

# 51,900 Square Foot Manufacturing Facility

## Verona, VA



Outstanding Virginia Location  
immediately off I-81 Exit 227

Premier site in  
Mill Place  
Commerce Park



Virginia Realty Group, LLC  
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(owner/agent)

# 51,900 Square Foot Manufacturing Facility

## Verona, VA

Built in 2003 / Expanded 2008

Zoning: GI • Industrial

Location:  
Mill Place Commerce Park,  
Verona VA

At I-81 Exit 227  
Minutes from I-64



51,900 Square Feet: Building is 200' x 250' plus 25' x 76' addition  
Ceiling: 25' eave height, 32' center (20' eave in addition)

Office area: 4,582 SF (90'9" x 50'6")

Storage mezzanine over office: 4,582 SF

Demag Bridge Cranes:

- Bay #2 includes a 10-ton and a 15-ton crane which can work in tandem
- Bays #3 and #4 each have an independent 20-ton crane

Floor: Six-inch reinforced 3500 PSI concrete slab

Insulation: R13 walls; R25 ceiling; slab perimeter

### Utilities:

- Electric from Dominion Power  
1600 AMP 3-phase
- Columbia Gas
- Water and Sewer from  
Augusta County Service Authority
- Fiber/Phone/Internet from either  
Lumos or Verizon

### Additional Features:

- Three 14'x14' overhead doors
- Two 8' x 10' dock doors
- 7 walk doors in shop
- Fully sprinklered
- Full climate control
- Public water and sewer



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*Licensed to sell Real Estate in Virginia*