



623 Welsh Run Rd., Ruckersville, VA

Tall Oaks Technology Center available **for lease**

Tall Oaks is a multi-use building with purpose built spaces available immediately. Offerings include Executive Office and Training space, standalone Lab space, SCIF office area, and a large Warehouse space. 623 Welsh Run Rd is a private and secure building nestled in a beautiful setting just north of Charlottesville. An easy commute located just off Rte 29N, less than 10 minutes from NGIC, 15 from CHO Airport, and 25 minutes to University of Virginia. Office and Training space is fully furnished, Lab space new and fully equipped, and Warehouse heated and cooled. Tall Oaks is in the business friendly Greene County, just north of Charlottesville. The building boasts an abundance of power, water, and parking; a brand new roof in 2025. M-2 Zoning allows for industrial uses such as manufacturing, fabrication and assembly, storage, as well as research and development, and office use.

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Tall Oaks Technology Center



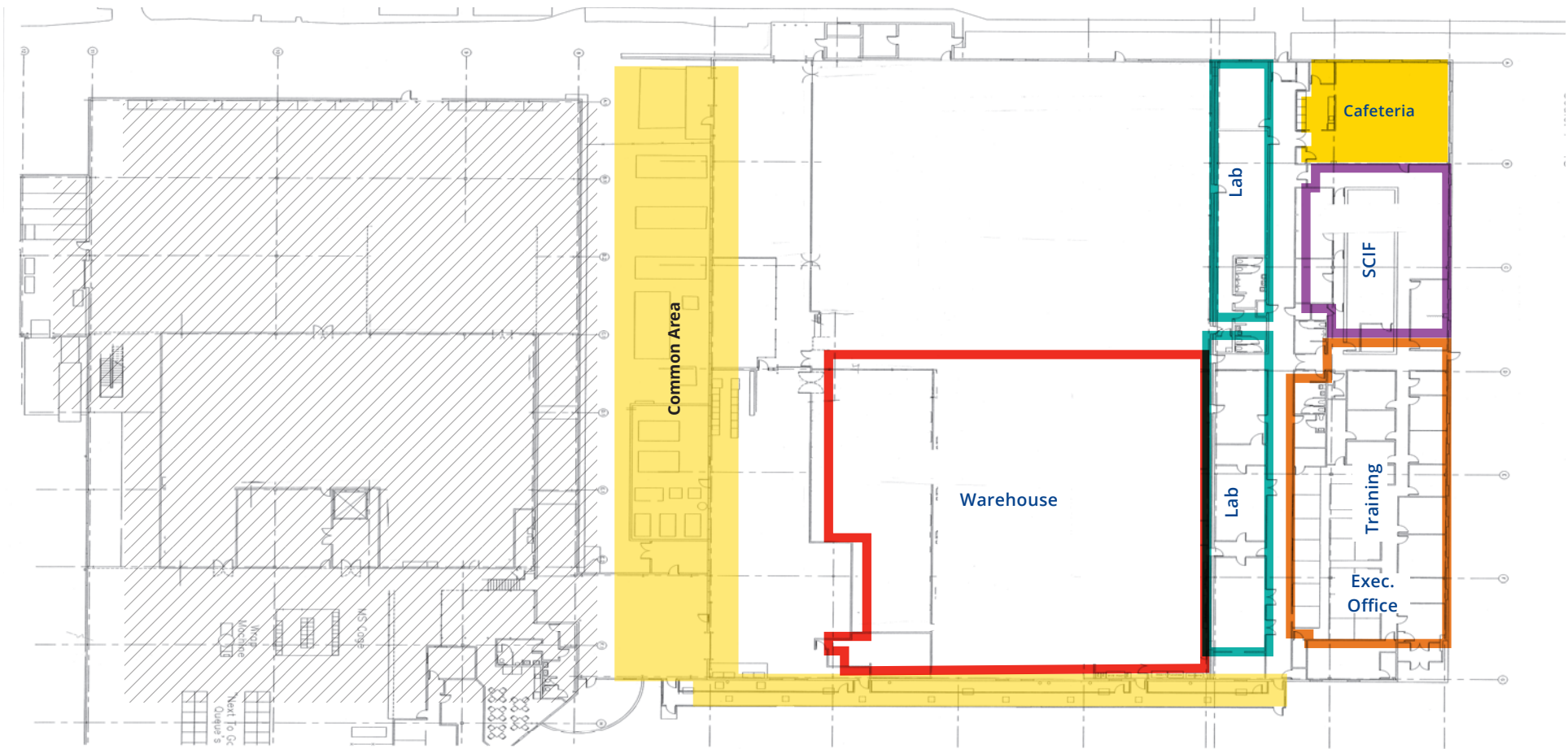
Features -

