

## LARGE WAREHOUSE AND YARD IN CULPEPER

16184 Brandy Road  
Culpeper, VA 22701



Heavy Industrially zoned production and assembly facility with highly visible signage on US 29/15 Business. Building size is 18,210 SF with warehouse, showroom, office and production rooms. Property consists of 3 interconnected buildings with 10' ceilings, three drive in doors and one loading dock. 6.53 acres zoned HI, Heavy Industrial, with 381' of rail frontage. 311' of frontage on US 29/15 Business and located 1.2 miles from Town of Culpeper. Built in 1980. Also for sale for \$1,500,000

Lease Rate: \$6,500 A Month or \$4.28 PSF, NNN

Wright Realty, Inc. founded in 1946 continues to serve your real estate needs. with over 60 years and five generations of experience



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*Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.*

18,210± s.f.

Not to Scale











