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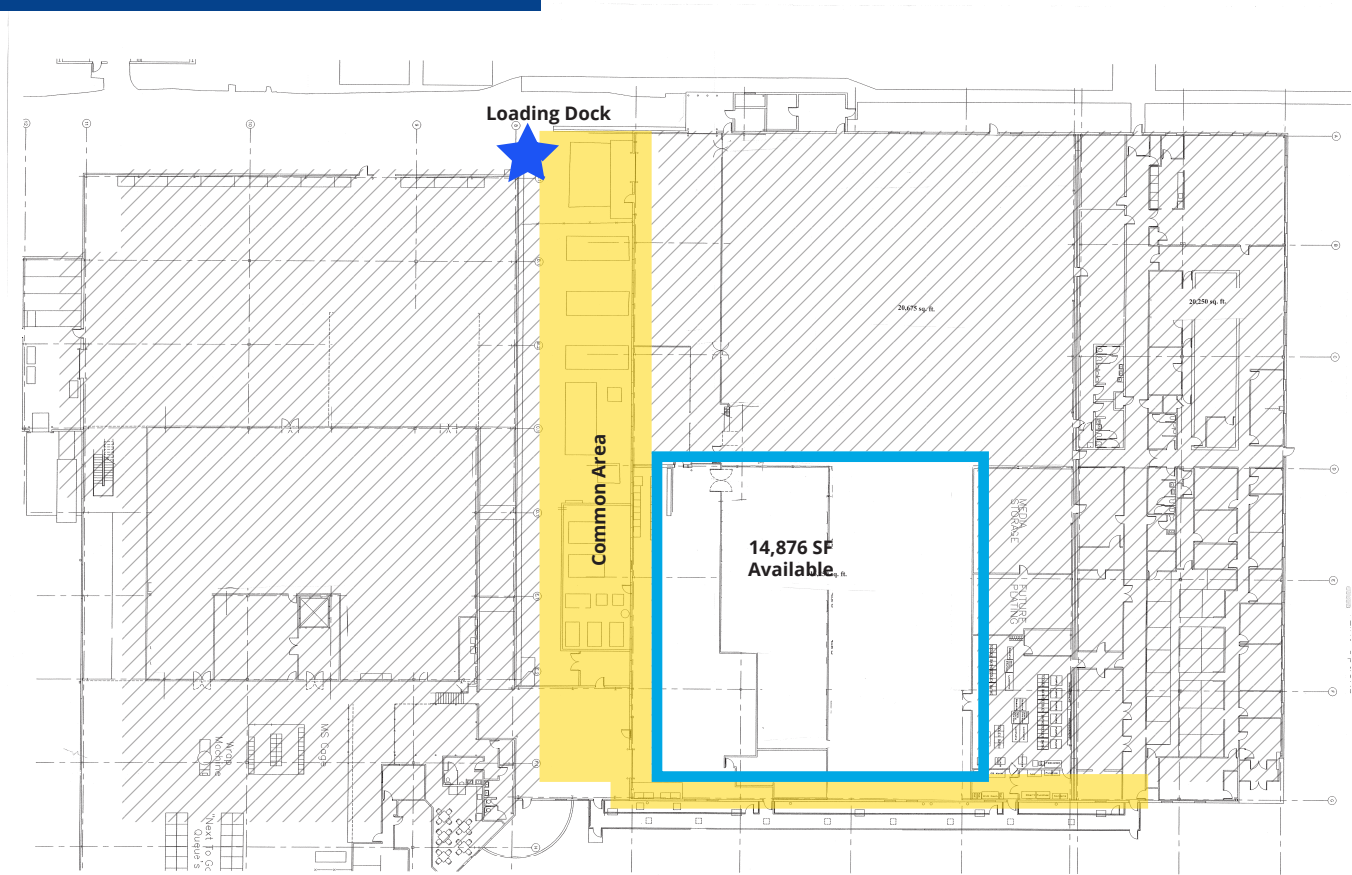
## 623 Welsh Run Rd., Ruckersville, VA

