

**SALE/  
LEASE**

ZONED M-2

# Midpoint Industrial Park

121 Midpoint Drive | Mineral, VA 23117



**COMMONWEALTH  
COMMERCIAL**  
Comprehensive Property Solutions



## PROPERTY HIGHLIGHTS

- › 10,000± SF office/warehouse on 2.6± AC fenced and graveled yard
- › Zoned M-2 (heavy industrial) allowing for a wide variety of industrial uses
- › Midpoint between Charlottesville and Richmond off I-64 (30-minute to both markets)
- › Total site is 7.5± AC with one larger or two similarly sized buildings planned
- › Owner will build to suit for sale or lease
- › Call Agents For More Information

## FOR MORE INFORMATION:

### **BEN BRUNI, SIOR**

Senior Vice President | Partner

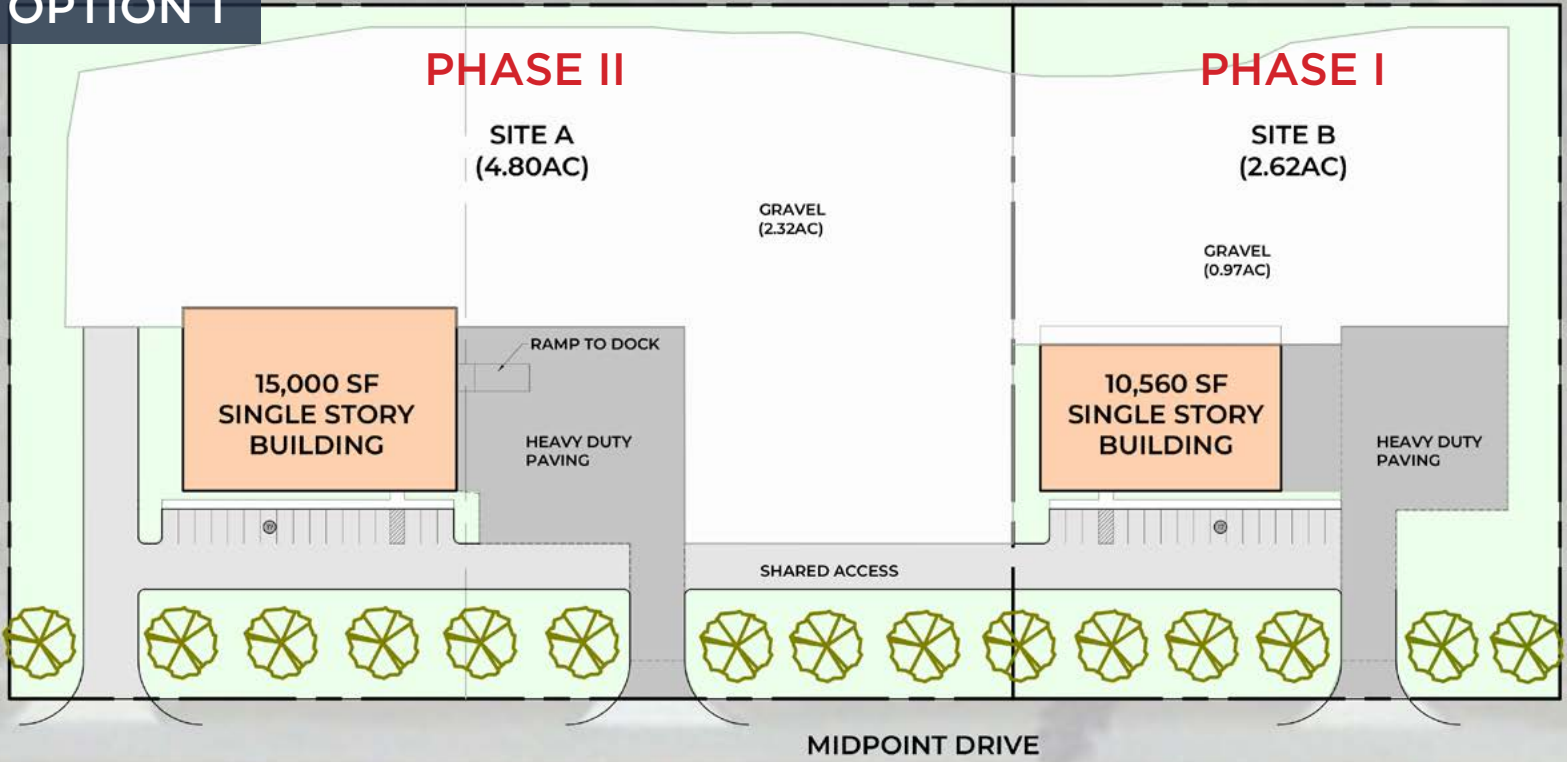
804-793-0046

[bbruni@commonwealthcommercial.com](mailto:bbruni@commonwealthcommercial.com)

