



UP
TO **83,039 SF ±**

WAREHOUSE SPACE



LIBERTY PARK
G O R D O N S V I L L E

EXCLUSIVELY LISTED BY



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY HIGHLIGHTS:



- » Up to **83,039 SF ±** of industrial, warehouse and flex/office space available (divisible configurations—see pg. 3 floor plan)
- » High-capacity electrical service for intensive manufacturing, distribution or data operations
- » Secure fenced lot and staging/ lay down yard space
- » Combination of loading docks and ground-level bay doors
- » Fully sprinklered
- » Turn-key and fully serviced with on-site property management, 22' clear height, 24/7 site access and sprinkler system.
- » Situated directly off US-15 and US-33 in Gordonsville, providing fast access to I-64

83,039
Available SF

22'
Clear Height

10
Docks

10
Levelers

1 CLEVELAND STREET | GORDONSVILLE, VA

11
Drive-Ins

3p 4w
Power

Wet
Sprinklers

B1
Zoning

FLOOR PLAN:

1ST FLOOR



2ND FLOOR

ATTIC

Available - Loading Dock Access

- Unit 200 4,050 sq/ft + Mezz
- Unit 300 7,198 sq/ft
- Unit 980 8,343 sq/f
- Unit 700 56,998 sq/ft

Flex/Office Space - Overlooks Unit 700

- Unit 875 1,620 sq/ft
- Unit 825 2,130 sq/ft

- Unit Bathroom(s)
- Common Area

ELECTRICAL DISTRIBUTION

5KV SWITCH GEAR - FACILITY POWER MAINS

- LC#1 WAREHOUSE
- LC#2 WAREHOUSE, HVAC, FRONT OFFICE
- LC#3 WAREHOUSE
- LC#4 WAREHOUSE
- LC#5 WAREHOUSE

DOMINION POWER TRANSFORMER
34.5/4.16 KV

5KV SWITCHGEAR
PLANT POWER

UNIT
200:

6,750
Available SF

22'

Clear Height

1

Drive-In

- » 4,050 SF warehouse floor with a 2,700 SF finished mezzanine
- » Existing office and production work area
- » New overhead lighting, 22' clear height and one direct drive in bay
- » Features internal roll-up door access connecting directly to Unit 300



Mezzanine

UNIT 300:

