

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
- Asking Rate: x/SF NNN

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 - 26 FT



COLUMN SPACING:
50 FT x 30 FT



LOADING DOCK:
—



DRIVE IN:
—

TYSON DRIVE

LEASED

LEASED

LEASED

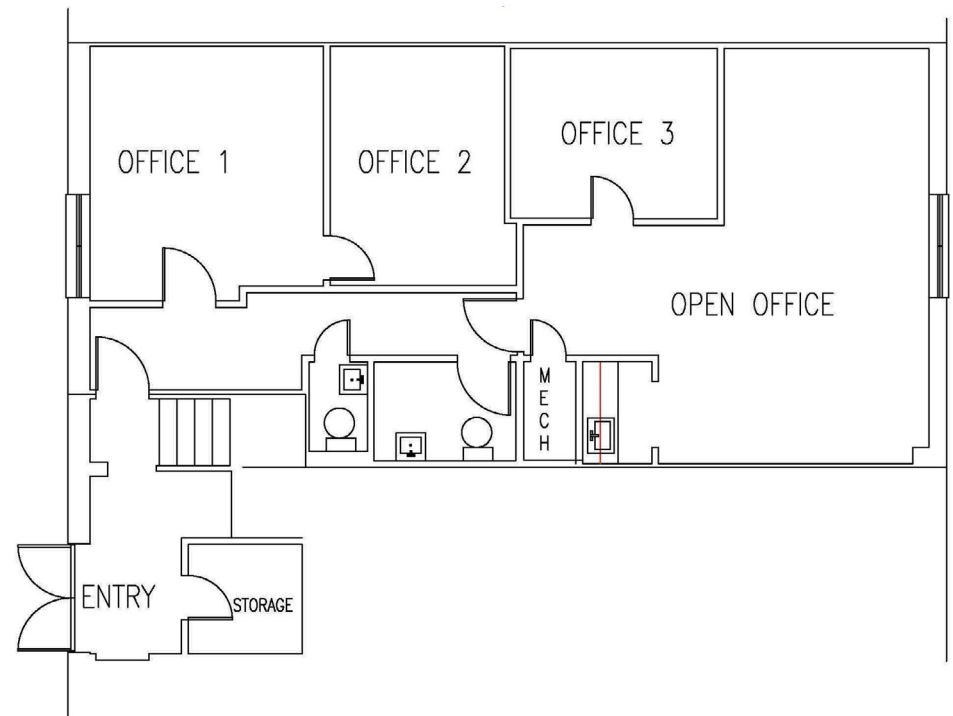
18,000 SF
AVAILABLE

OFFICE

SUITE 4

LEASED

