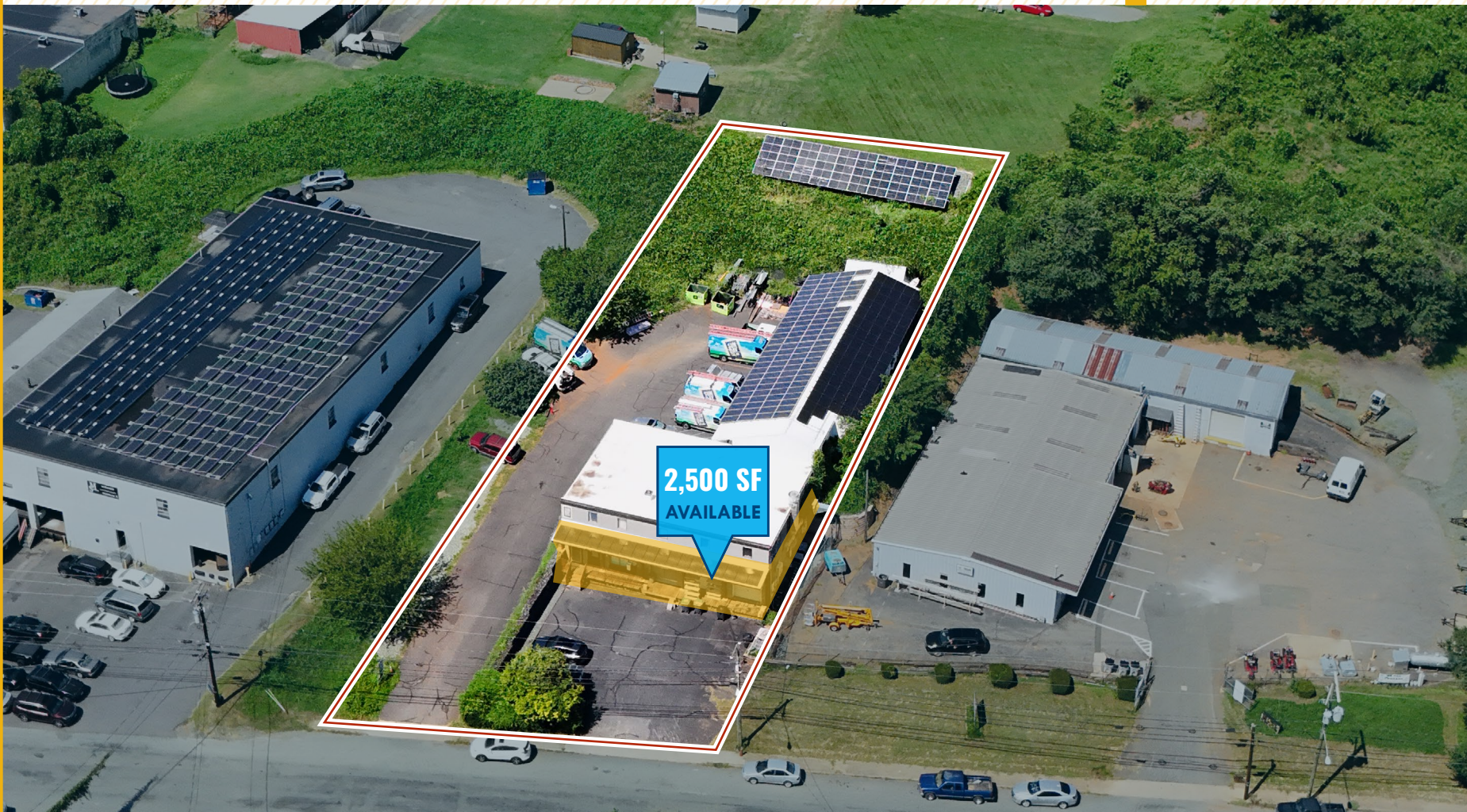




FLEX/COMMERCIAL SPACE

1139 RIVER ROAD | CHARLOTTESVILLE, VIRGINIA 22901

FOR
LEASE



MACKENZIE
COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Currently situated as a commercial kitchen with ample space for on-site sales, high-scale production, storage, packaging and order fulfillment
- 3 roll-out docks provide efficient loading/unloading of delivery vehicles
- Versatile open layout designed to support a broad range of industrial applications
- Kitchen equipment available on-site
- Prime location just off Rt 250, minutes from Pantops and downtown Charlottesville
- Dedicated parking lot with direct access to River Road

AVAILABLE SPACE:

2,500 SF ±

LOT SIZE:

0.45 ACRES ±

DOCKS:

3

YEAR BUILT:

1954

ZONING:

INDUSTRIAL

RENTAL RATE:

\$3,800/MONTH



GOOGLE STREET VIEW

2,500 SF ±
{BOTTOM FLOOR}
AVAILABLE



INTERIOR PHOTOS



INTERIOR PHOTOS



LOCAL BIRDSEYE



DOWNTOWN CHARLOTTESVILLE

250

LONG ST

TRACTOR
SUPPLY CO.

GOStoreIt

CrossFit

M
Events

SITE

COLEMAN ST

RIVER RD



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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