7,198
Available SF

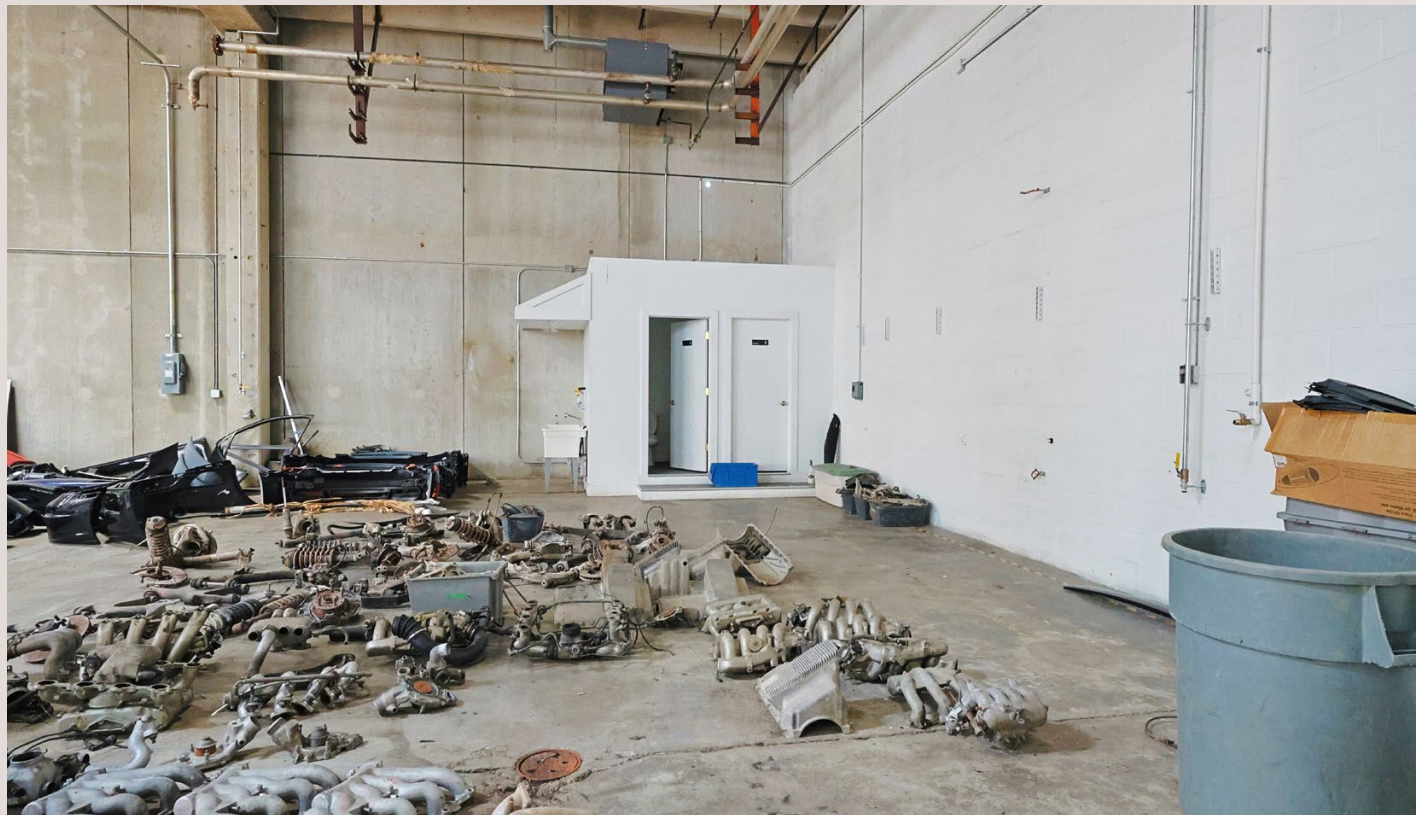
22'

Clear Height

1

Dock

- » Dedicated dock-high loading access and 22' clear ceilings
- » Clear-span, open warehouse layout maximized for high-density vertical racking and distribution
- » Can be leased individually or combined with Units 200 and 700 for expanded operations
- » Well suited for distribution, storage and light industrial uses



UNIT 700:

56,998
Available SF

22'