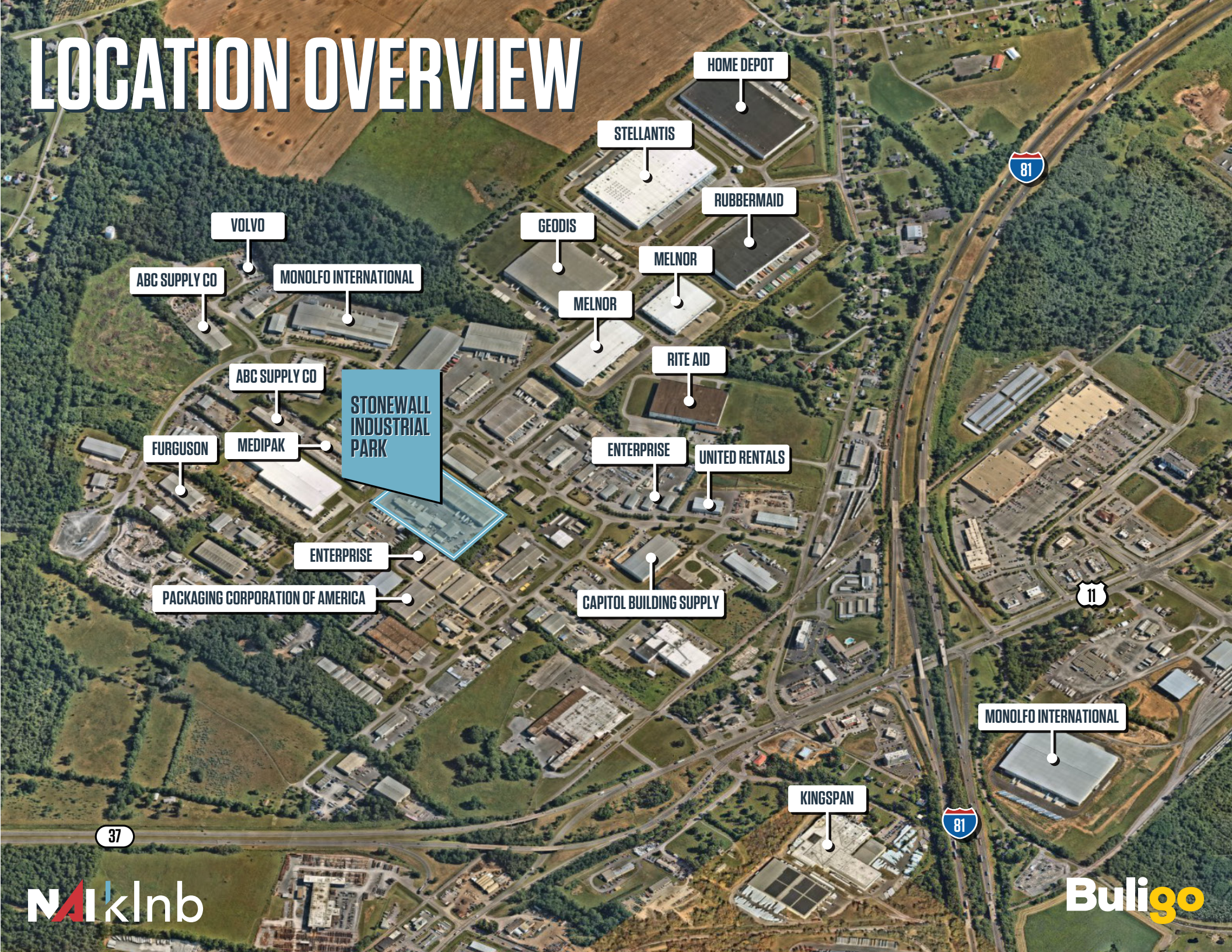
257 TYSON DRIVE



255 TYSON DRIVE SUITE 4



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

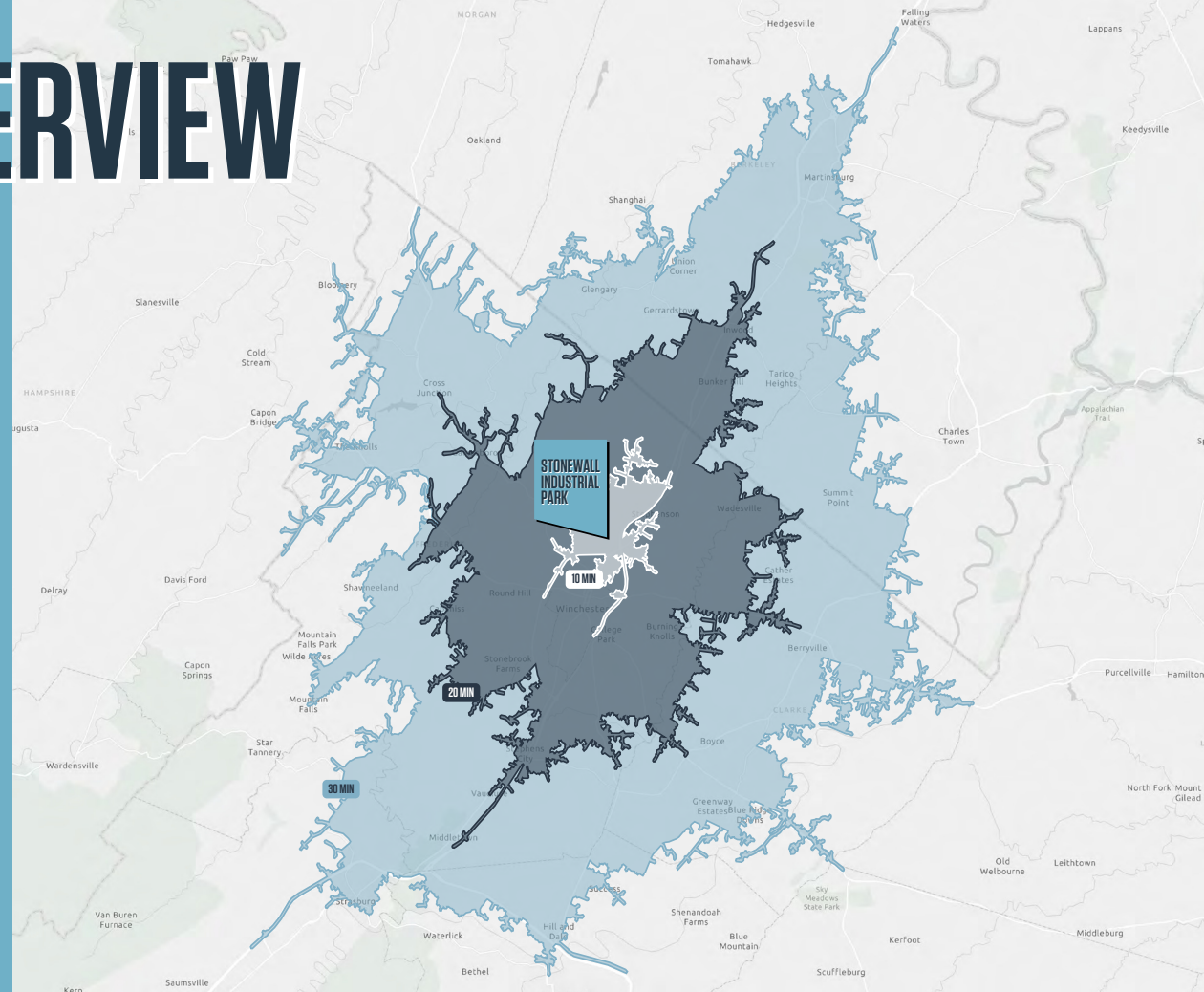
1,529 (27.3%) 6,071 (11.8%) 8,456 (9.6%)

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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