

An aerial photograph of an industrial park. The central focus is a large, rectangular industrial building with a brown, gabled roof and several skylights. To the left of the building is a large, paved parking lot with many empty spaces. To the right of the building is a smaller parking lot with a few trucks parked. In the background, there are more industrial buildings and a road. The foreground is dominated by a large, dense forest of green trees. The text "STONEWALL INDUSTRIAL PARK" is overlaid in large, white, bold, sans-serif capital letters across the top of the image. Below it, the address "260 Lenoir Dr, Winchester, VA 22603" is written in a smaller, dark blue, sans-serif font. In the bottom right corner, there is a blue banner with the words "FOR SALE" in white, bold, sans-serif capital letters. At the very bottom of the image, there is a black banner with the logo "NAIklb" in white, where the "NAI" is in a bold, sans-serif font and the "klb" is in a lighter, sans-serif font.

STONEWALL INDUSTRIAL PARK

260 Lenoir Dr, Winchester, VA 22603

FOR SALE

NAIklb

HIGHLIGHTS

The Offering

KLNB, as the exclusive representative for the owner, is pleased to present for sale 260 Lenoir Dr a 83,495 SF $\pm$ standalone manufacturing and assembly facility situated in Stonewall Industrial Park, just off I-81 in Winchester, VA. This building has approximately 3.5 acres of excess land for IOS or a variety of uses.

PROPERTY SUMMARY



RBA:	83,495 SF $\pm$
Year Built:	1981
Acreage:	10 acres (including 3.5 $\pm$ unused acres)
Zoning:	M1
Clear Height:	14' clear
Loading:	8 Docks, 4 Drive-Ins & 2 Platform Docks
Construction:	Precast Concrete

PROPERTY OVERVIEW



CAPACITY 4200 LBS.

General Specifications

Property Address	260 Lenoir Dr. Winchester, VA 22603
Total Building Size	83,495 ± Square Feet
Parcel ID#	4319-9
Construction	Precast Concrete
Lot Size	10.16 acres ± (including 3.5 ± unused acres)
Year Built	1981
Office Area	3,000 Square Feet ±
Loading	8 loading docks, 4 drive-ins, 2 platform docks
Ceiling Height	14' Clear
Roof	Built-up layered asphalt
Zoning	M1 (Light Industrial)
Sprinkler	N/A
Heat	Gas
Lighting	LED warehouse lighting
Sale Price	Call agent
Assessment/ Real Estate Taxes	\$34,655.11 (2026 Tax Year)

Electrical/Mechanical

Mechanical/ HVAC	Warehouse - Gas Heat Office - Standalone HVAC System
Electric	Heavy Power Service
Electric Service	250 KVA, 3-phase, 480 - 277 voltage, 1600 amps