Clear Height

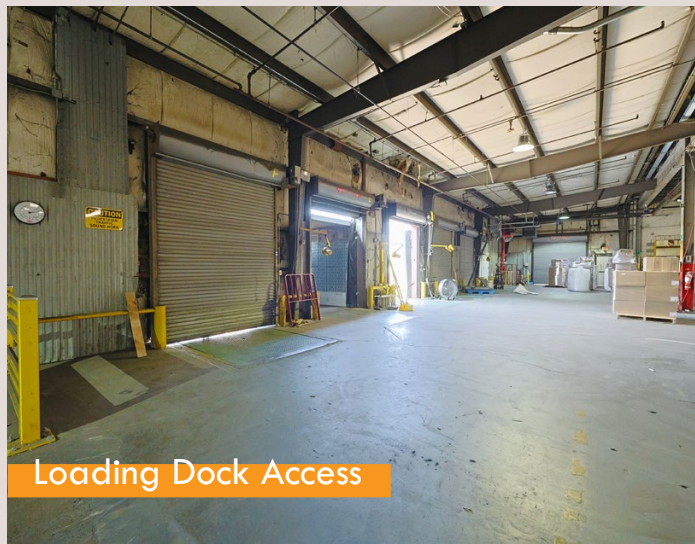
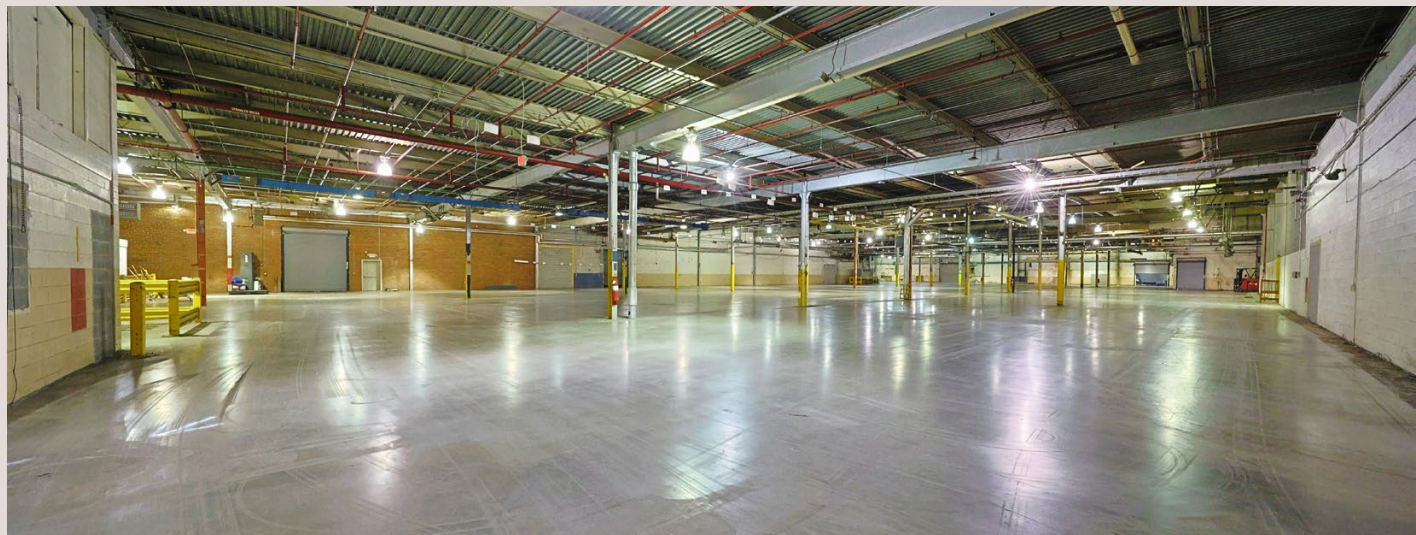
3

Docks

2

Drive-Ins

- » Large industrial footprint with expansive open floor plan including office space across ground and mezzanine levels
- » Upgraded climate control/heating and high-efficiency lighting, 22' clear height, 3 loading docks, and 2 ground-level drive-in doors
- » Option to combine with Units 300 and 980



Loading Dock Access



UNIT
980:

8,340
Available SF

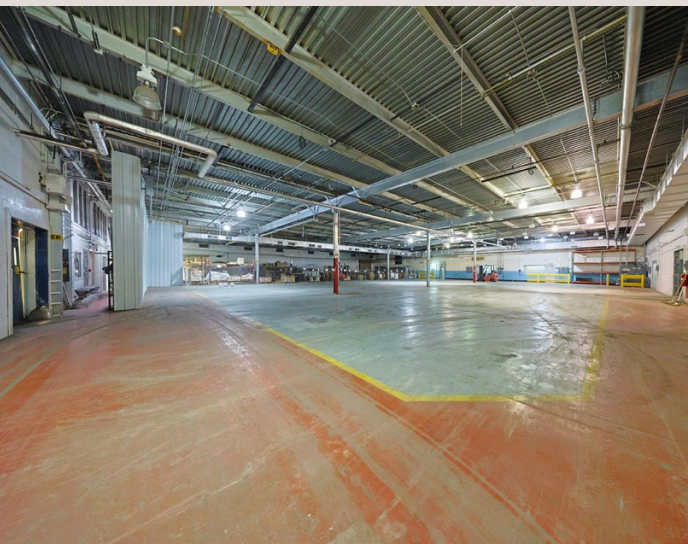
22'
Clear Height

1
Dock

- » Efficient, wide-open warehousing block ideal for fulfillment, regional distribution, or overflow storage
- » Direct access to loading dock and 22' clear ceilings
- » Contiguous to Unit 700 for seamless expansion

