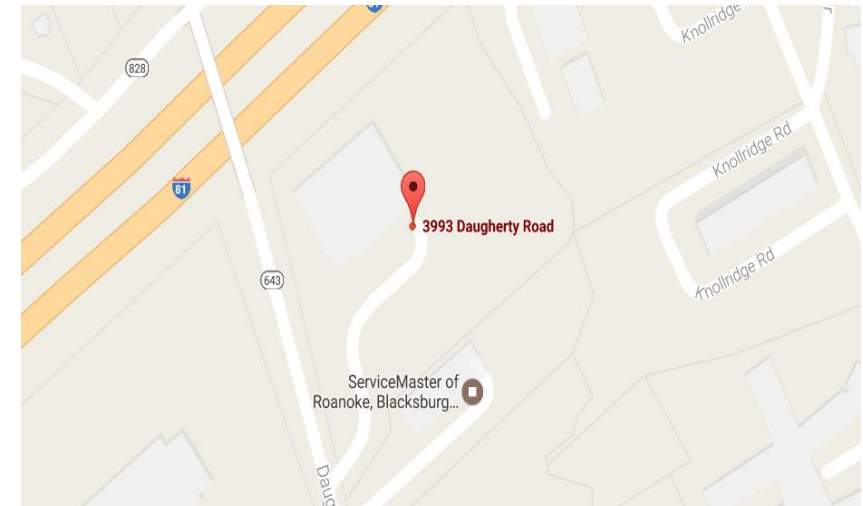
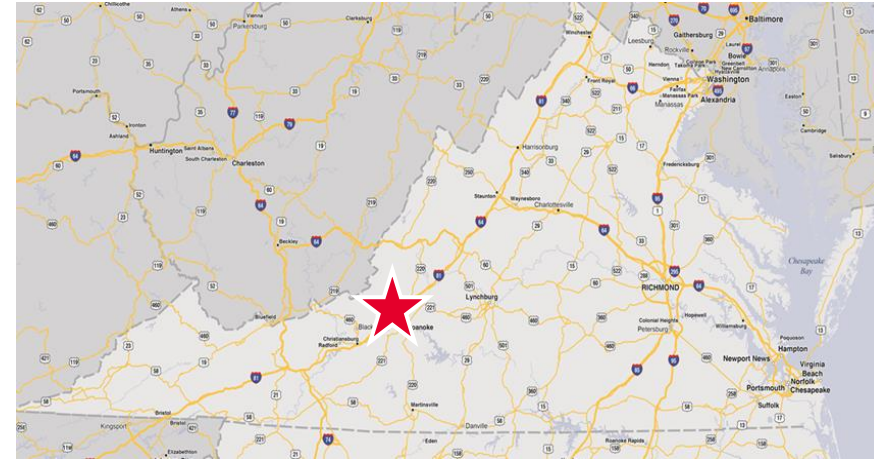
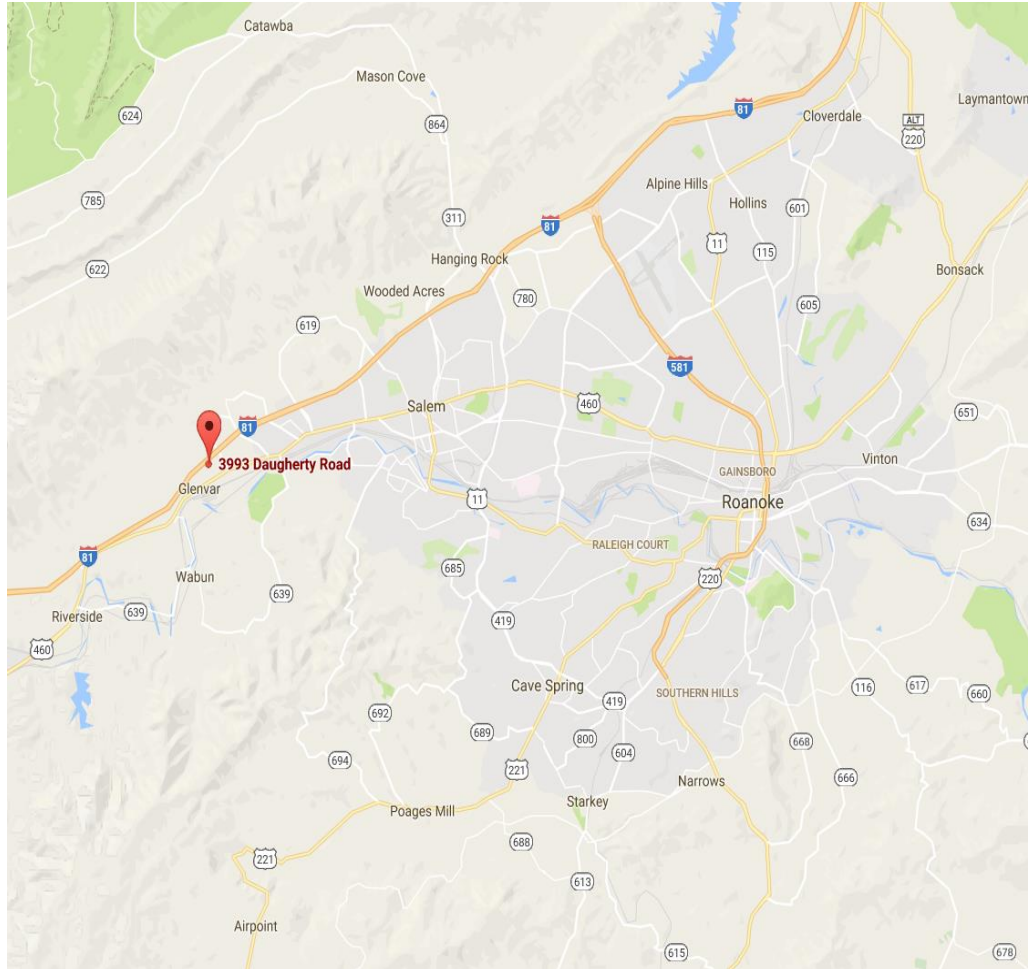
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