

**FOR LEASE**

# One Shenandoah Valley Drive

Strasburg, Virginia

**1** JUNE  
SHENANDOAH

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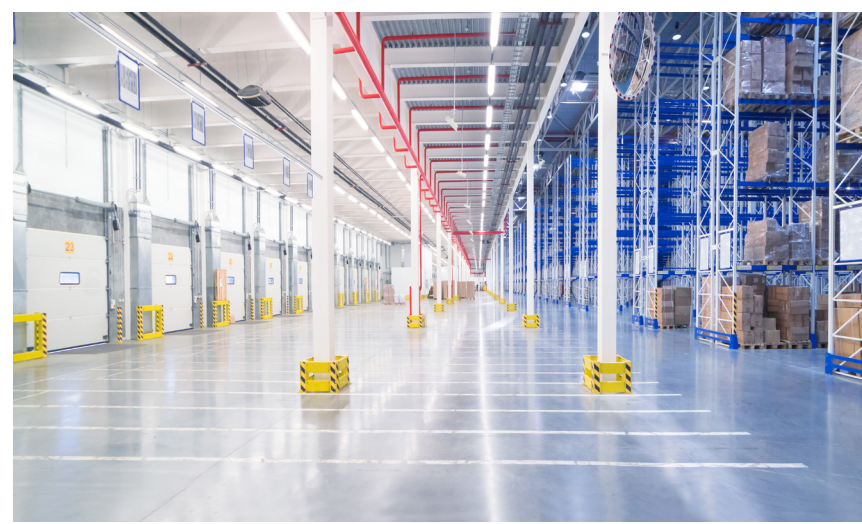
MAGUIRE  
HAYDEN  
REAL ESTATE COMPANY

**Colliers**  
Accelerating success.



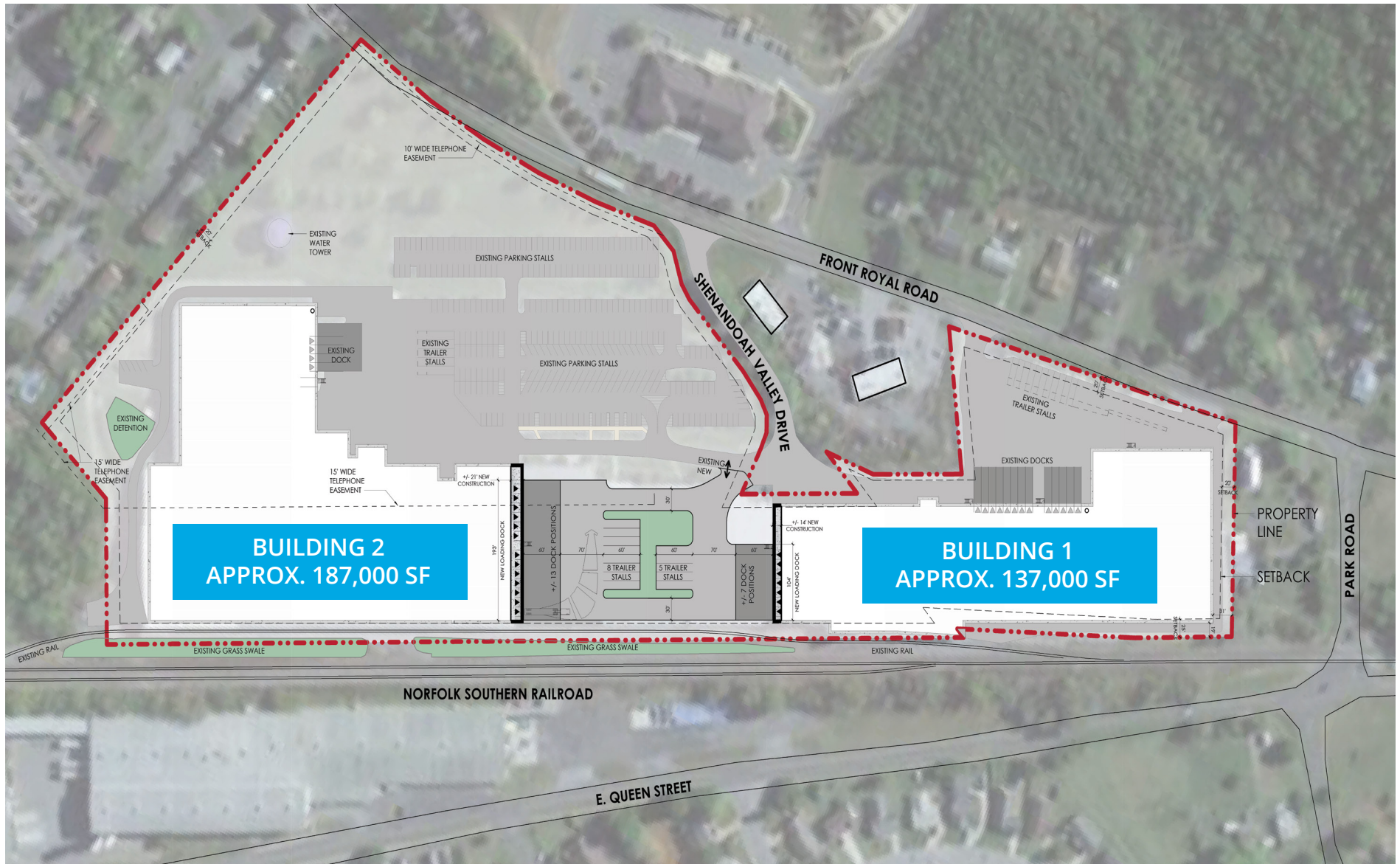
## TWO DISTRIBUTION FACILITIES WITH MULTIPLE LOADING OPTIONS AND EXCESS TRAILER STORAGE

