

STONEWALL INDUSTRIAL PARK

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Buligo

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255 TYSON DR

SUITE 4

- 18,000 SF Warehouse
- Approximately 800 SF of Conditioned Office Space
- 1 Bathroom
- Loading Docks: 2 With Levelers
- Drive In: 1 - 10x14

257 TYSON DR

SUITE 3

- Office
- 1,250 SF

SUITE 4

- Office
- 1,250 SF

SITE PLAN



PARK SIZE:
134,122 SF



ZONING:
M1 (LIGHT INDUSTRIAL)



CLEAR HEIGHT:
20 FT



COLUMN SPACING:
50 FT x 30 FT



LOADING DOCK:
24



DRIVE IN:
2

TYSON DRIVE

LEASED

LEASED

LEASED

**18,000 SF
AVAILABLE**

OFFICE

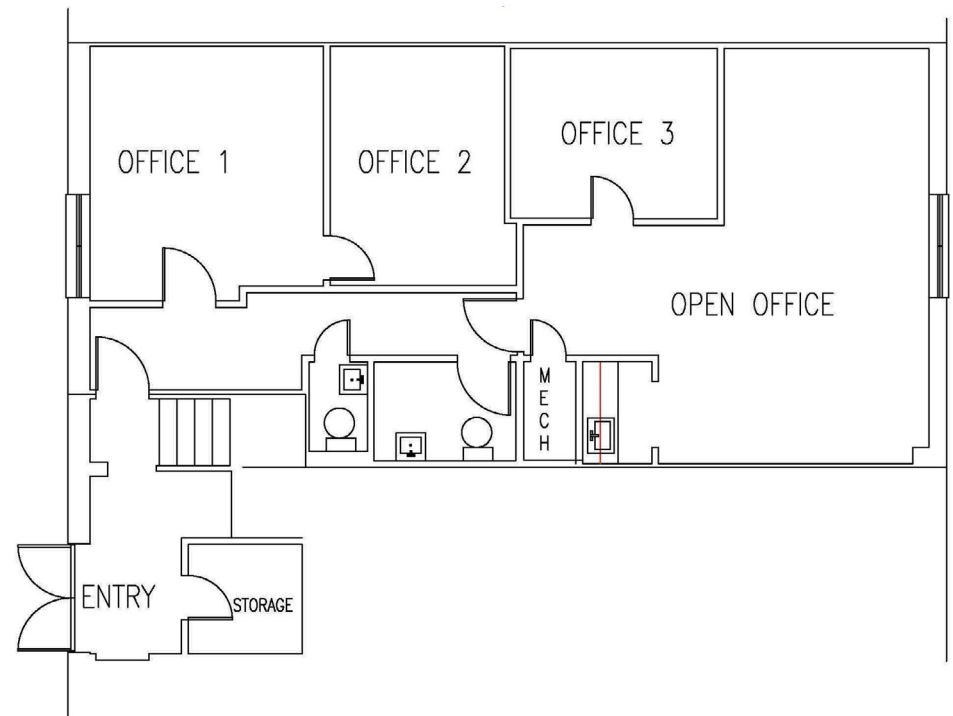
SUITE 4

LEASED

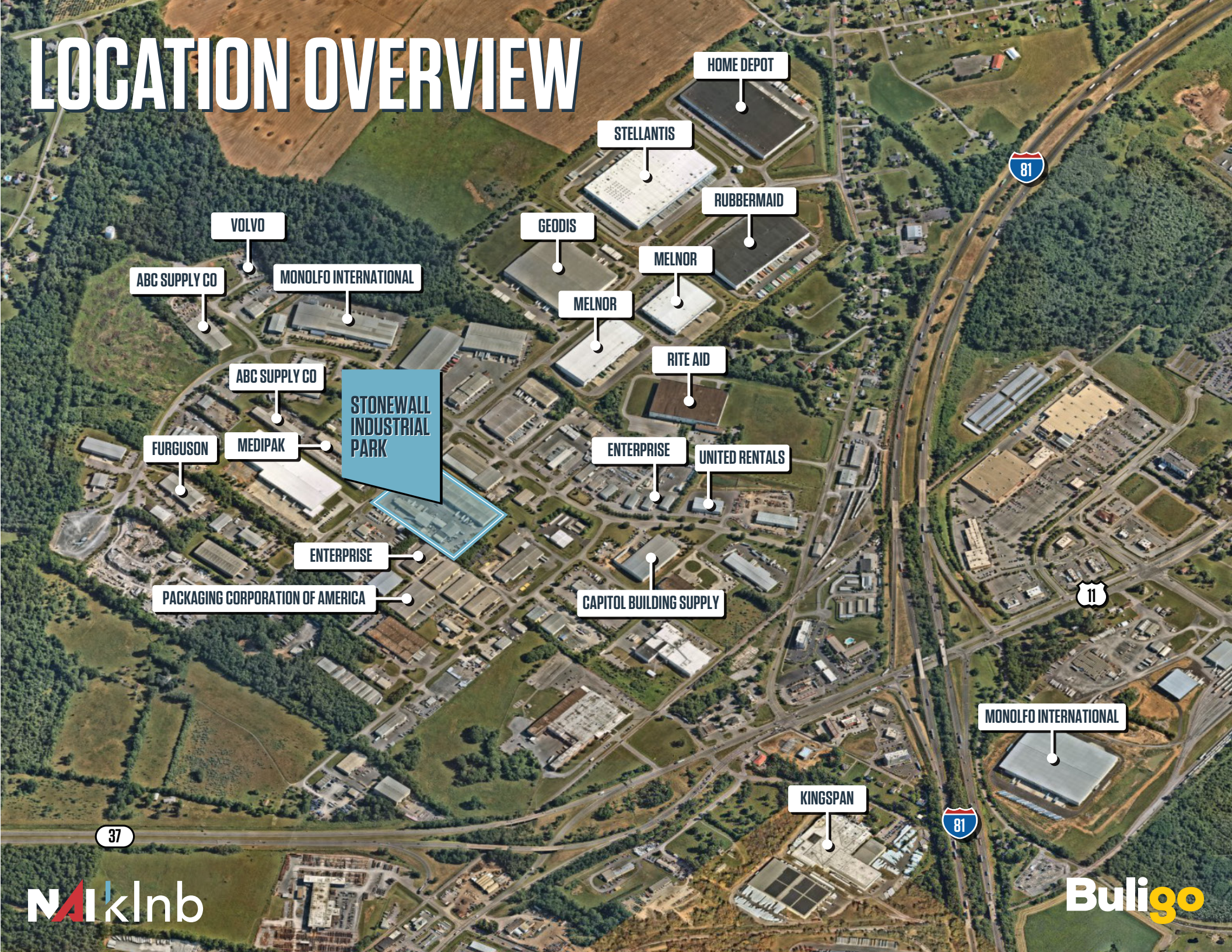
255 TYSON DRIVE SUITE 4



257 TYSON DRIVE



LOCATION OVERVIEW





STONEWALL
INDUSTRIAL
PARK

WINCHESTER

LABOR FORCE OVERVIEW

BUSINESS SUMMARY (2025)

10 Minute Drive 20 Minute Drive 30 Minute Drive

Total Employees

5,600 51,310 88,269

Total Construction Businesses

36 (8.9%) 319 (7.3%) 560 (7.7%)

Total Construction Employees

334 (6%) 2,326 (4.5%) 3,641 (4.1%)

Total Manufacturing Businesses

36 (8.9%) 162 (3.7%) 244 (9.6%)

