

COMMERCIAL GROUP REALTY, INC.

FREE STANDING WAREHOUSE FOR LEASE

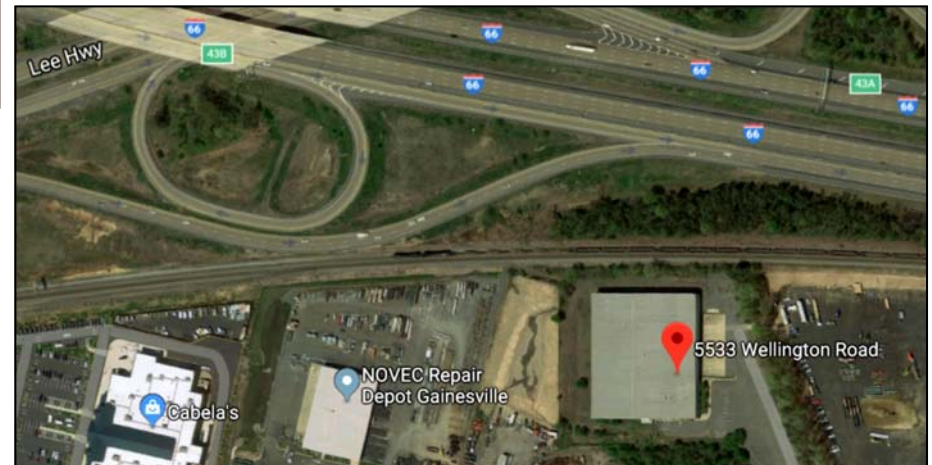
5533 WELLINGTON ROAD, GAINESVILLE, VA 20155



AVAILABLE IMMEDIATELY
79,500 SF WITH 8,745 SF OFFICE
12 LOADING DOCKS W/LEVELERS
1 DRIVE IN

\$6.95 PSF NNN

PRINCE WILLIAM COUNTY M-1 ZONING



DAVE GUNTER, CCIM EXT 111
DEG@CGR-INC.COM
DAVID AUSTIN, CCIM EXT 114
AUSTIN@CGR-INC.COM

703-544-1013



Exclusive Representation by:



COMMERCIAL GROUP REALTY, INC.

5533 WELLINGTON RD, GAINESVILLE, VIRGINIA 20155



- 70,755 SF OF WAREHOUSE
- OPEN AREA WITH STEEL COLUMNS AT 50' SPACING
- 5.7 ACRES FULLY FENCED
- 24' CLEAR HEIGHT
- 12 LOADING DOCKS WITH LEVELERS - 9' x 10' INSULATED, 24 GAUGE MANUALLY OPERATED STEEL OVERHEAD SECTIONAL DOORS
- 1 OVERSIZED DRIVE-IN - 14'x14' INSULATED, 24 GAUGE CHAIN HOISTED OPERATE STEEL OVERHEAD SECTIONAL DOOR
- TWO VENTILATOR FANS ON NORTH END
- NORFOLK & SOUTHERN RAIL SPUR SERVES THE FACILITY, 3 - 12' x 10' INSULATED, 24 MANUALLY OPERATED STEEL OVERHEAD SECTIONAL DOORS SERVICE RAIL LOADING DOCKS
- FACILITY IS LOCATED APPROXIMATELY 1/2 MILE FROM THE INTERSECTION OF I-66 AND ROUTE 29 (LEE HIGHWAY). 40 MILES TO INTERSTATE 95 AND 50 MILES TO INTERSTATE 81.

