



FOR **LEASE**

INDUSTRIAL/FLEX/SHOWROOM SPACE

920 HARRIS STREET | CHARLOTTESVILLE, VIRGINIA 22903



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

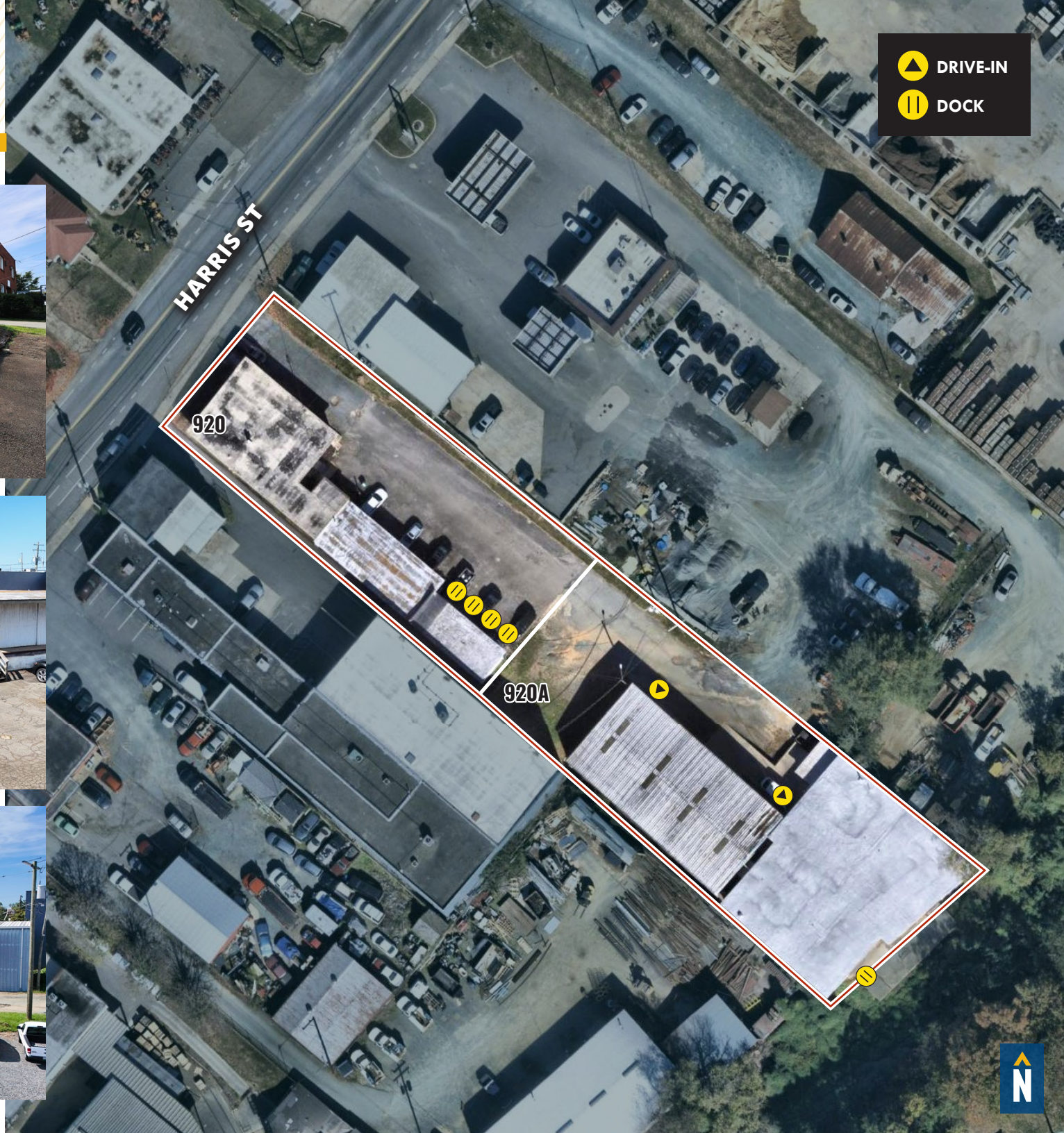
HIGHLIGHTS:

- Functional office/warehouse/showroom space
- Ideal for a variety of light industrial uses (distribution, general/specialty contractors, service operations, etc.)
- Flexible layout options available with potential for landlord-assisted updates to suit specific operational or showroom needs
- Adaptable site structure that can be leased in its entirety to a single operator or split between two independent tenants across the two distinct parcels
- Laydown yard/parking for fleet or heavy vehicles
- Ideal location in a highly sought after industrial “pocket” minutes from downtown Charlottesville
- Close proximity to Rt. 250/29 Bypass and I-64