### Tall Oaks Technology Center

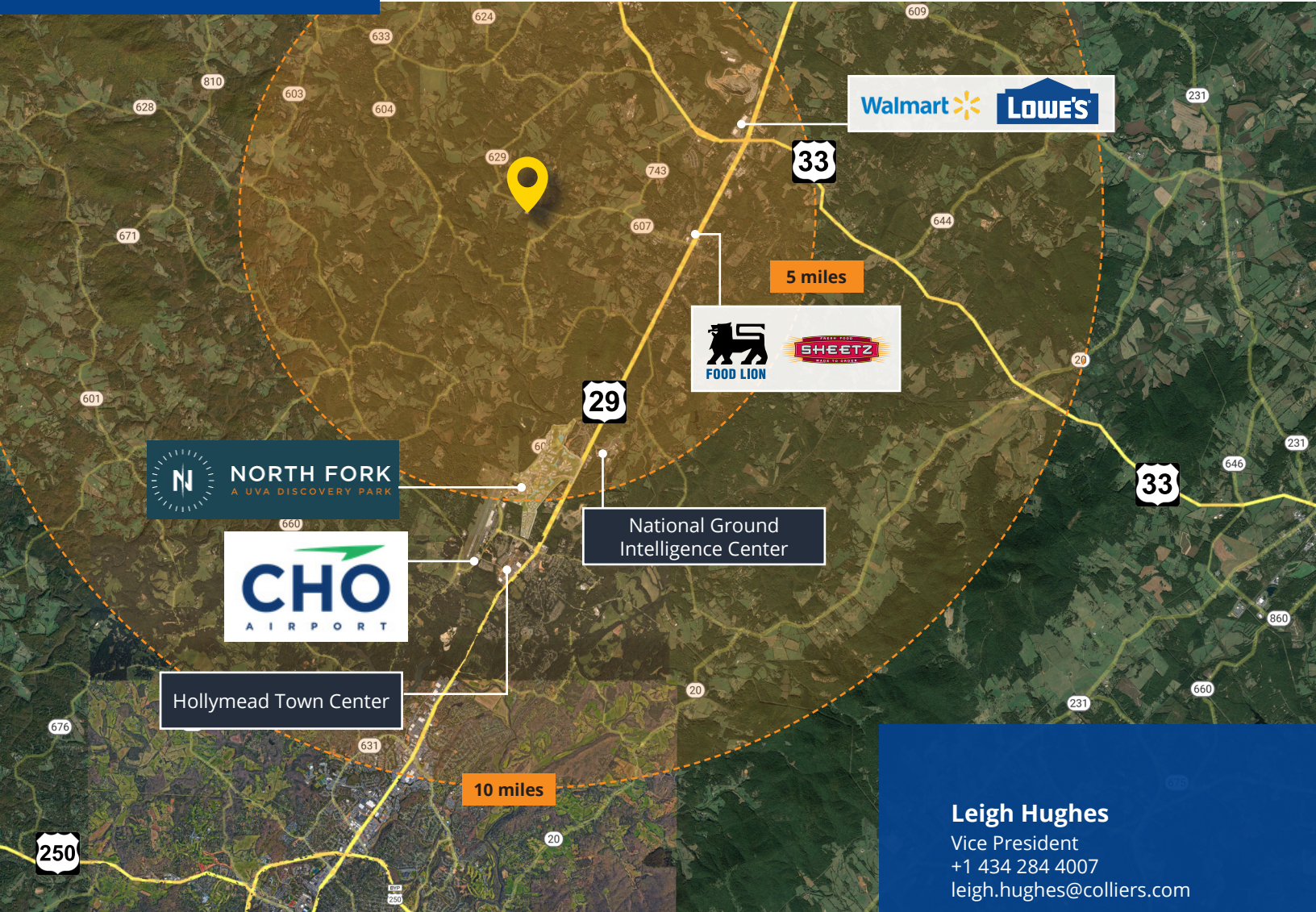
- Available now
- 14,876 SF of open warehouse space
- Minimal columns
- 20' Clear ceiling height
- Shared loading dock
- \$9-\$12 SF, approximately \$1.25 CAM, plus electric
- Up to 22,000 SF office/lab space available as well

*\*Owner would explore adding a loading dock/drive-in door with direct access to warehouse space*

# Tall Oaks Technology Center



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**Demographics**



2025  
population

**7,826**

(3 mile)

**21,626**

(5 miles)

**57,512**

(10 miles)



2025 Average  
Household Income

**\$126,848**

(3 mile)

**\$128,491**

(5 miles)

**\$135,508**

(10 miles)

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