



Colliers

Available
16,000
SF

Apple
Warehouse
1955 Valley Dr

Available
2,000 - 17,000
SF

Double T
1975 Valley Dr

Available
7,194
SF

Bldg 6
527 Hillman Dr

For Lease Warehouse Space

1955 Valley Ave, Winchester, VA

Reduced
Rental
Rate

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Colliers International

1753 Pinnacle Drive, 12th Floor
McLean, VA 22102
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Property Details

Warehouse spaces available from 2,000 - 40,195 SF

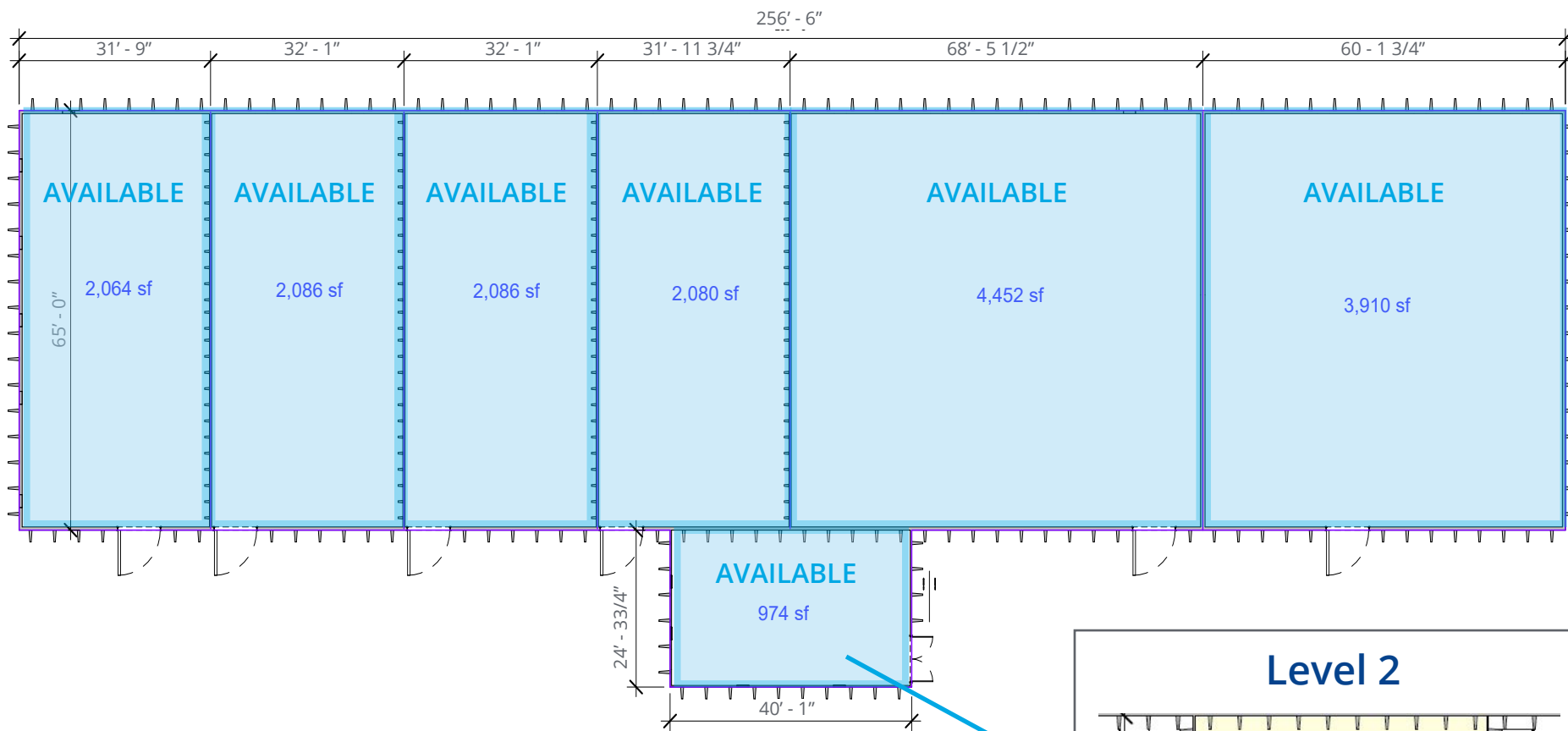
Situated on approx. 17.35 acres, zoned M-1 and B-2

Just south of downtown Winchester with direct access off of Valley Ave via Hillman Drive