Utilities

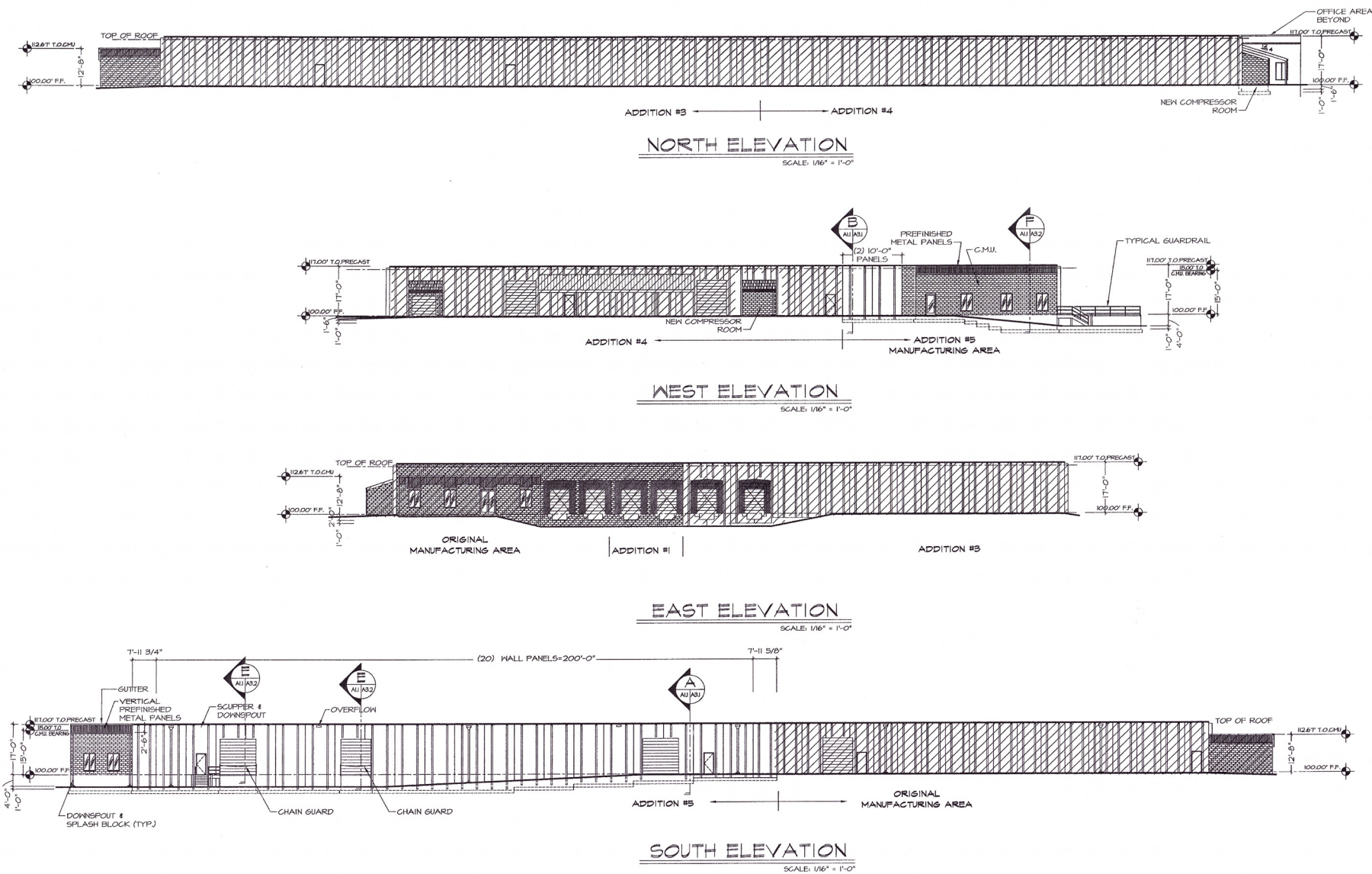
Water/Sewer	Public Water & Sewer, Frederick Water
Electricity/ Natural Gas	Rappahannock Electric Cooperative Columbia Gas of Virginia

