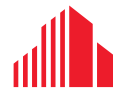




72,100 SF INDUSTRIAL FACILITY AVAILABLE NOW!

1430 GENICOM DRIVE
WAYNESBORO, VIRGINIA



CUSHMAN &
WAKEFIELD

THALHIMER

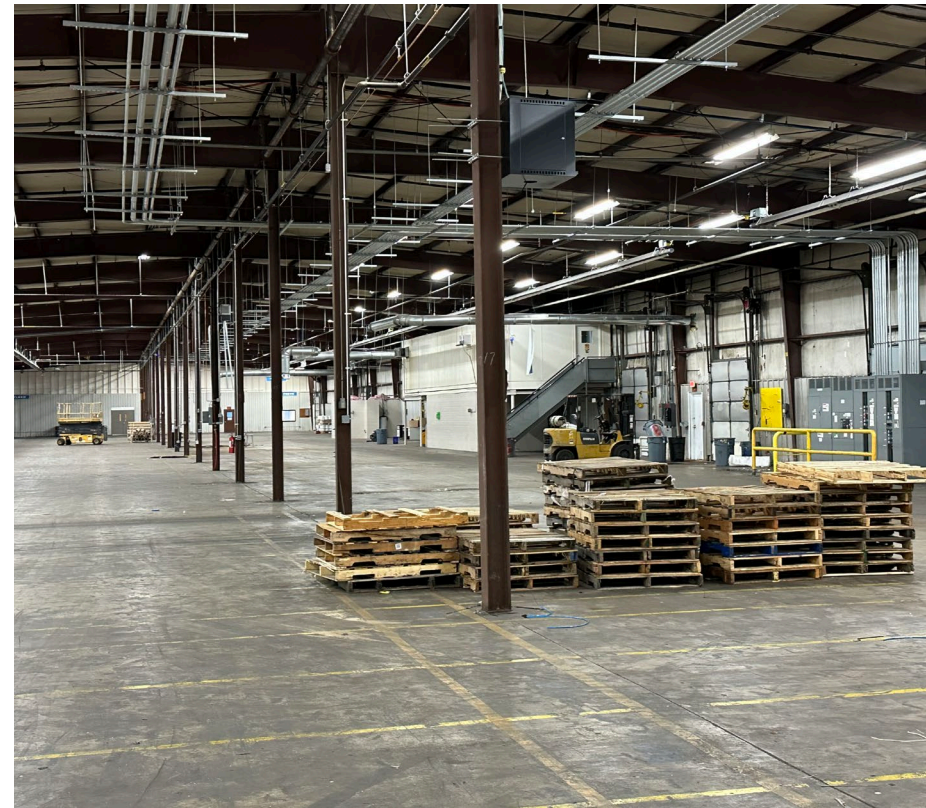
1430 GENICOM DRIVE

WAYNESBORO, VIRGINIA

Property Features

Genicom Drive is a 72,100 square foot industrial/ manufacturing/ distribution center in Waynesboro, VA. Strategically located just 4 miles from I-64 and 11 miles from I-81, the property offers seamless access to two major transportation corridors.

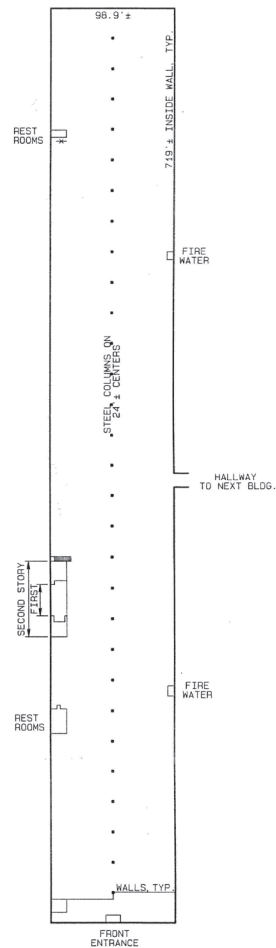
BUILDING SIZE:	72,100+/- SF
OFFICE:	2,100+/- SF
ACRES:	3.74 - Fenced in Yard.
ASKING RATE:	\$6.50 SF/YR -Subleased through April 30, 2042
TIMING:	Available now!
BUILT:	1974/ Renovated 2020!
LOADING:	15 Dock Doors and 1 Drive-in Door
ZONING:	H-1
SPRINKLER:	Dry Sprinkler System
CLEAR HEIGHT:	24'
COLUMN SPACING:	24' x 50'
BUILDING DIMENSIONS:	720' x 100'
POWER:	3000 AMP
HEATING:	Natural Gas Radiant Heat; Two Run with 8 Separate Zone Controls
LIGHTING:	LED