Space(s) may be leased A) Individually, B) Multiple spaces combined, or C) In it's entirety

- Available for immediate occupancy
- Short term leases considered
- Parking leases considered, and Landlord will consider private, fenced-in parking for the right user/business
- Front Parking Lot has 212 parking spaces, recently refinished and painted
- Additional 90 parking spaces available on-site as well
- Electrical service is 3 phase, 480 volt, with 15,000 amps (ability to double amp size to 30,000 if needed)
- Two back-up generators on-site
- Verizon Fiber Optic Cable in the building
- Served by both copper and fiber facilities
- Tremendous amount of water available, with on-site well and septic
- Owner has additional land on-site, 22 total acres
- 2,000 SF cafeteria with full kitchen available for lease, or repurpose for additional office space, contiguous to SCIF area
- Common area restrooms in building

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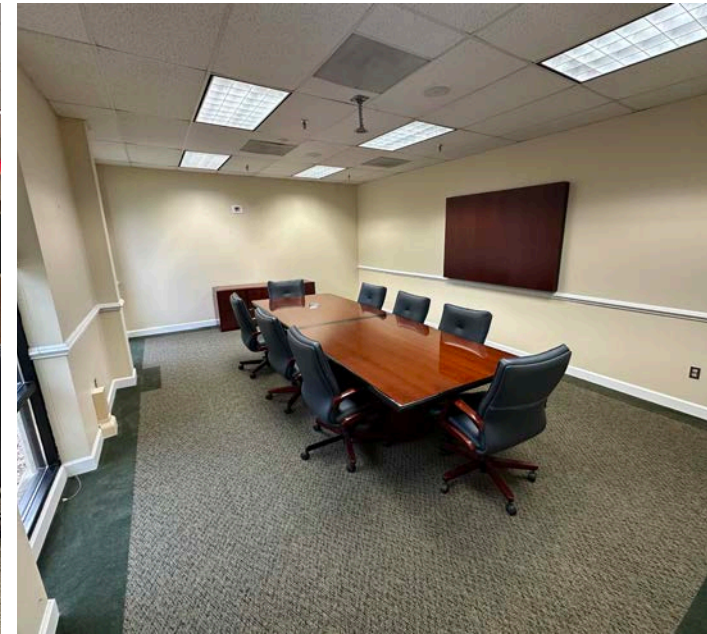
Warehouse	15,000 SF	\$9 - \$11 SF
Lab	3,400 SF	\$14 SF
Exec. Office/ Training	6,000 SF	\$18 SF
SCIF Office / Lab	3,650 SF	\$18 SF
Cafeteria	2,000 SF	