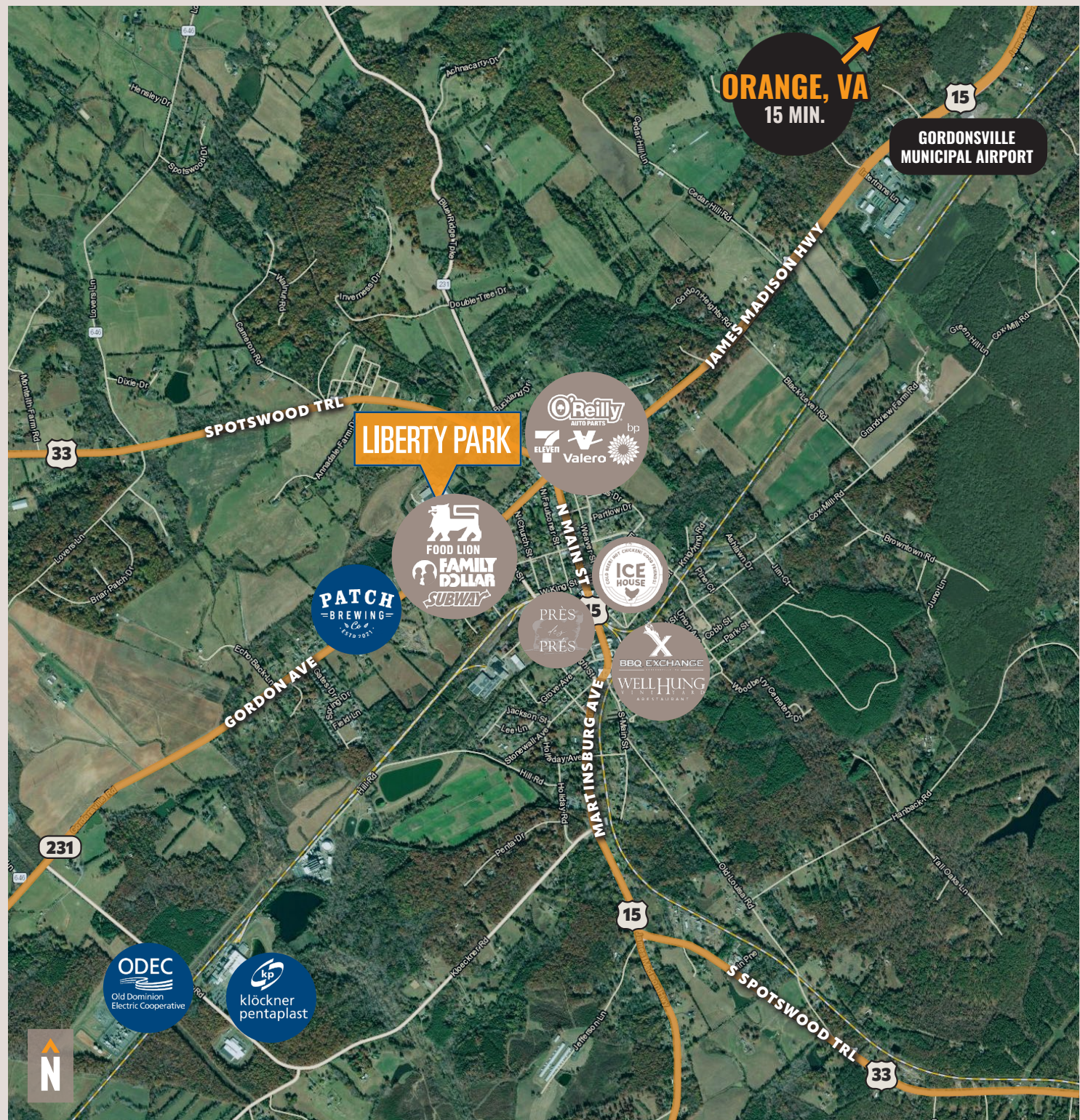


Shared Loading Dock



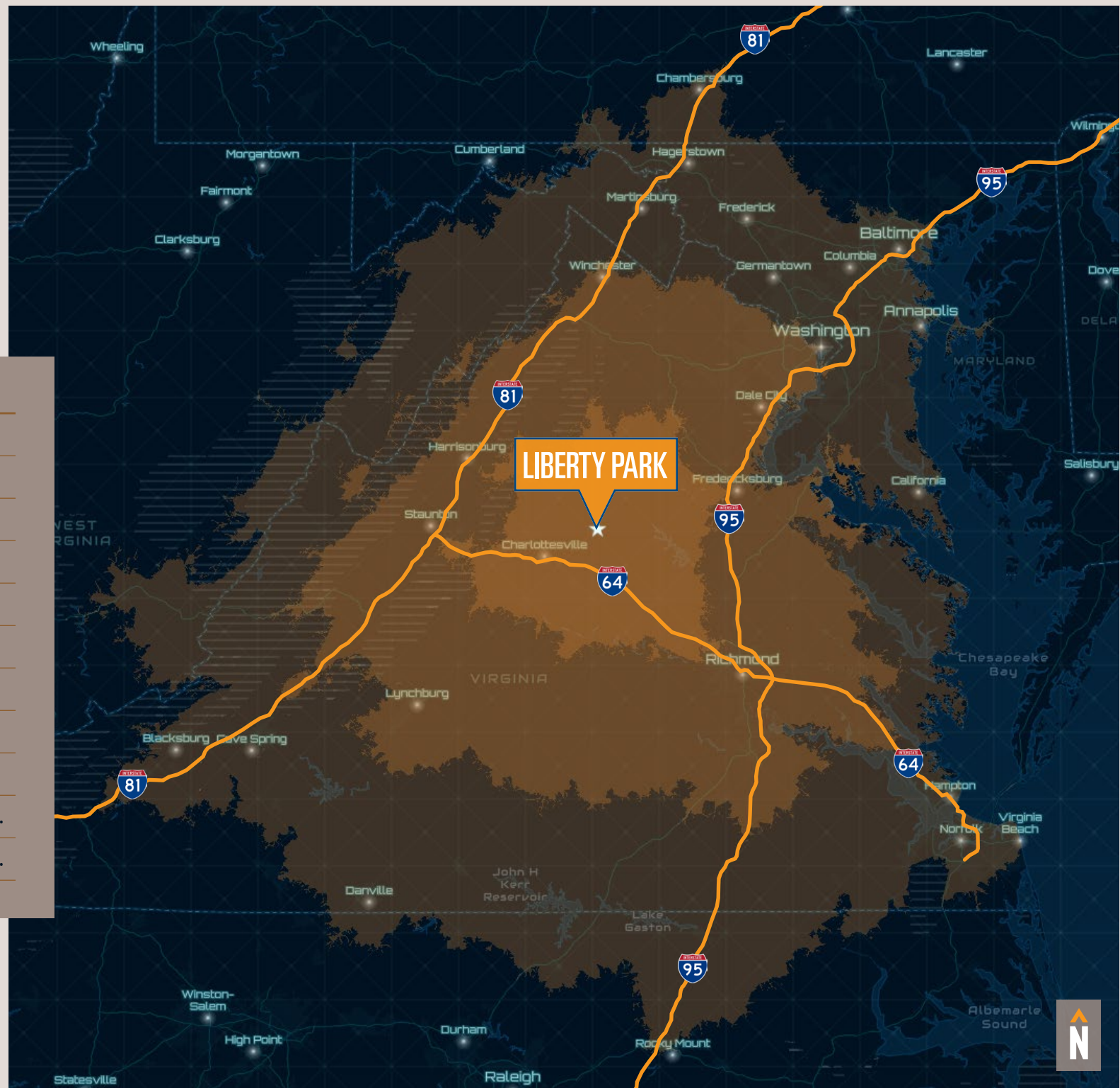
DESIRABLE LOCATION:

Strategically situated at the crossroads of **US Route 15** and **US Route 33** in Central Virginia's Orange County, **Gordonsville** offers an ideal, cost-effective hub for regional distribution, warehousing, and light manufacturing. Located just 12 miles from **I-64**, the town provides seamless highway connectivity to Charlottesville, Richmond, the I-95 corridor, and major Mid-Atlantic consumer markets, as well as direct freight rail access via the Buckingham Branch Railroad connecting to Norfolk Southern and CSX networks. Combining competitive operating costs and lower tax rates with a skilled regional labor pool and proximity to the Port of Virginia, Gordonsville delivers a prime logistics location that pairs small-town efficiency with powerful supply chain reach.