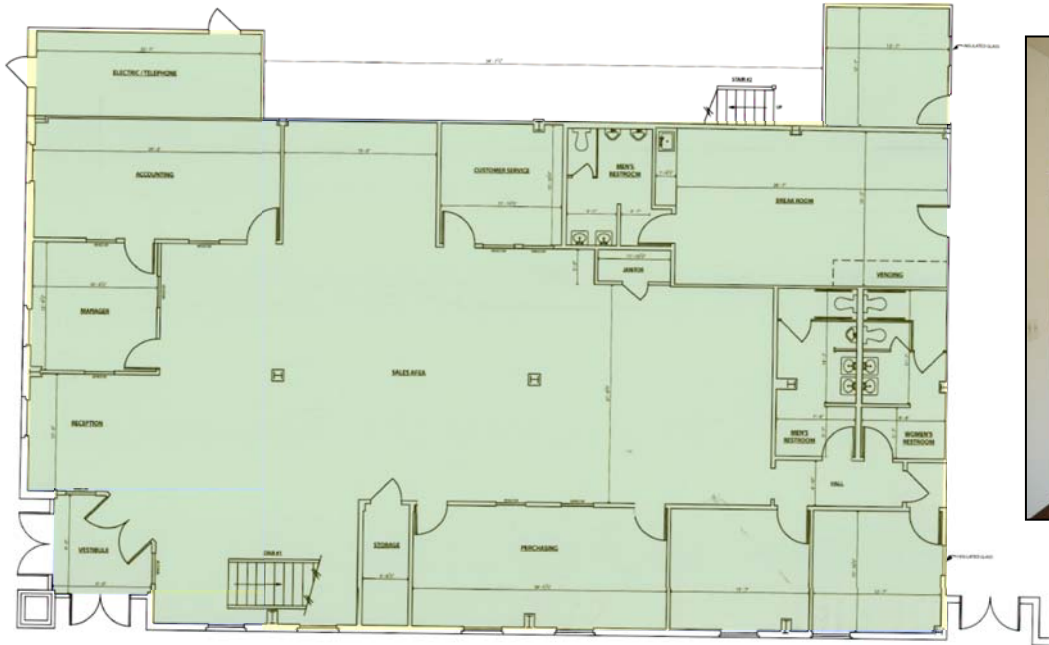
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First Floor

