

# Flex/R&D For Lease

CATON PROPERTIES

1228 Cedars Court Suite 201 Charlottesville, VA 22903 | 434-293-6069

## 2,880sf Zions Crossroads Light Industrial/W...

Flex/R&D For Lease

162 Industrial Way, Suites H & I Troy VA 22974, Troy, VA, 22974

Prepared on August 13, 2025

1 of 1 Listings



### Listing Details | Flex/R&D For Lease

Suite	<b>H &amp; I</b>
Sublease	<b>No</b>
Total Available Space	<b>2,880 SF</b>
Min Div/Max Contig	<b>2880/2,880 SF</b>
Asking Rate	<b>\$3,360 Monthly</b>
Industrial/Office Rent	<b>\$3,360 Monthly</b>
Lease Type	<b>NNN</b>
Expenses	<b>\$2.51 (NNN)</b>
Rent Esc. Type	<b>Annual Percentage</b>
Rent Esc. Desc.	<b>4%</b>
Renewal	<b>Yes</b>
Divisible	<b>2880</b>

Vacant	<b>-</b>
Available Date	<b>9/01/2025</b>
Date Listed	<b>8/13/2025</b>
Last Modified	<b>8/13/2025</b>
Listing ID	<b>43158995</b>
Yard	<b>Yes</b>
Ceiling Height	<b>22 ft</b>
Dock High Doors	<b>Not present</b>
Grade Level Doors	<b>2</b>
Heated	<b>Yes</b>
Restrooms	<b>1</b>
Parking Spaces	<b>6</b>

### Description

Light Industrial/Warehouse, Adjacent Yard, Parking, Two 12ft Overhead Doors, Restroom, 22ft and 14ft ceilings

### Property Features

#### Location Details

Address	<b>162 Industrial Way, Suites H &amp; I Troy V...</b>
Zoning	<b>I-1 INDUSTRIAL</b>
County	<b>Fluvanna</b>

Parcels	<b>5-23-3A</b>
Name	<b>162 Industrial Way</b>
Nearest MSA	<b>Charlottesville</b>

## Building Details

Sub Type	<b>Warehouse/Office</b>
Building Status	<b>Existing</b>
Building Size	<b>7,403 SF</b>
Land Size	<b>1.09 Acres / 47,480 SF</b>
Number of Buildings	<b>1</b>
Number of Floors	<b>1</b>
Year Built	<b>2010</b>
Primary Constr. Type	<b>Framed</b>
Occupancy Type	<b>Single Tenant</b>
Yard	-

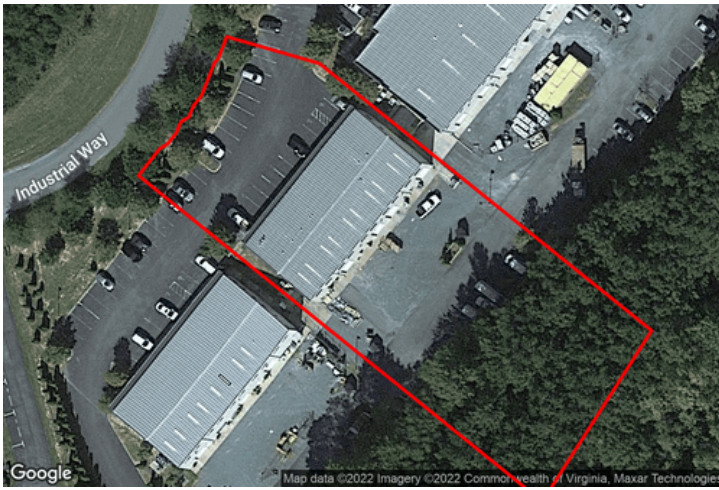
Electricity	-
Ceiling Height	-
Dock High Doors	<b>Not present</b>
Grade Level Doors	<b>5</b>
Rail Doors	<b>Not present</b>
Sprinklers	-
Water	<b>Yes</b>
Sanitary Sewer	<b>Yes</b>
Rail Service	<b>No</b>
Cranes	<b>0</b>

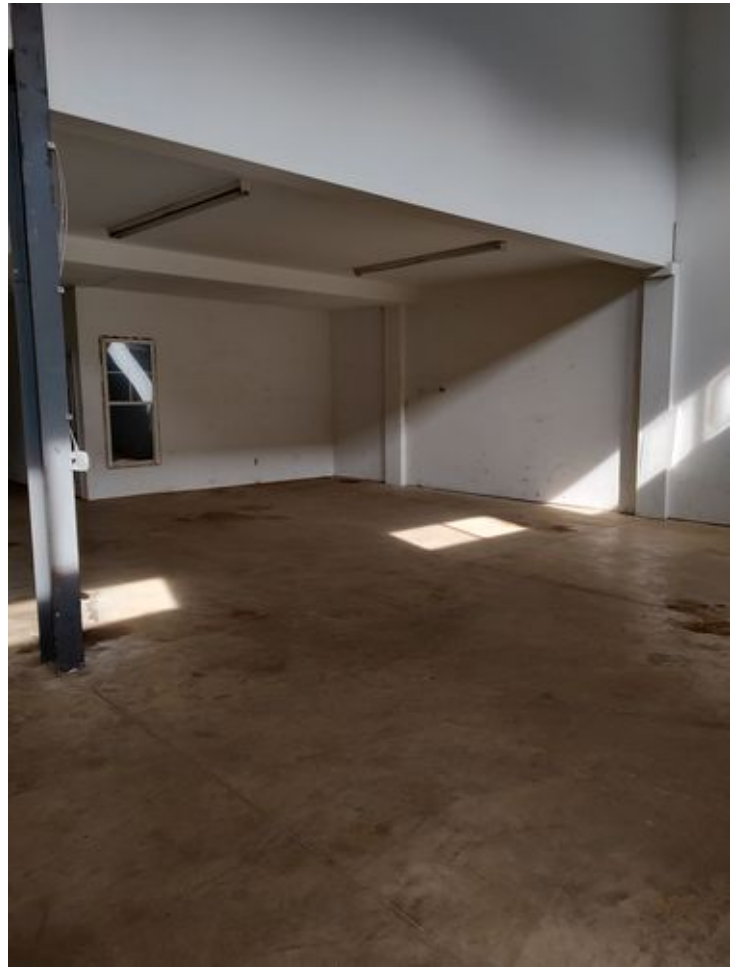
## Property Listings

1 Listing | 2,880 SF | \$3,360 Monthly

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Doors	Office	Yard	Power
For Lease	Flex/R&D	H & I	2,880 SF	\$3,360 Month NNN	9/01/2025	22 ft	2 GD	-	Yes	- / - / -

## Additional Photos





## Contact



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