

# 17320-N Washington Hwy

County: **Hanover**  
 Submarket: **I-95 North/Ashland Ind**  
 City: **Doswell, VA 23047**

Property Type: **Class B Industrial/Distribution**  
 Status: **Built 1990**  
 Tenancy: **Single Tenant**

Total Avail: **150,000 SF**  
 Max Contig: **150,000 SF**  
 Office Avail: **0 SF**

Stories: **1**  
 RBA: **375,000 SF**  
 Building FAR: **0.30**  
 % Office: **-**  
 Land Area: **28.78 AC**  
 Zoning: **M-3**

Landlord Rep: **Sound Structures**  
 Property Manager: **-**  
 Contact Info: **-**  
 Recorded Owner: **Rhapsody Land & Development, LLC**  
 True Owner: **-**

Rent/SF/yr: **\$2.50-\$3.50**  
 Office Rent: **-**  
 CAM/SF: **-**  
 % Leased: **100%**  
 Owner Occupied: **No**  
 Owner Type: **-**

Ceiling Height: **22'0"-33'0"**  
 Column Spacing: **-**  
 Construction Mat: **Metal**  
 Utilities: **-**

Drive Ins: **-**  
 Loading Docks: **18 ext**  
 Levelators: **18 ext**  
 Cross Docks: **-**

Crane: **None**  
 Rail Line: **CSX**  
 Rail Spots: **-**  
 Sprinkler: **Yes**

For Sale: **Not For Sale**  
 Parking: **Free Surface Spaces**  
 Parcel Number: **7884-26-3050**

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/yr	Occupancy	Term	Docks	Drive-Ins
P 1st		Warehse/Direct	Sound Structures	150,000/6,000 ofc N	150,000	\$2.50-\$3.50/ig	30 Days	3-5 yrs	-	-

### Building Notes

The subject property is distribution facility for Circuit City Stores.

Leasing Company	Agent Name	Email	Phone Number	Space Type
Sound Structures 124-126 S Lynnhaven Rd Virginia Beach, VA 23452	Brian Johnson	bjohnson@soundstructures.com	(757) 646-0147	Direct

Property ID: 875772