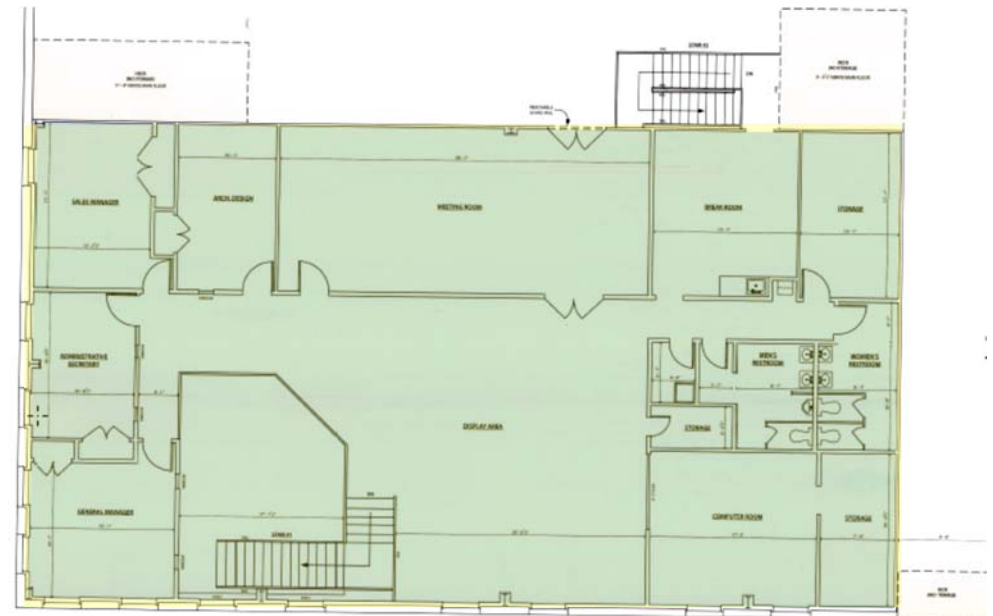


Second Floor

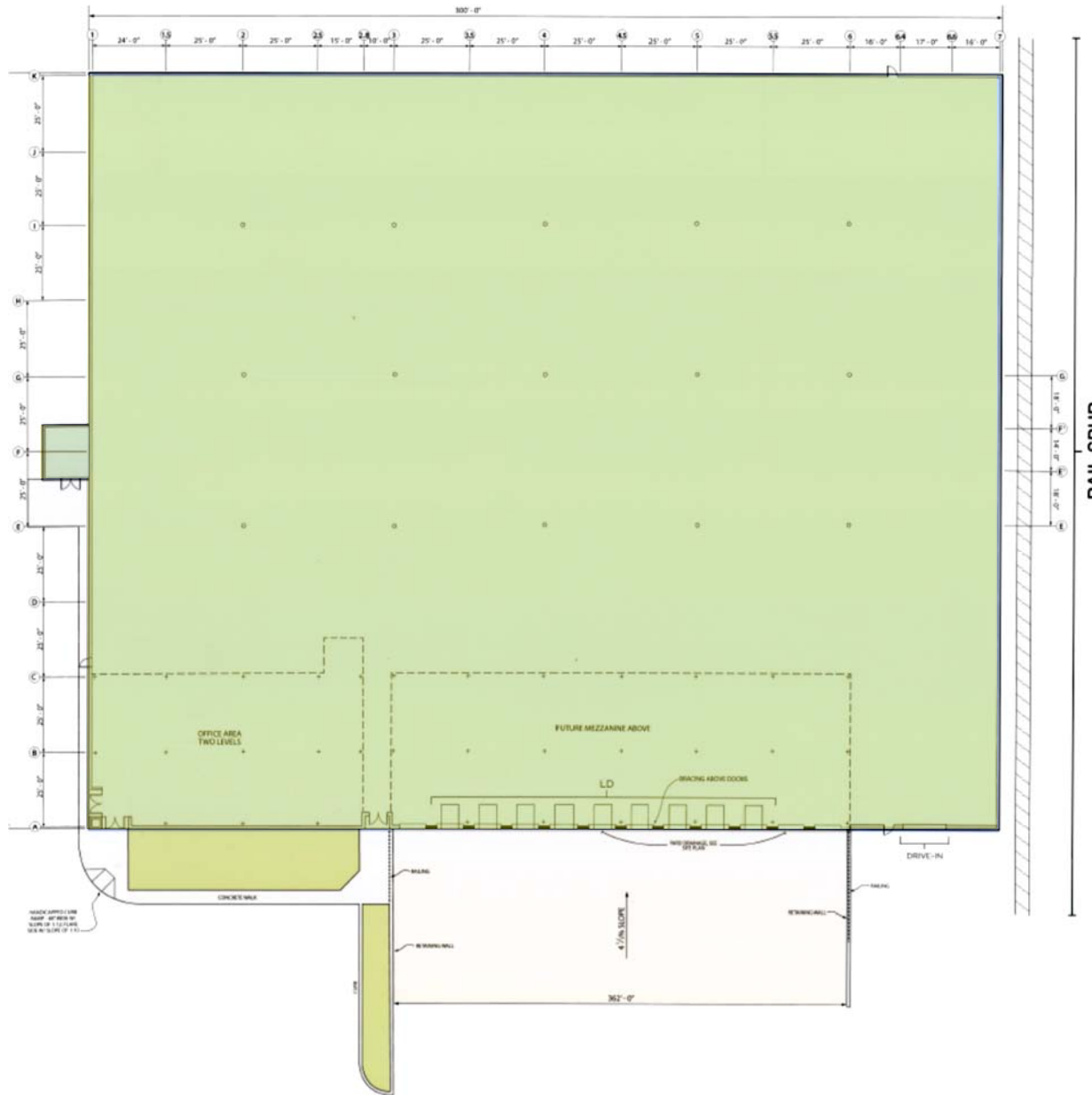
**8,745 SF OFFICE ON
2 LEVELS**

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79,500 SF
FREE STANDING
WAREHOUSE WITH
OFFICE



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