

# FOR LEASE

## WAREHOUSE & ADDITIONAL STORAGE LOT

### 40 CATTLEMANS LANE, BERRYVILLE VA 22611

*Warehouse and Storage Lot Are Available  
for Lease Together or Independently*



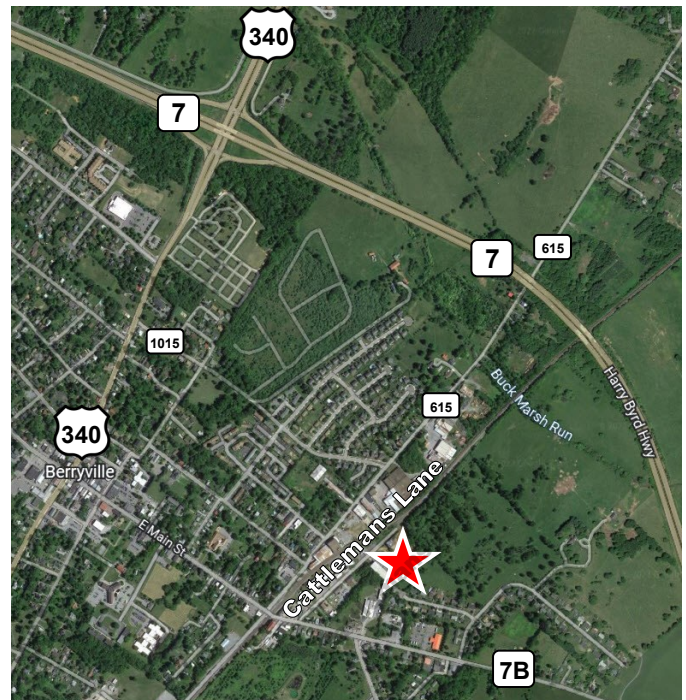
#### WAREHOUSE (PARCEL #1)

- WAREHOUSE SIZE: 15,540 SQ. FT
- RENTABLE AREA: MINIMUM 5,180 SF
- LEASE RATE: \$8.00 PSF IG
- FOUR (4) DRIVE-IN BAYS
- ONE (1) LOADING DOCK BAY
- PAVED PARKING LOT

#### STORAGE LOT (PARCEL #2)

- ONE (1) ADDITIONAL STORAGE LOT FOR OUTDOOR STORAGE OF EQUIPMENT & MATERIALS
- LOT SIZE: 24,700 SF
- LEASE RATE: \$2,700 PER MONTH
- SEE ENCLOSED PARCEL LAYOUT

**ZONING:** L-1 INDUSTRIAL DISTRICT



Individual Member

**DAVID GUNTER, CCIM**  
DEG@CGR-INC.COM  
703-544-1013 · EXT 111

**THOMAS HERTEL**  
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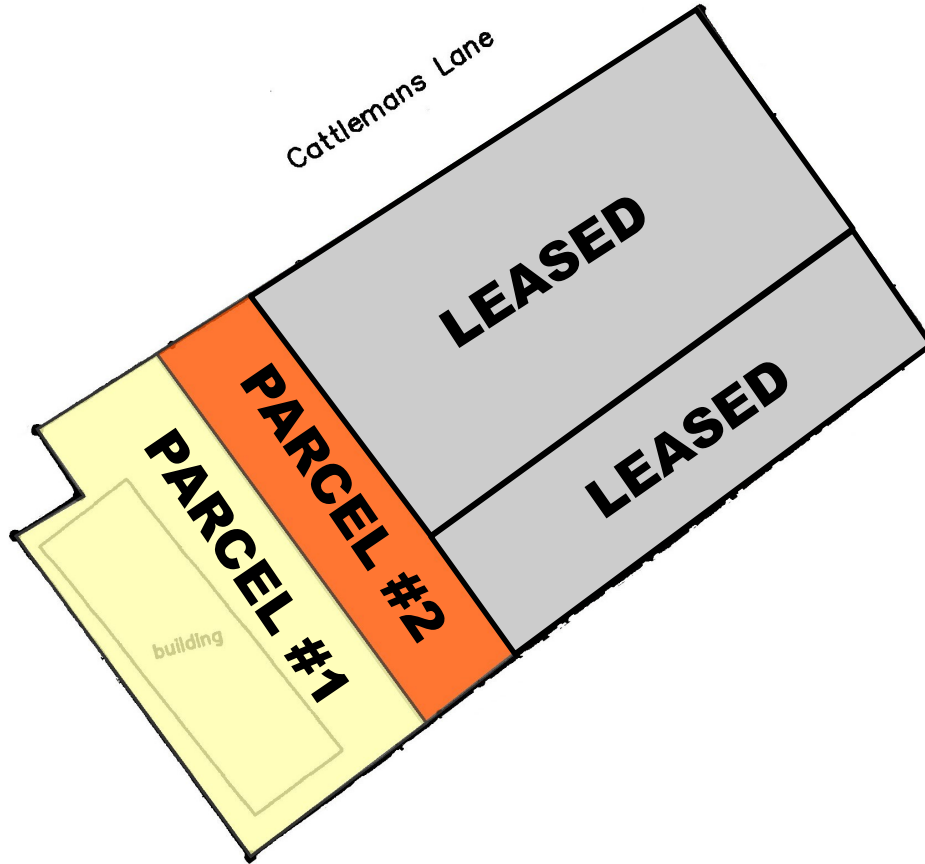
*Exclusive Listing By:*

**CGR**  
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## PARCEL LAYOUT & RATE SHEET

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### PARCEL #1

WAREHOUSE WITH PAVED PARKING LOT

WAREHOUSE SIZE: 15,540 SF

RATE: \$8.00 IG

MONTHLY: \$10,360 PLUS ELECTRIC

### PARCEL #2

GRAVELED STORAGE LOT

SIZE: 24,700 SF

RATE: \$2,700 PER MONTH



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# WAREHOUSE



# ADDITIONAL STORAGE LOTS