1430 GENICOM DRIVE WAYNESBORO, VIRGINIA

SITE PLANS

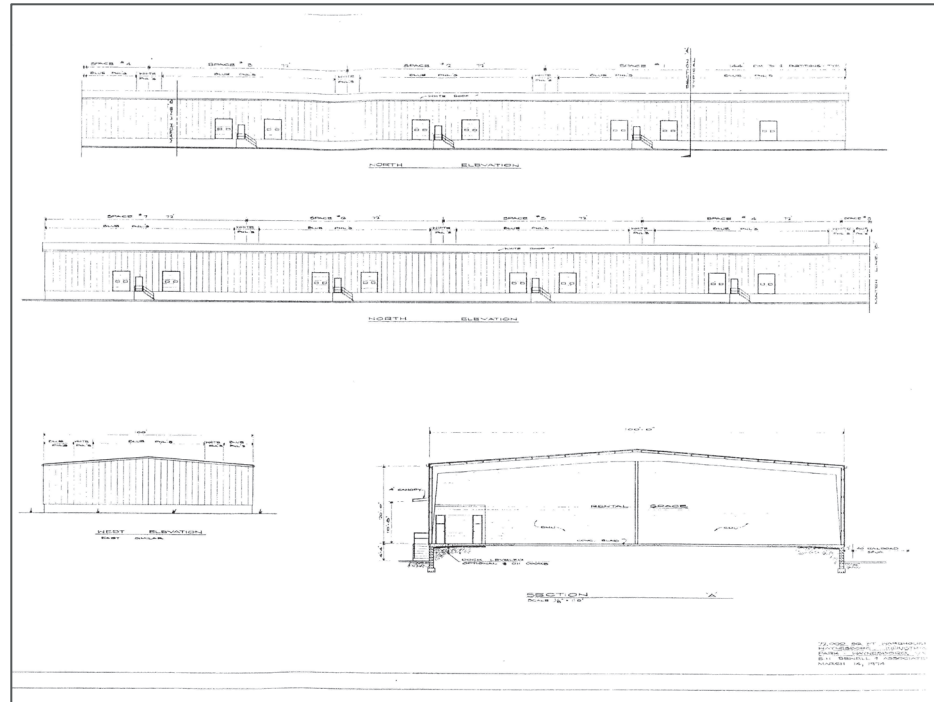
THIS DRAWING BASED ON A CURRENT SURVEY
AND IS NOT FOR RECORD OR CONSTRUCTION.
NOTE THERE ARE TRUCK LOADING/UNLOADING
DOORS ALONG THE LEFT SIDE OF THE BUILD-
ING, NOT SHOWN.



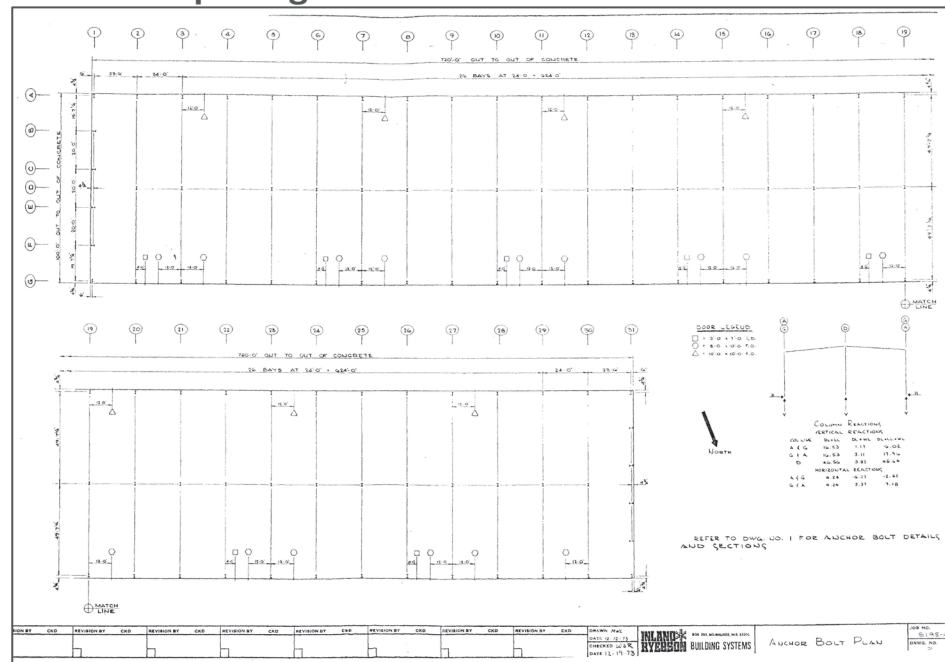
DRAWING SHOWING INSIDE OF BUILDING AT
1430 GENICOM DRIVE, WAYNESBORO, VA.
OCTOBER 19, 2016 SCALE 1" = 60'
TOM SHUMATE SURVEYOR, INC.
WAYNESBORO, VA.

