



Commercial Property For Sale

900 Shenandoah Shores Road, Front Royal, VA

\$699,000

Contact:

Mike Silek

**Senior Commercial
Agent**

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**Adams-Nelson &
Associates, Inc.**

The Fern Adams Building
303 S. Loudoun Street
Winchester, VA 22601
Phone: 540.667.2424
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- Commercial Property located in established business park
- 7,700 Sq. Ft. of Manufacturing Flex Space
- 4 offices, reception area, conference room, 2 restrooms, 6,300 sq. ft. production area, break room, 2 restrooms. 2 overhead doors and a covered dock
- Second floor has 3,550 sq. ft. of storage space
- Situated on 1.71 Acres
- 100% Leased
- Convenient to VA Inland Port with east access to I-81, I-66, Rt. 522, 340 and Rt. 55

Building Layout



900 Shenandoah Shores — Executive Summary

PARCEL:	1.71 acres +/- with 7,700 sq. ft.—6,300 sf of production area
DOCKS:	Property has 1 covered dock and 2 overhead doors
TENANT:	Property is 100% leased
TAX ID:	20A232-1
LOCATION:	900 Shenandoah Shores Road, Front Royal, VA 22630
TRANSPORTATION:	Convenient to VA Inland Port, I-81, I-66, Rt. 522/340 and Rt. 55
ZONING:	Commercial
WATER:	Town of Front Royal
SEWER:	Town of Front Royal
ELECTRIC:	Town of Front Royal
CONSTRUCTION:	Built in 1986 as a manufacturing facility it is constructed of metal.
FLOOR:	Concrete

For Additional Information, Contact:

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