- Up to of 324,000 SF of warehouse space
- +/- 29 trailer spaces
- +/- 37 loading docks
- 20'-25' clear height
- +/- 306 parking spaces

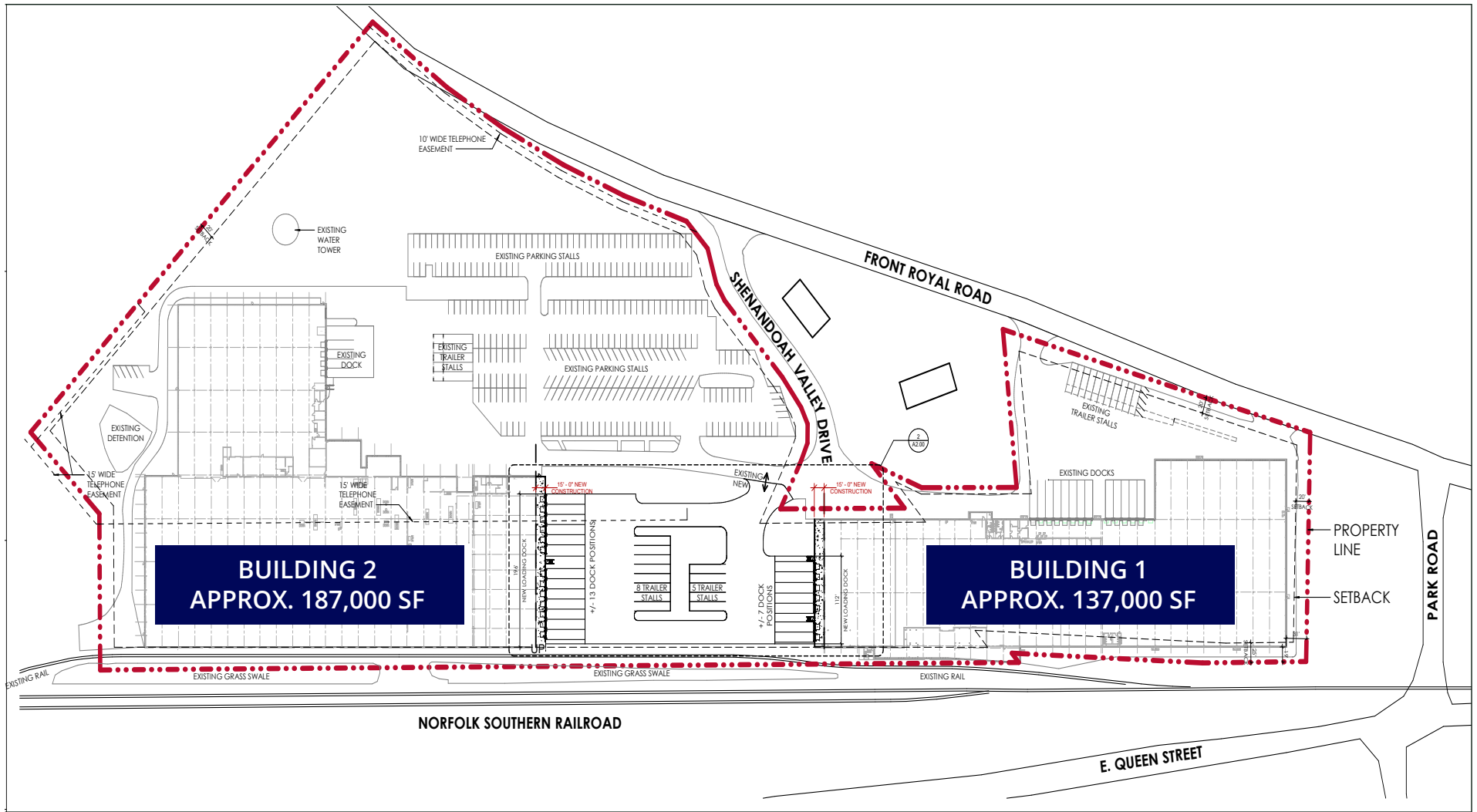




# Site Plan - Building 1 & Building 2



# Site Plan - Building 1 & Building 2



# Location Map



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