1430 GENICOM DR.

Building Dimensions 720' x 100'
2,100 SF of Office Space

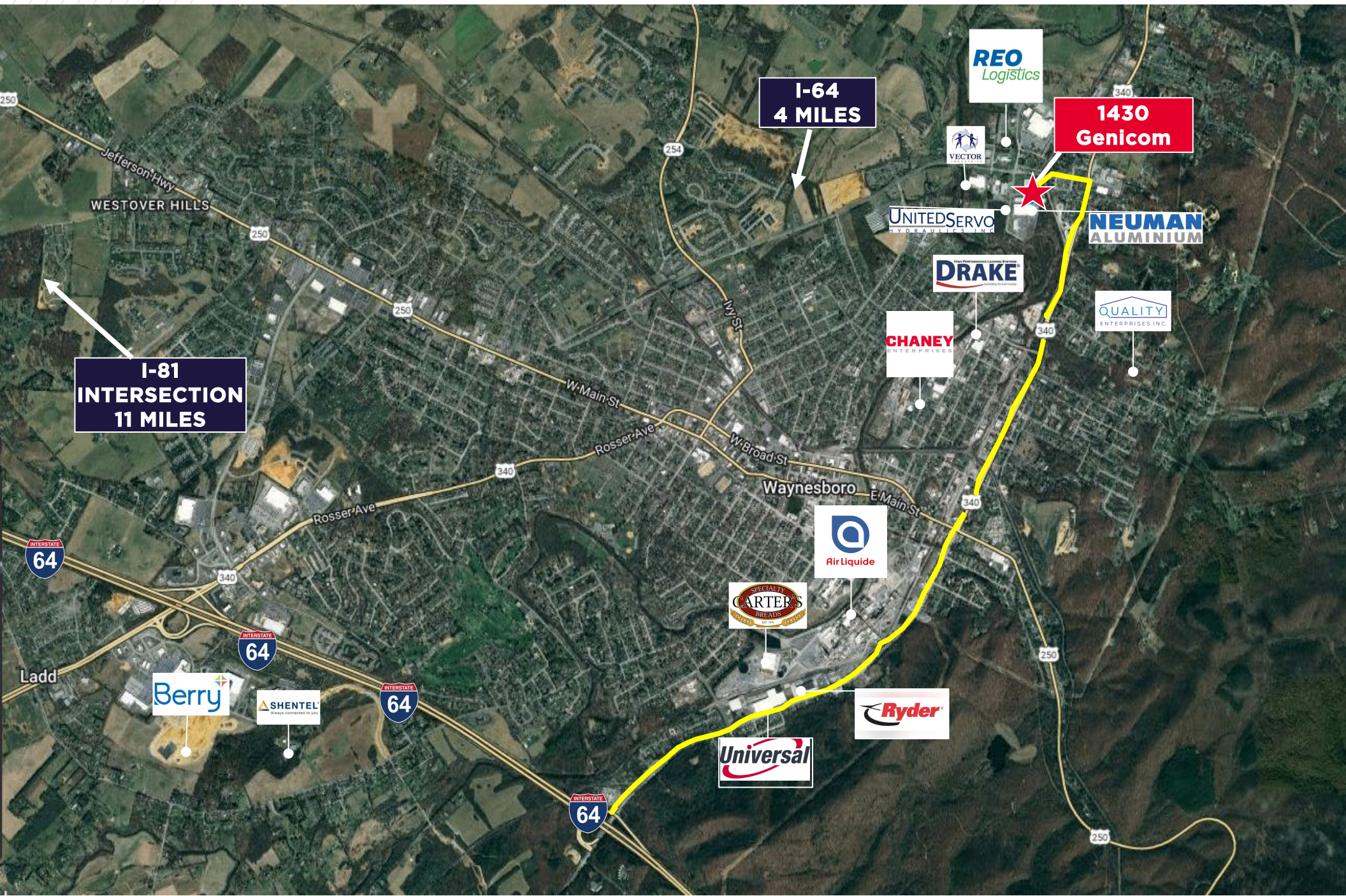


Column Spacing is 24' x 50'