920 HARRIS ST:	4,295 SF ± (OFFICE/WAREHOUSE)
	4 DOCK DOORS
920A HARRIS ST:	12,800 SF ± (WAREHOUSE)
	1 DOCK / 2 DRIVE-INS
LOT SIZE:	1.02 AC ± (2 PARCELS)
ZONING:	IX-5 (INDUSTRIAL FLEX)

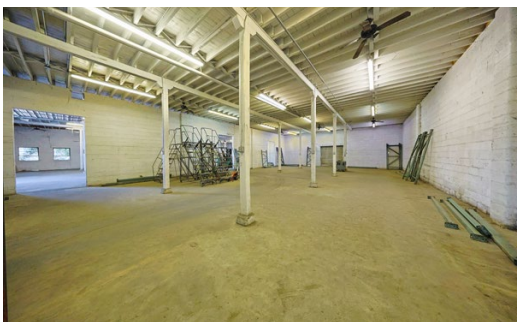
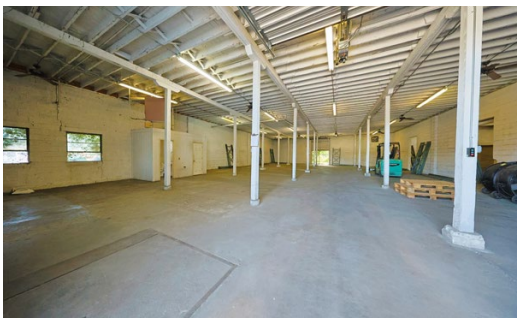
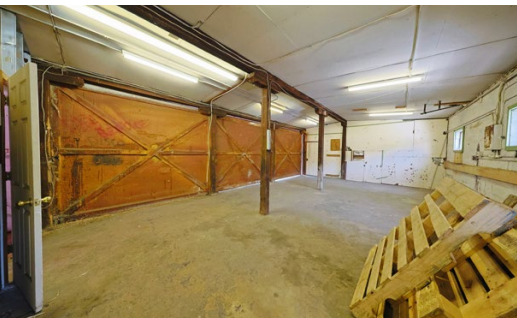
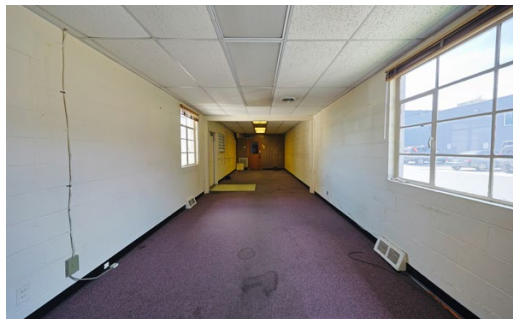
AERIAL



-  DRIVE-IN
-  DOCK



ADDITIONAL PHOTOS



LOCAL BIRDSEYE



OMNI
CHARLOTTESVILLE

Residence Inn
BY RESIDENCE

Staples



Wendy's

Bodo's
Bagels



THE MARKET

Kardinal Hall

LUNALABS

BLUE RIDGE
FARMERS CO-OP



Pet Paradise

BAILEY
PRINTING, INC.

SITE

HARRIS ST

GINGERICH
OUTDOOR POWER SPECIALIST

CITY CENTER
STORAGE



[illegible]

REGIONAL ACCESS



DRIVING DISTANCE TO:



0.6 MILES
3 MIN. DRIVE



2.4 MILES
7 MIN. DRIVE



3.6 MILES
7 MIN. DRIVE



8.9 MILES
18 MIN. DRIVE



164.0 MILES
2 HRS. 30 MIN. DRIVE
(PORTSMOUTH OPERATIONS CENTER)

RICHMOND, VA

71.0 MILES
1 HR. 10 MIN.

WASHINGTON, DC

116.0 MILES
2 HRS. 0 MIN.

NORFOLK, VA

162.0 MILES
2 HRS. 30 MIN.

BALTIMORE, MD

158.0 MILES
2 HRS. 40 MIN.



FOR MORE INFO **CONTACT:**



BRIAN THOMAS

VICE PRESIDENT

202.734.9726

BTHOMAS@mackenziecommercial.com



RYAN KATSTRA

REAL ESTATE ADVISOR

434.422.7432

RKATSTRA@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

434-818-7788

425 7th Street NE

Charlottesville, VA 22902

OFFICES IN: **CHARLOTTESVILLE, VA** ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD LUTHERVILLE, MD

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