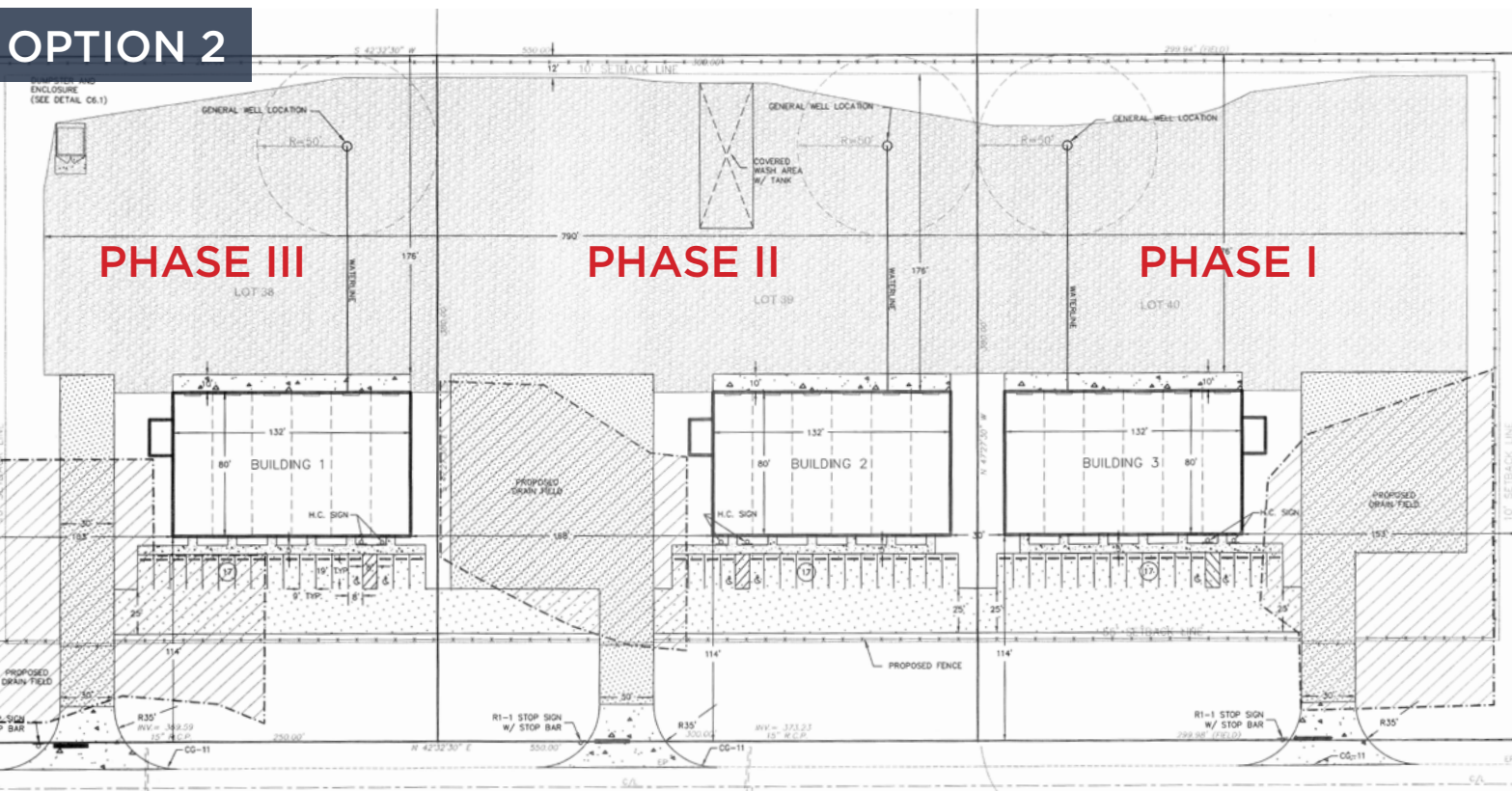
Commonwealth Commercial Partners, LLC represents the Tenant of this property. Information contained herein is deemed reliable but is not guaranteed.