Total Manufacturing Employees

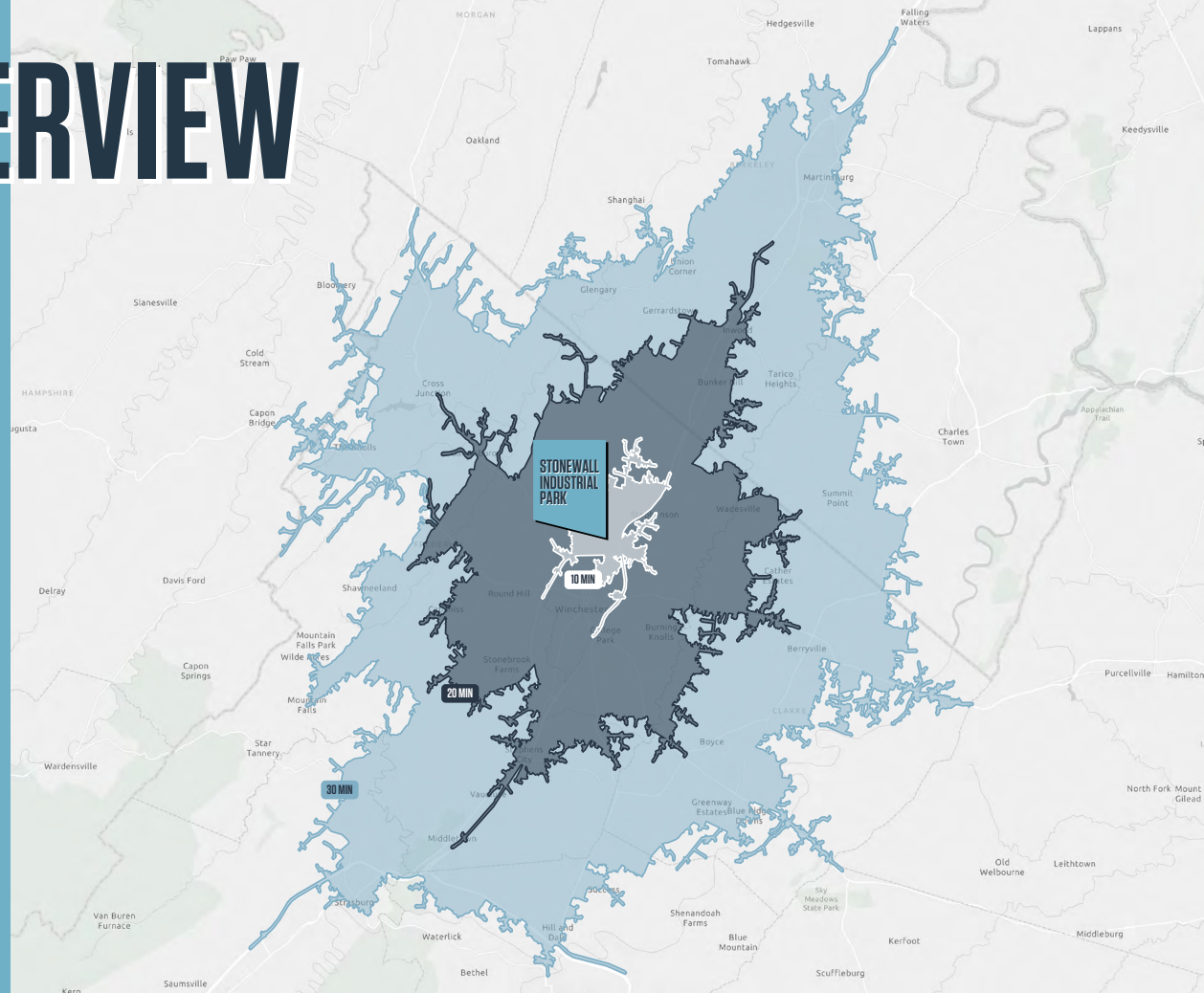
1,529 (27.3%) 6,071 (11.8%) 8,456 (9.6%)

Total Transportation and Warehousing Businesses

12 (3%) 78 (1.8%) 131 (2.1%)

Total Transportation and Warehousing Employees

165 (3%) 898 (3.8%) 1,841 (2.1%)



CIVILIAN LABOR FORCE PROFILE WITHIN A TEN MINUTE DRIVE (2025)

POPULATION (EMPLOYED) BY AGE GROUP

16-24	25-54	55-64	64+
559 (344)	1,876 (1,404)	592 (488)	899 (210)

LABOR FORCE BY INDUSTRY

Construction	Manufacturing	Wholesale Trade	Transportation/ Warehousing
266 (11.1%)	210 (8.7%)	339 (1.6%)	151 (6.3%)

BLUE COLLAR EMPLOYEES

672 (27.9%)



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FOR MORE INFORMATION, PLEASE CONTACT:

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