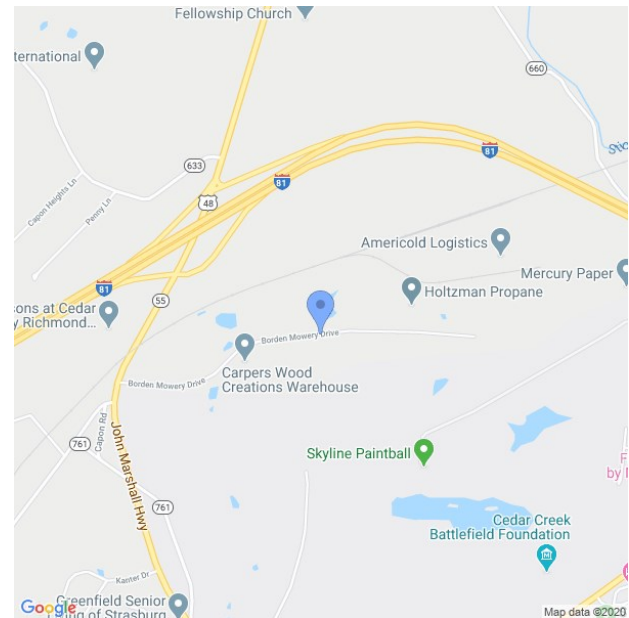
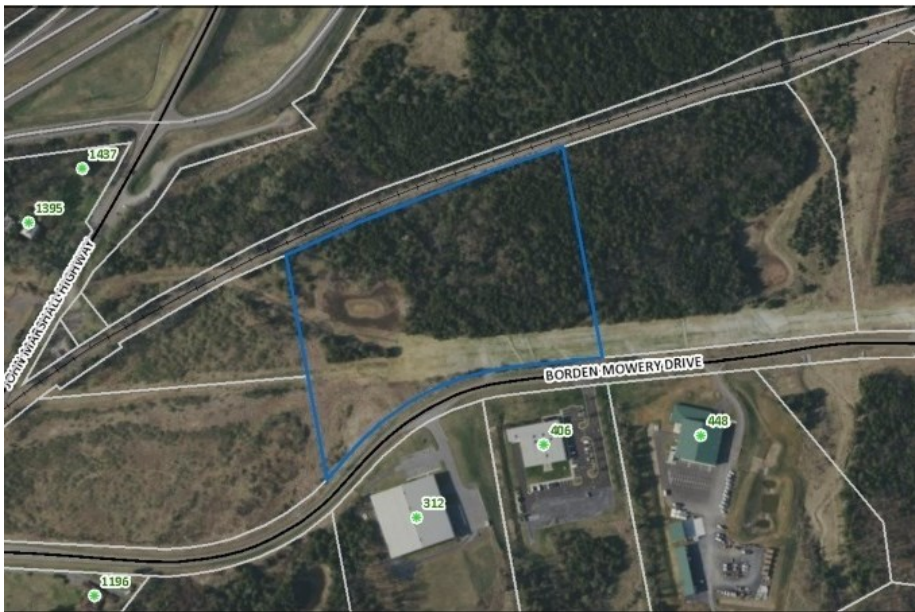


# Strasburg Business Park 12.11 AC

BORDEN MOWERY DRIVE, STRASBURG, VIRGINIA 22657



COMMERCIAL • LAND • FOR SALE



SALE PRICE **\$499,000**

ZONING **COMM**

LAND AREA **12.11 ACRES**

MARKET **NORTHERN VIRGINIA**

SUB-MARKET **STRASBURG**

- Location just off I-81 at Exit 296 in Strasburg
- Corridor of recent growth, Strasburg's only Business Park
- Close proximity to I-66 and Virginia Inland Port at Exit 7
- Main entrance to the Business Park, Commercial property has frontage on Rte. 55
- All utilities are available along Borden Mowery Drive
- Assorted lot sized available to meet your requirements

Northern Shenandoah Industrial / Business Park is located at I-81 Exit 296, Strasburg, VA. The 12.11 acre property is zoned for Industrial use and located along Borden Mowery Drive just off of John Marshall Highway (Rte. #55). The Industrial Park is home to First Bank, Carpers Woodworking, Holtzman Propane, Kickin Asphalt and the Town of Strasburg Facilities Service Operation. Directly across Rte. #55, Richmond American Homes has begun building 58 homes in a 118 unit residential development. Property has gentle rolling topography with a gas easement on a portion of the parcel. Industrial lot with high visibility from Borden Mowery Drive. Small pond on site. There is an additional 12 acre Industrial...



**Jim Guisewhite**

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