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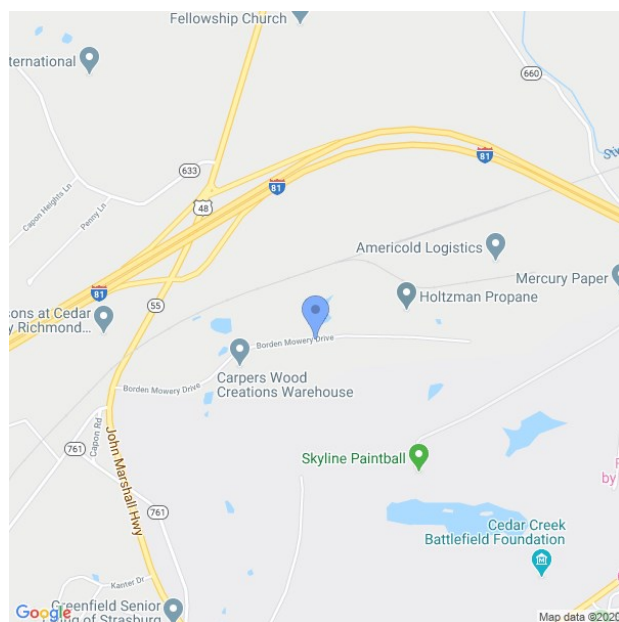
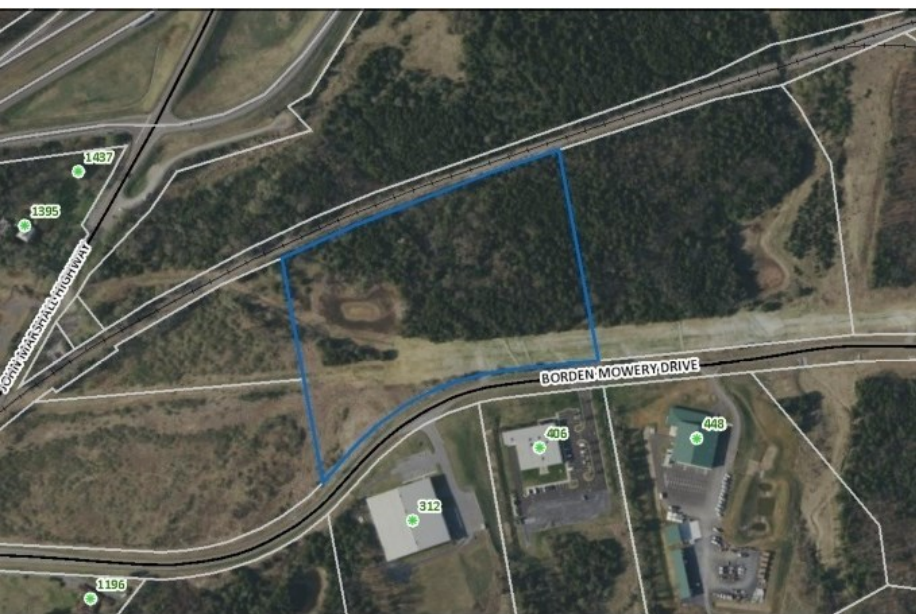


# Strasburg Business Park 12.11 AC

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 lot, owned by County that could be assembled for 24 acres of Industrial development. Must see to appreciate this site.

Strasburg is located at the northern edge of Shenandoah County, less than 15 miles from Winchester, which has seen tremendous growth over the past few years. Manufacturing, agriculture and tourism are the county's principal industries. Downtown Strasburg has the Strasburg Emporium, a large indoor antique mall with many other small shops and restaurants.

The area is highly accessible via I-81 and I-66 with the Virginia Inland Port just 10 miles away. The combination of interstate highway, air, rail and communications make the county accessible to the entire Mid-Atlantic Region.