



31,000 SF Available



Premier Industrial Flex Space

131 Frogale Ct
Winchester, VA 22602

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131 Frogale Ct Property Summary



OFFERING SUMMARY

Lease Rate:	\$14.00 PSF + NNN
Building Size:	37,690 SF
Available SF:	31,000 SF
Lot Size:	3.79 Acres
Zoning:	M1 - Industrial

PROPERTY HIGHLIGHTS

- **Flexible Configuration:** 31,000 SF designed for office-warehouse hybrid use. Spaces as small from 2250 to 31,000 SF. Divide your footprint between a professional workspace, showroom, light mfg, or storage to match your need.
- **Showroom Quality Facade:** Professional glass-front business frontage with abundant light - ideal for customer-facing operations, branded showrooms, or corporate HQ.
- **Clear Heights:** 18' - 21' open span interior accommodates office layouts, mezzanine installations, and high-quality racking.
- **Loading Built in:** Five dock-high doors and 3 drive-in doors with a 53' trailer-ready truck court - warehouse quality without sacrificing professional image.
- **Parking & Access:** 90+ dedicated space on a 3.79 M1-zoned acres with direct access to I-81, I-66, and Route 37 - easy for employees, clients, and freight alike.
- **Stabilized Multi-Tenant Building:** Established tenancy in place; join a professionally managed, well maintained flex community in Winchester's premier industrial corridor.

PROPERTY DESCRIPTION

Stoneridge Realty is pleased to offer for pre-lease 31,000 SF of premier flex space at 131 Frogale Court - Winchester, Virginia's most versatile office-warehouse opportunity.

Available Q4 2026, this is an exceptional chance to establish your business in a high-image, high-function facility in one of the Shenandoah Valley's most sought after commercial corridors.

Unlike conventional warehouse space, 131 Frogale Court was designed with the flex user in mind. The building's professional glass, front facade and extensive window lines creates a workspace that reflects your brand – capable of supporting a customer facing showroom, executive office suites, or a corporate headquarters while retaining full industrial functionality behind it.

The building delivers clear heights from 18' to 21', giving tenants the freedom to build out open plan office environments, install mezzanine levels for additional workspace, or configure high density racking for storage and fulfillment. When your business needs to ship, five dock high doors and three drive in doors with a 53' trailer ready truck court ensures logistics run seamlessly without compromising your professional image out front.

Situated on 3.79 acres of M1-zones land in Frederick county, the property offers 90+ dedicated parking spaces and immediate access to I-81, I-66 and Route 37 – connecting your operation to a full I-81 corridor, Northern Virginia, and the Mid-Atlantic Region at \$14 PSF NNN, 131 Frogale Court delivers the kind of flex headquarters that simply doesn't exist at this price point in today's Winchester market.

KELLERWILLIAMS.

REALTY

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