Fire/Life Safety

Fire Protection	Non-sprinklered
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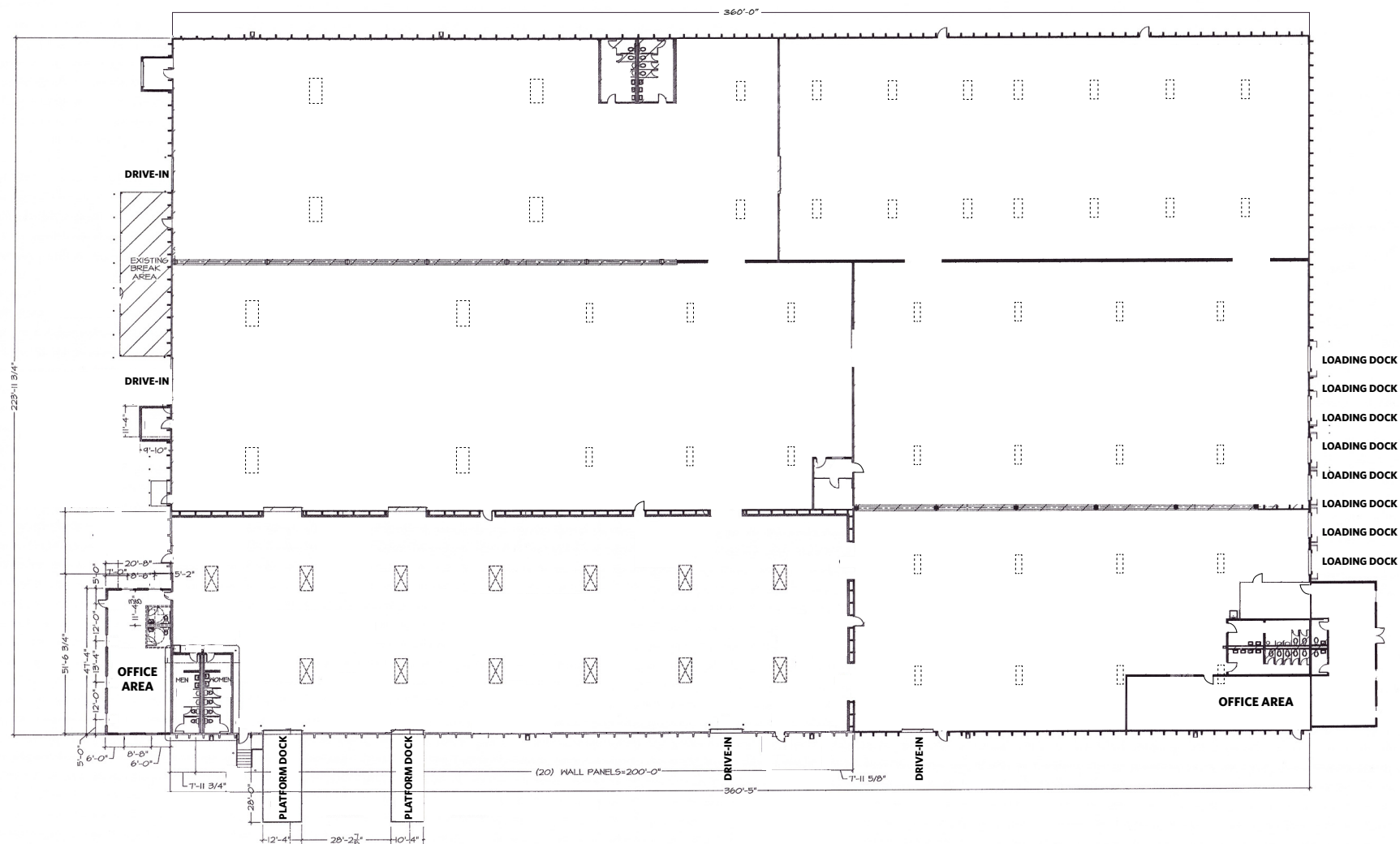


Elevations



Floor Plan

EXISTING GROSS AREA: 83,495 SF



Zoning

Light Industrial [M1] Partial list of permitted uses include;