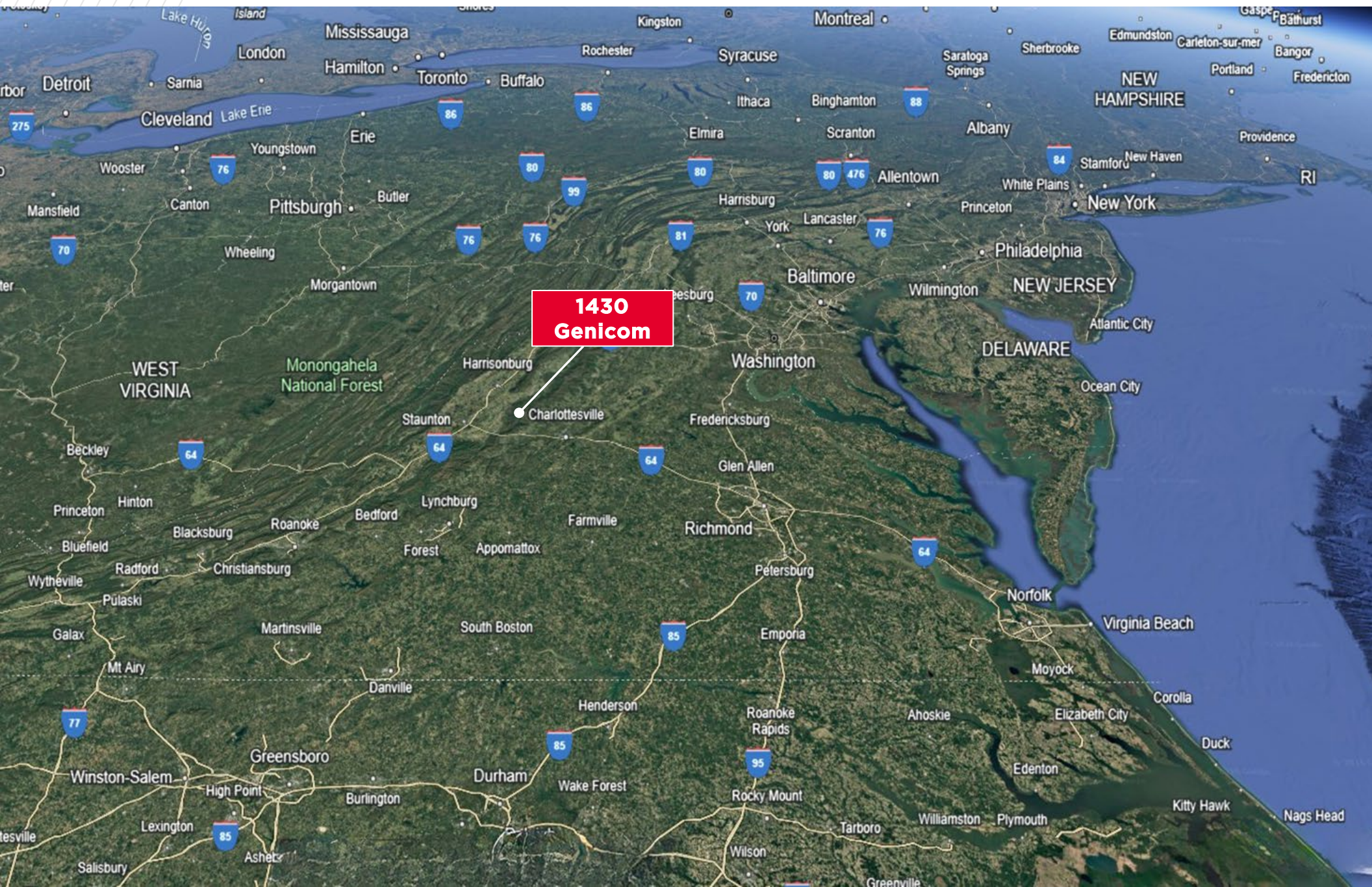
1430 GENICOM DRIVE

WAYNESBORO, VIRGINIA



1430 GENICOM DRIVE

WAYNESBORO, VIRGINIA



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**CUSHMAN &
WAKEFIELD**

THALHIMER