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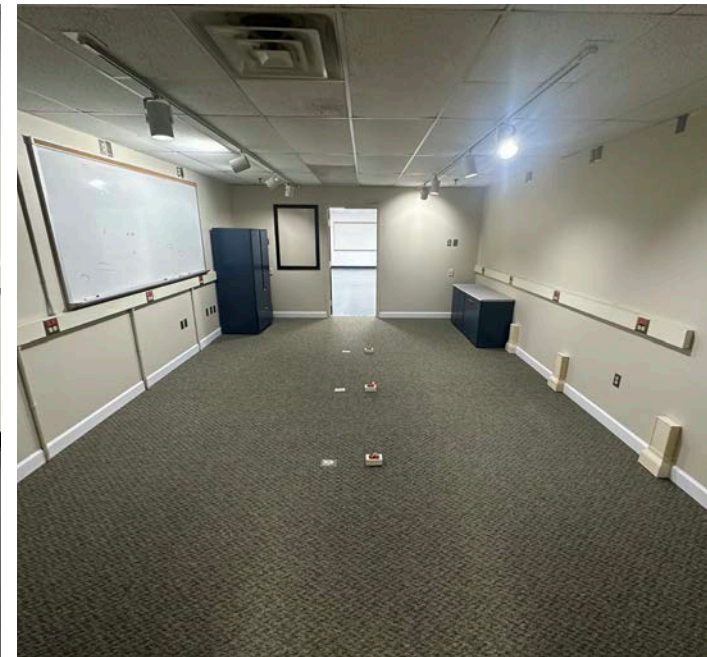
Executive Office / Training Space: \$18 SF

- 6,000 SF of fully furnished office space, with perimeter private offices, large training/conference areas



SCIF / Lab: \$18 SF

- 3,650 SF
- SCIF room includes a 665 SF Vault/Office area with 450 SF of lab space
- Total of 1,215 SF of lab space in the SCIF room/office area



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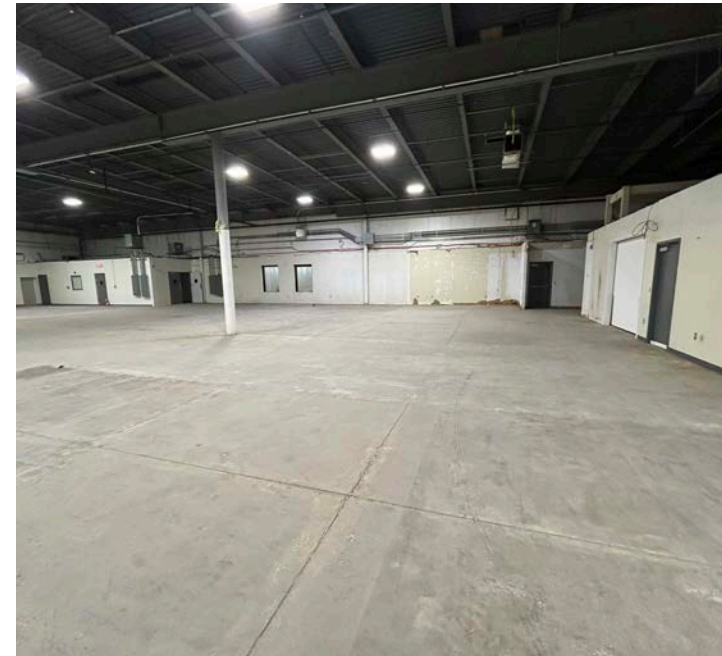
Standalone Lab: \$14 SF

- 3,400 SF of Lab space, fully renovated in 2023, with new equipment, emergency showers
- Can be added to any additional SF for lease in the building for an 'all in one' office/lab/warehouse use for Tenant
- Rare, standalone lab space at below market pricing



Warehouse: \$9-\$11 SF

- 15,000 SF of clean warehouse space with limited poles, and 20' ceilings
- Access to a common dock and drive in door
- Landlord will consider adding a dedicated dock door to this space
- Building co-tenant, Technipak, is a shipping company that can handle any potential shipping/packing needs dock door to this space



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2025 Demographics

	5 miles	10 miles	20 miles
Population	21,626	57,512	223,175
Daytime Population	16,010	52,456	243,883
Households	8,066	22,184	88,742
Average Household Income	\$128,491	\$135,508	\$127,511

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