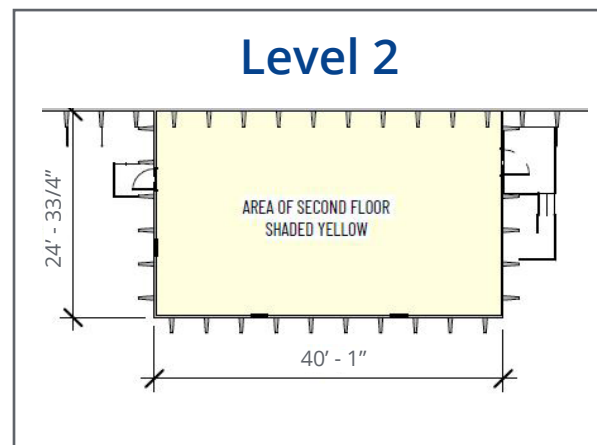
Bldg. Number	Address	Total SF	Available SF	Info	Comments
Bldg # 9	535 Hillman Dr	30,076		21-28' clear; 49' x 25' columns; 4 docks; 1 drive-in wet sprinkler system; heat * LL improvements currently underway: new LED lighting and installing a new bathroom. Smaller items include adjusting 5 dock doors and repairing the heaters.	Leased
Bldg # 8	533 Hillman Dr	21,721		21-24' clear; 40' x 30' columns; 3 docks; 1 drive-in; oil heaters; modular office trailer	Leased
Bldg # 6	527 Hillman Dr	7,194	7,194	Single tenant only	Available
Bldg # 5	529 Hillman Dr	5,049		Single tenant only	Leased
Bldg # 4	521 Hillman Dr	17,664		16.75-20' clear; 1 drive-in; 3 docks 4 oil heaters; 100 sf office; sprinkler system; electric heat; bathroom * LL improvements currently underway: new LED lighting, installing a new bathroom, replacing the front metal stairs, repairing the 3 dock doors and 2 dock levelers, repairing the heaters and repairing a roof leak.	Leased
Bldg # 3	523 Hillman Dr	4,000			Leased
Double T	1975 Valley Ave	17,000	2,000 - 17,000	tilt up concrete ("double T") building approx. 17,000 sf, divided into 6 spaces	Available short term
Apple Warehouse (annex only)	1955 Valley Ave	16,000	16,000	single story annex space of main historic building approx. 16,000 sf; currently divided into two main spaces. The northern space has 2 drive-ins and the southern space has 1 drive-in and 2 docks.	Available short term

Double T-Existing Floor Plan

Level 1



Level 2





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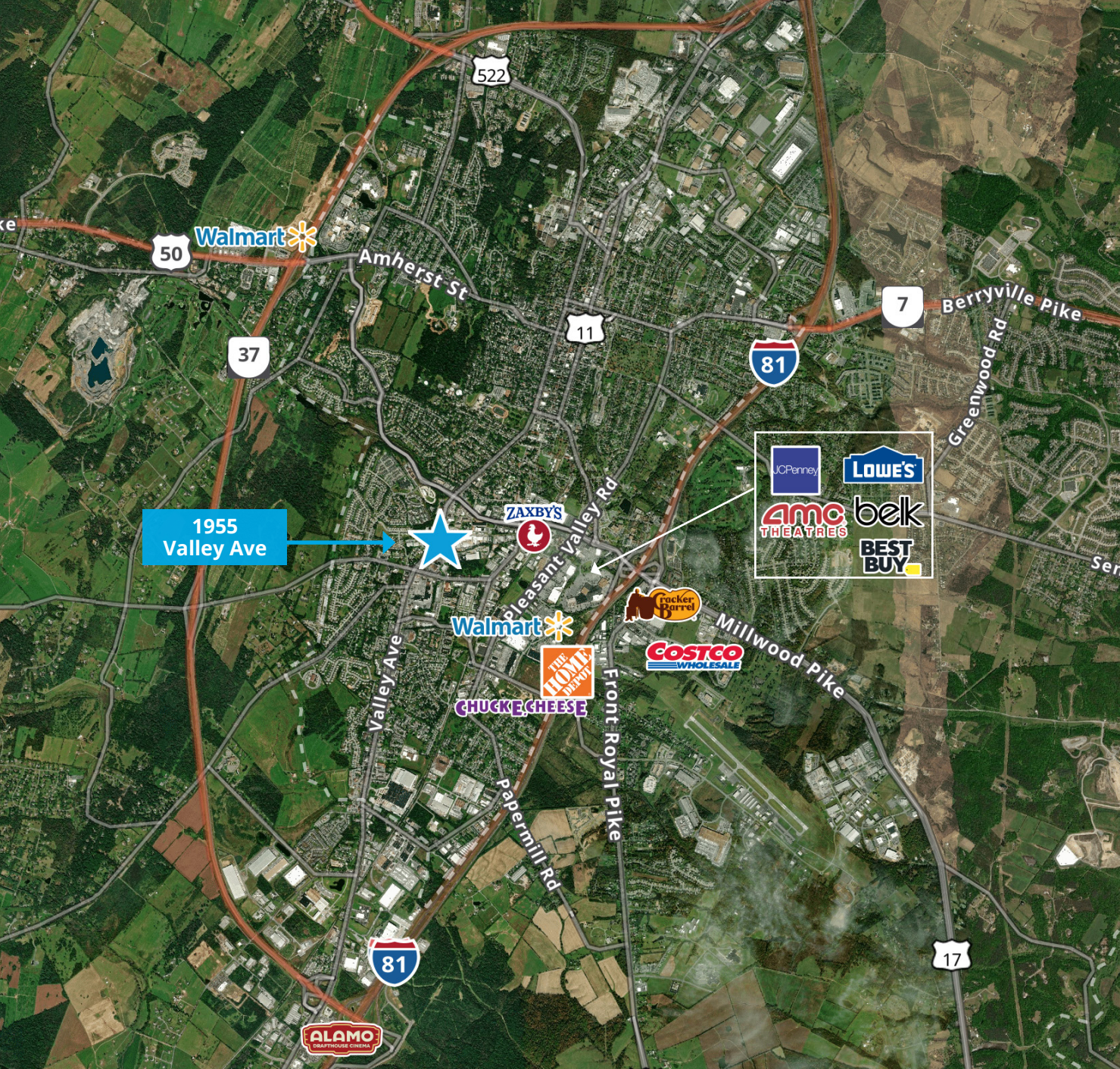
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