

Former Invista Facility

2000 South Delphine Avenue
Waynesboro, VA 22980



Availability			
Total Building Space:	69,300 sq. ft. / 6,438.18 sq. m.	Total Available Space:	69300 sq. ft. /6,438 sq. m.
Max. Contiguous Space:	42,000 sq. ft. / 3,901.93 sq. m.	Min. Available Space:	21000
Lease:	Yes	Sale:	Yes
Multi-Tenant:	Yes	Recent Use:	Manufacturing
Specifications			
No. of Floors:	1	LEED Certified:	No
Expansion Size:		Graded Expansion Pad:	No
Min. Ceiling Height:	13 ft.	Max. Ceiling Height:	19 ft.
No. of Dock Doors:	5	No. of Drive-In Doors:	
Construction Type:	Metal	Construction Year:	1976
Site Area:	6.58 acres	Zoning:	M-1, Light Industrial
Features			
Min. Crane Capacity:	1.5	Max. Crane Capacity:	1.5
Refrigeration:	No	Refrigeration Space:	
Freezer:	No	Freezer Space:	
Clean Room:	No	Clean Room Space:	
Lab Type:		Lab Space:	
Other Features:			

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Utilities			
Electric Provider:	Dominion Energy		
Natural Gas Provider:	Columbia Gas of Virginia	Distance:	7500 ft.
Water Provider:	Augusta County Public Service Authority	Distance:	0 ft.
Sewer Provider:	On site septic	Distance:	0 ft.
Fiber/Broadband Provider:	Lumos Networks	Distance:	0 ft.
Other Fiber/Broadband Provider:			
Transportation			
Interstate/Distance:	Interstate 64 /1.3 miles		
4-Lane Highway/Distance:	S Delphine Ave /0.7 miles		
International Airport:	Washington-Dulles International Airport /152.2 miles /132 minutes		
Commercial Airport:	Shenandoah Valley Regional Airport /27.4 miles /26 minutes		
General Aviation Airport:	Shenandoah Valley Regional Airport /27.4 miles /26 minutes		
Port of Virginia:	175.7 miles /149 min		
Port of Virginia (Inland Port):	98.1 miles / 84 min		
Rail Served :	No		

Contact

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Comments

Facility has a 1.5 ton monorail with hoist and trolley. Water capacity approximately 14,000 gpd based on 10 gpm continuous flow. Facility is in two sections. Section 1 is 21,000 sq. ft. with 13' to 18' ceilings. Section 2 is 42,000 sq. ft. with 14' to 19' ceilings and infrared heat. 25,200 sf of building 2 is equipped with a HVAC system designed to maintain 72 degrees F with relative humidity control of 67%. 16,800 sf of building 2 HVAC system designed to maintain a temperature of 75 degrees F. Manufacturing floor reinforced with 6"x6" WWM