MAJOR MARKET ACCESS:

LOCATION	DRIVE TIME
I-64	15 Min.
Charlottesville, VA	30 Min.
Culpeper, VA	40 Min.
I-95	50 Min.
Fredericksburg, VA	1 Hr.
Richmond, VA	1 Hr.
I-81	1 Hr. 5 Min.
Lynchburg, VA	1 Hr. 40 Min.
Washington, DC	1 Hr. 50 Min.
Baltimore MD	2 Hrs. 20 Min.
Norfolk, VA	2 Hrs. 30 Min.



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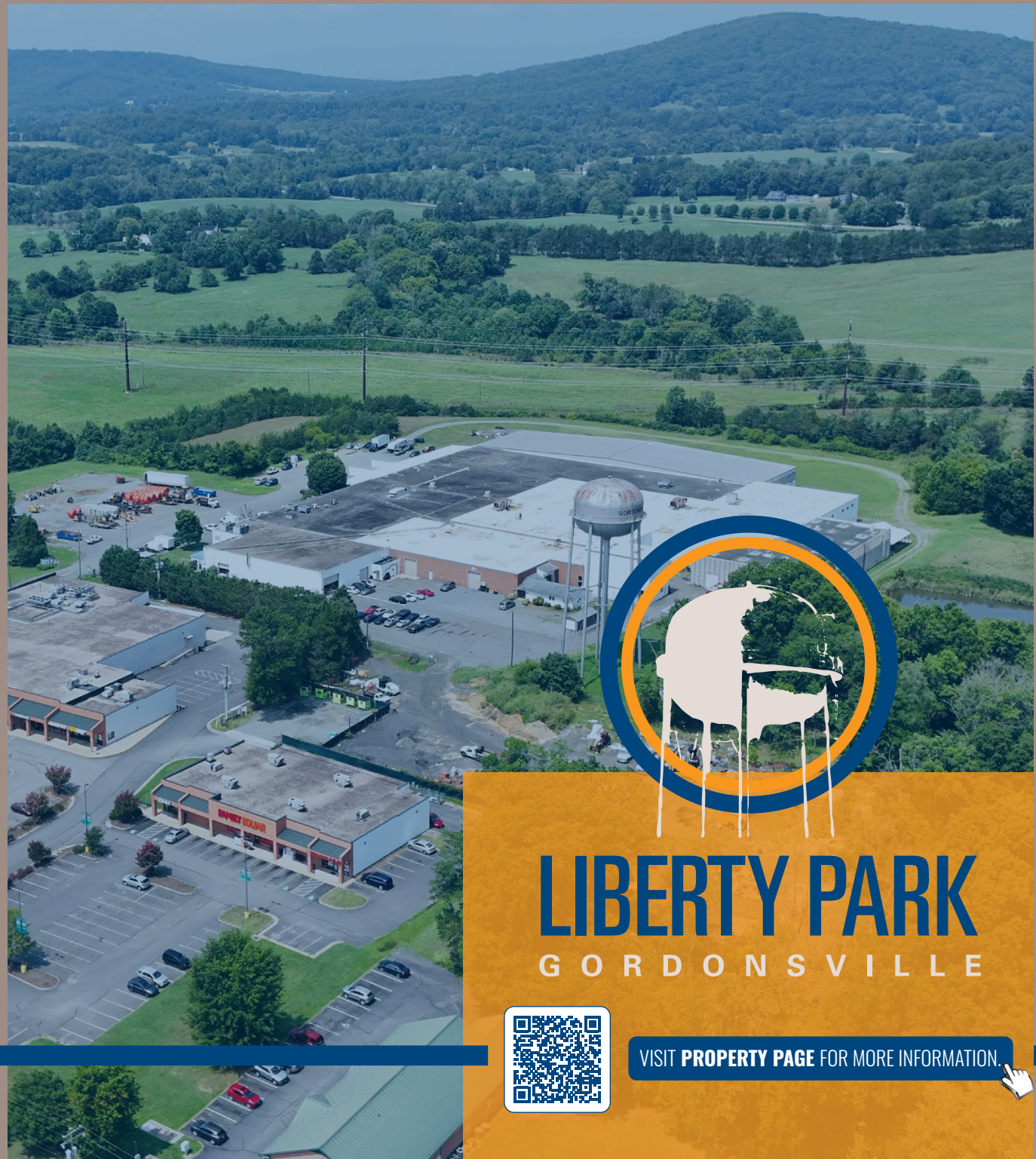
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