# SITE PLAN OPTIONS

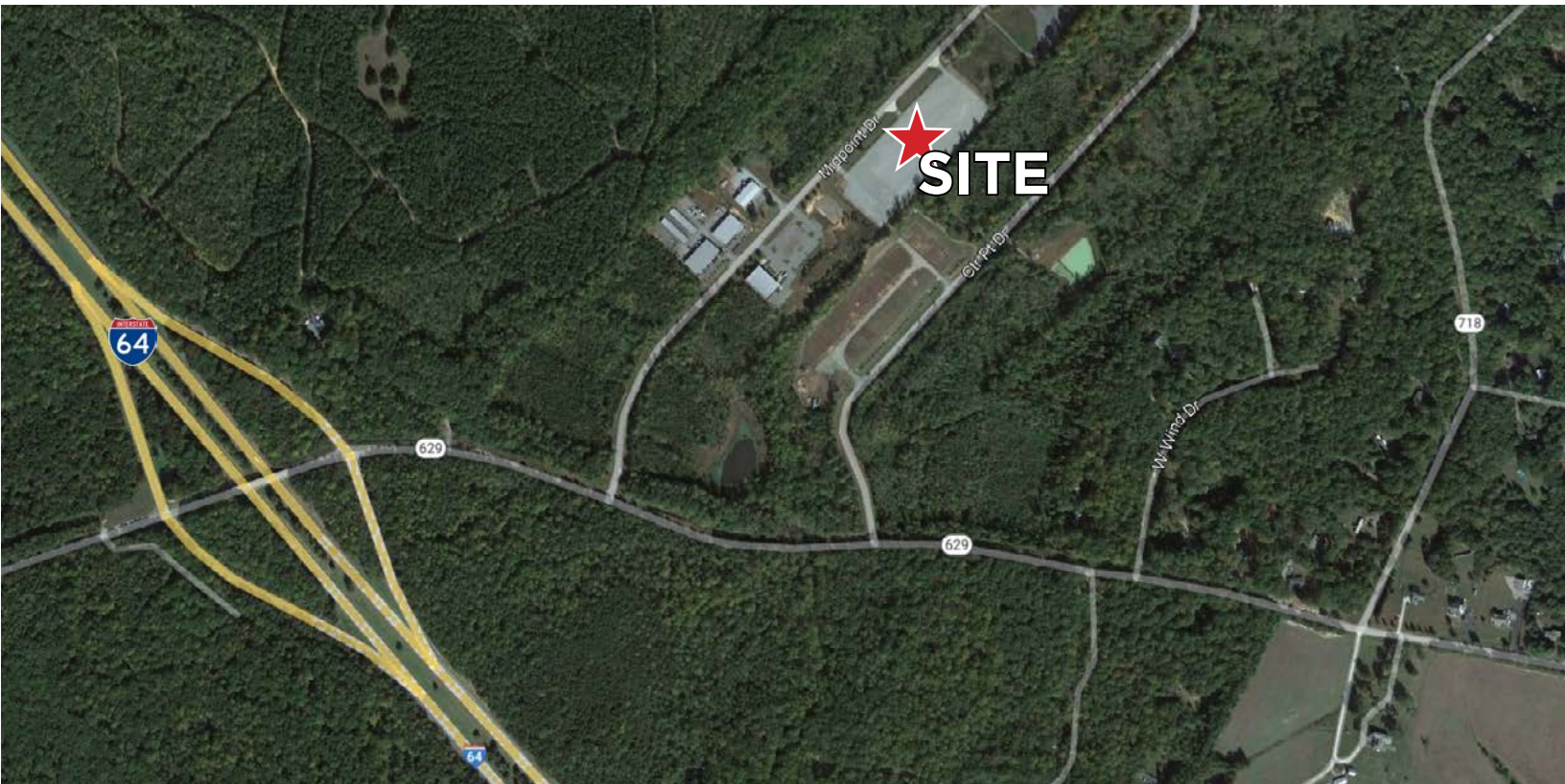
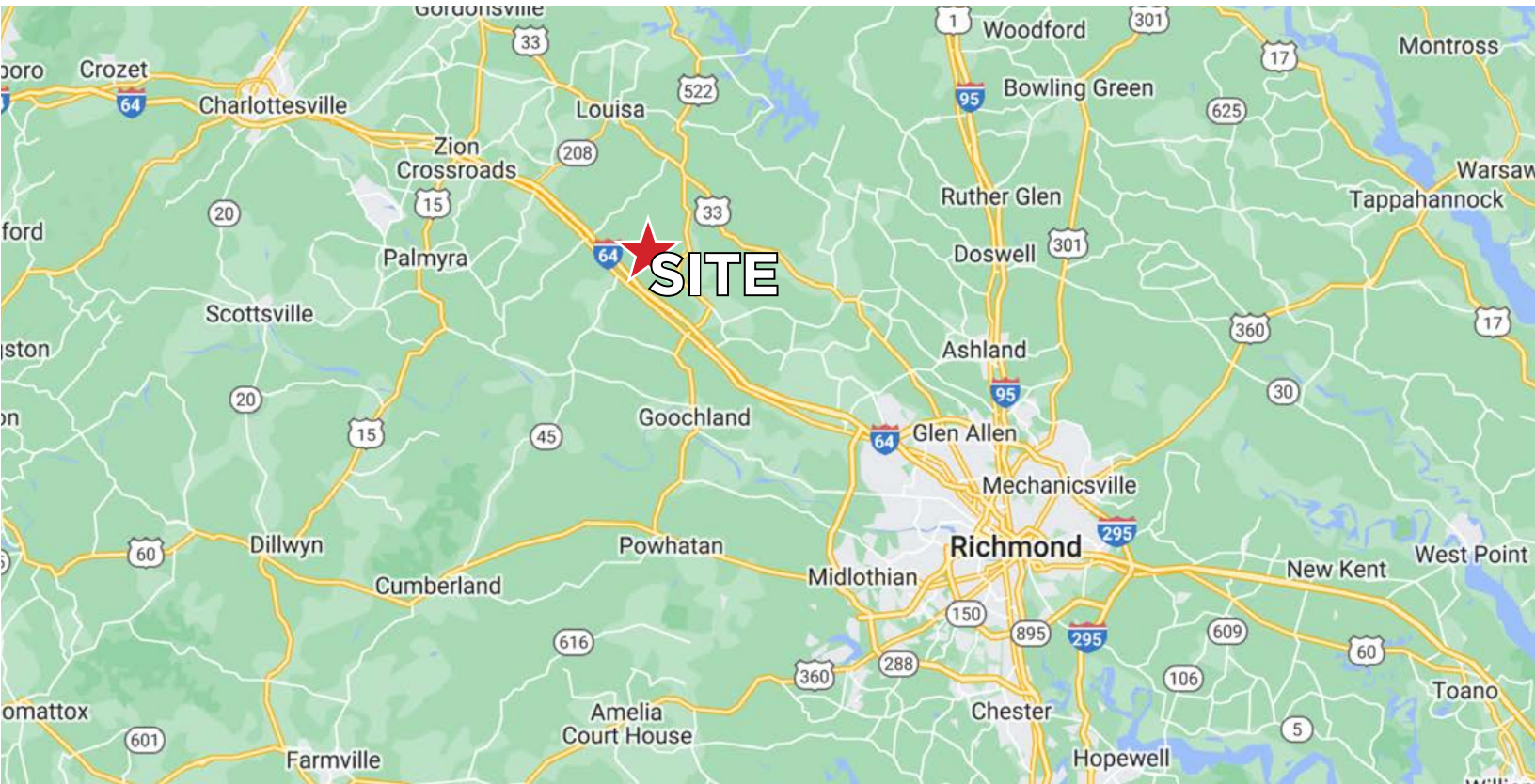
## OPTION 1



## OPTION 2



# LOCATION MAPS



FOR SALE/LEASE | 121 MIDPOINT DRIVE | MINERAL, VA 23117