Construction Contractor



Hardware



Electrical Contractor



Fabricated Metal
Manufacturing



Plumbing Contractor



Equipment Rental



HVAC Contractor



Commercial Fleet
Maintenance



Light Manufacturing/
Warehousing



Construction Material
Distribution



Research Facilities



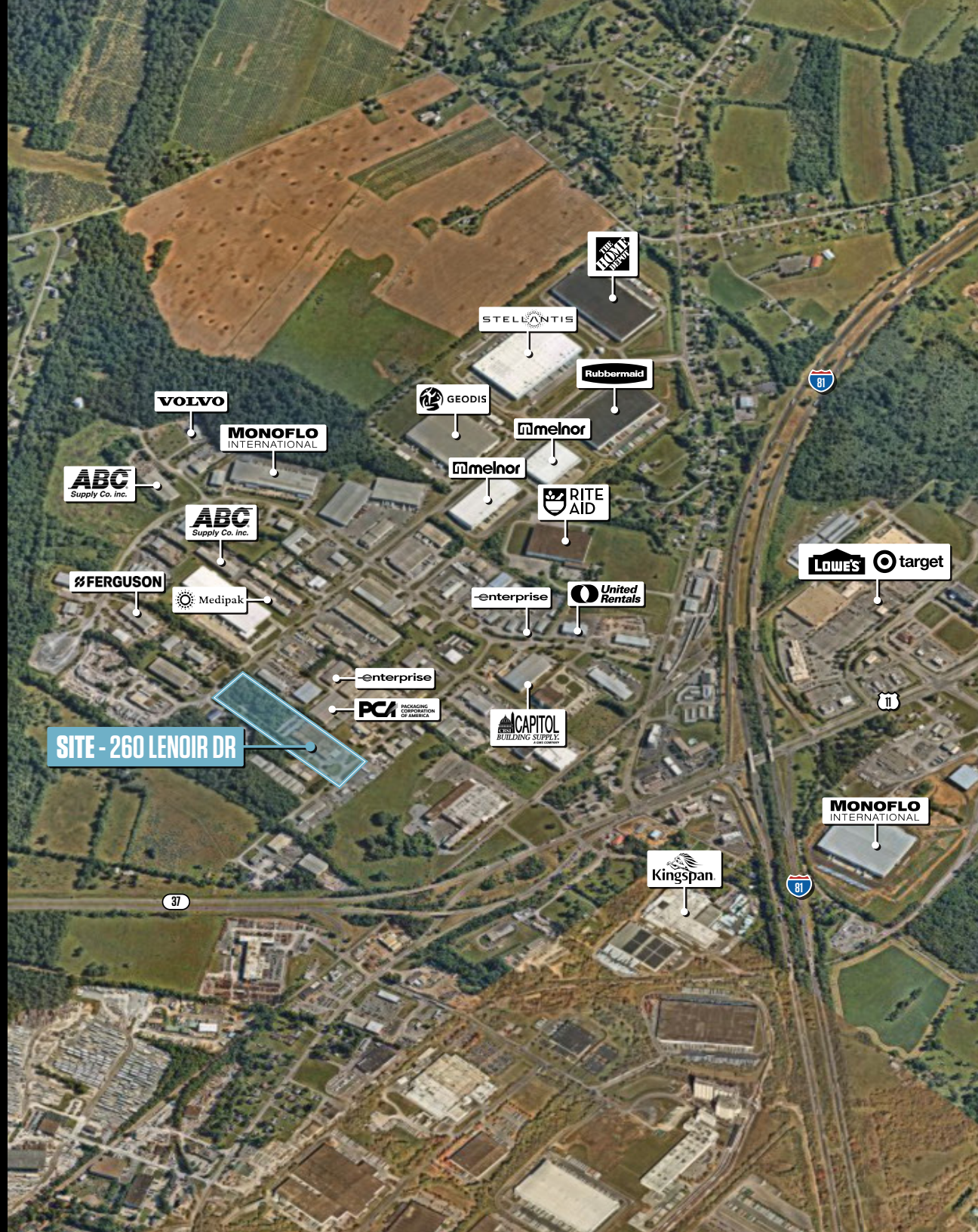
Machinery Cleaning



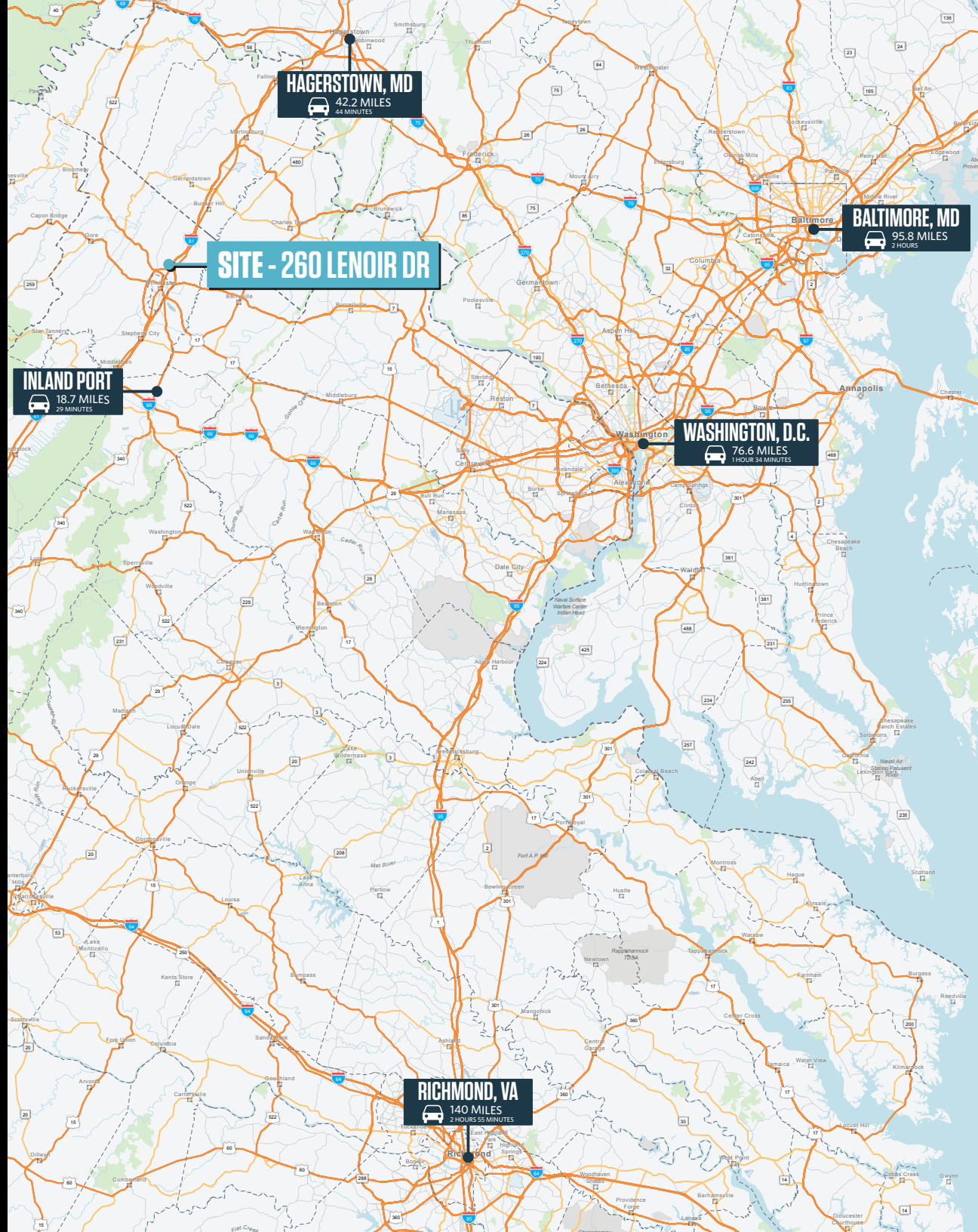
Landscaping



STRATEGIC LOCATION



REGIONAL MAP





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Chase Stewart
Principal

703-268-2732
cstewart@klnb.com



Scott Rabin
Senior Vice President

703-344-5610
srabin@klnb.com

BALTIMORE, MD

100 West Road , Suite 505
Baltimore, MD 21204
410-321-0100

COLUMBIA, MD

9881 Broken Land Parkway, Suite 300
Columbia, MD 21046
410-290-1110

ROCKVILLE, MD

12435 Park Potomac Avenue, Suite 250
Rockville, MD 20854
301-591-7330

TYSONS, VA

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
703-268-2727

WASHINGTON, D.C.

1130 Connecticut Avenue, NW, Suite 600
Washington, DC 20036
202-375-7500