



VTREF Brokerage, LLC

FOR SALE



14.5 Acres ~ 17,766 SF Building

Zoned Highway Business District (HBD)

Located just off I-64; Exit 94

CONTACT:

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17,776 SF Building

- Open multi-use/exhibition space
- Private office suite
- Meeting Room with vaulted ceiling
- Full basement
- Sprinkler system
- 12 feet wide covered wrap around porch
- Located on 4.48+/- acres
- Public utilities
- Ideally located adjacent to shopping/retail
- Zoned Highway Business District (HBD)

Three Auxiliary Buildings

- 840 SF Executive Office Building
- 1,744 SF Shop Building
- 840 SF Three Bay Garage Building



Adjacent 10+/- Acres Available



- Zoned Highway Business District (HBD)
- 90' of frontage along Rosser Avenue (Hwy 340)
- Adjacent to Waynesboro Town Center (Regional Shopping)
- Just off of I-64 at exit 94
- Located in the Shenandoah Valley, just 25 miles from Charlottesville and UVA

ALTA / ACSN LAND TITLE SURVEY

PROPERTY TO BE CONVEYED FROM MOSS-HENDERSON, LLC TO THE VIRGINIA TECH FOUNDATION, INC. TAX MAP 89-1-1, 4.589 ACRES & TMSB-1-588, 10.00 ACRES, WAYNESBORO, VIRGINIA

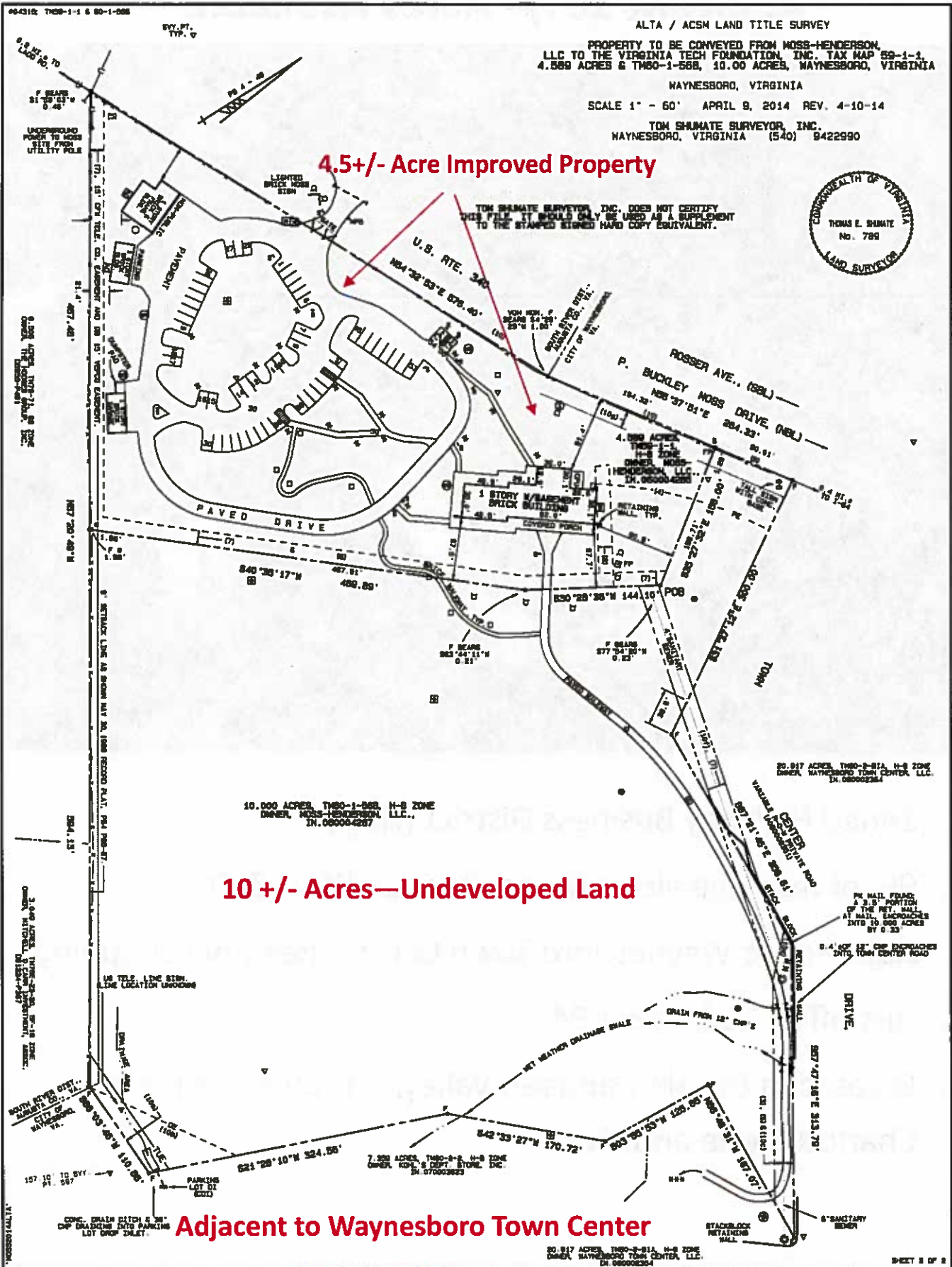
WAYNESBORO, VIRGINIA
SCALE 1" = 60' APRIL 9, 2014 REV. 4-10-14

TOM SHUMATE SURVEYOR, INC.
WAYNESBORO, VIRGINIA (540) 9422990



4.5+/- Acre Improved Property

TOM SHUMATE SURVEYOR, INC. DOES NOT CERTIFY THIS FILE. IT SHOULD ONLY BE USED AS A SUPPLEMENT TO THE STAMPED SIGNED HARD COPY EQUIVALENT.



10 +/- Acres—Undeveloped Land

Adjacent to Waynesboro Town Center

Regional Shopping