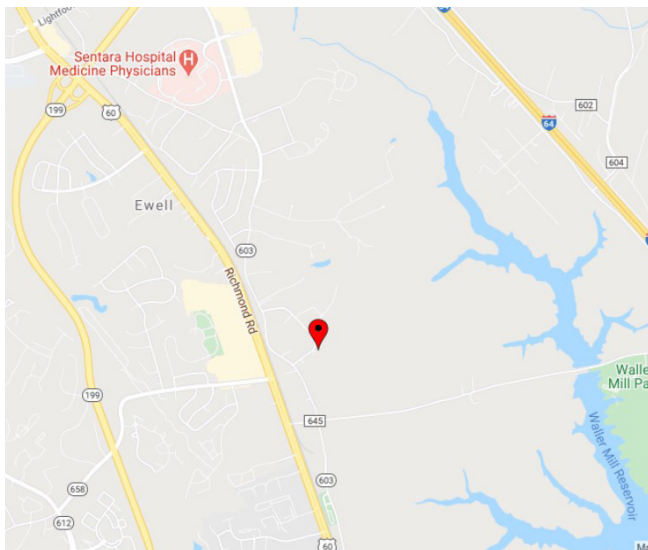




BERKSHIRE HATHAWAY
HomeServices
Towne Realty
COMMERCIAL DIVISION

OFFICE/WAREHOUSE
313 EWELL ROAD
Williamsburg, VA

FOR LEASE



PROPERTY FEATURES

- Ideally located in Ewell Industrial Park (EIP) of York County
- Zoned IL - Limited Industrial
- 9,000 SF office/warehouse
- Office of \pm 200 SF, compressor room, supply closet, kitchen/break room (\pm 288 SF), 2 restrooms, high-low water cooler
- 2 overhead doors, both equipped with electric openers: One door is grade level with 20' w x 12'; the other door is at dock level, same size
- 17' clear height & wet sprinkler system
- Two 800-amp panels, 3 phase, 120/240 volt

AVAILABLE IMMEDIATELY

Join nearby EIP tenants: Alewerks Brewing Company, Carrick Contracting Corp., Batchelder & Collins, JCC School Board, Cunningham Contracting, and many more

TRAFFIC COUNTS:

13,000 VDP Richmond Road
8,400 VDP Mooretown Road

JANET MOORE, CCIM

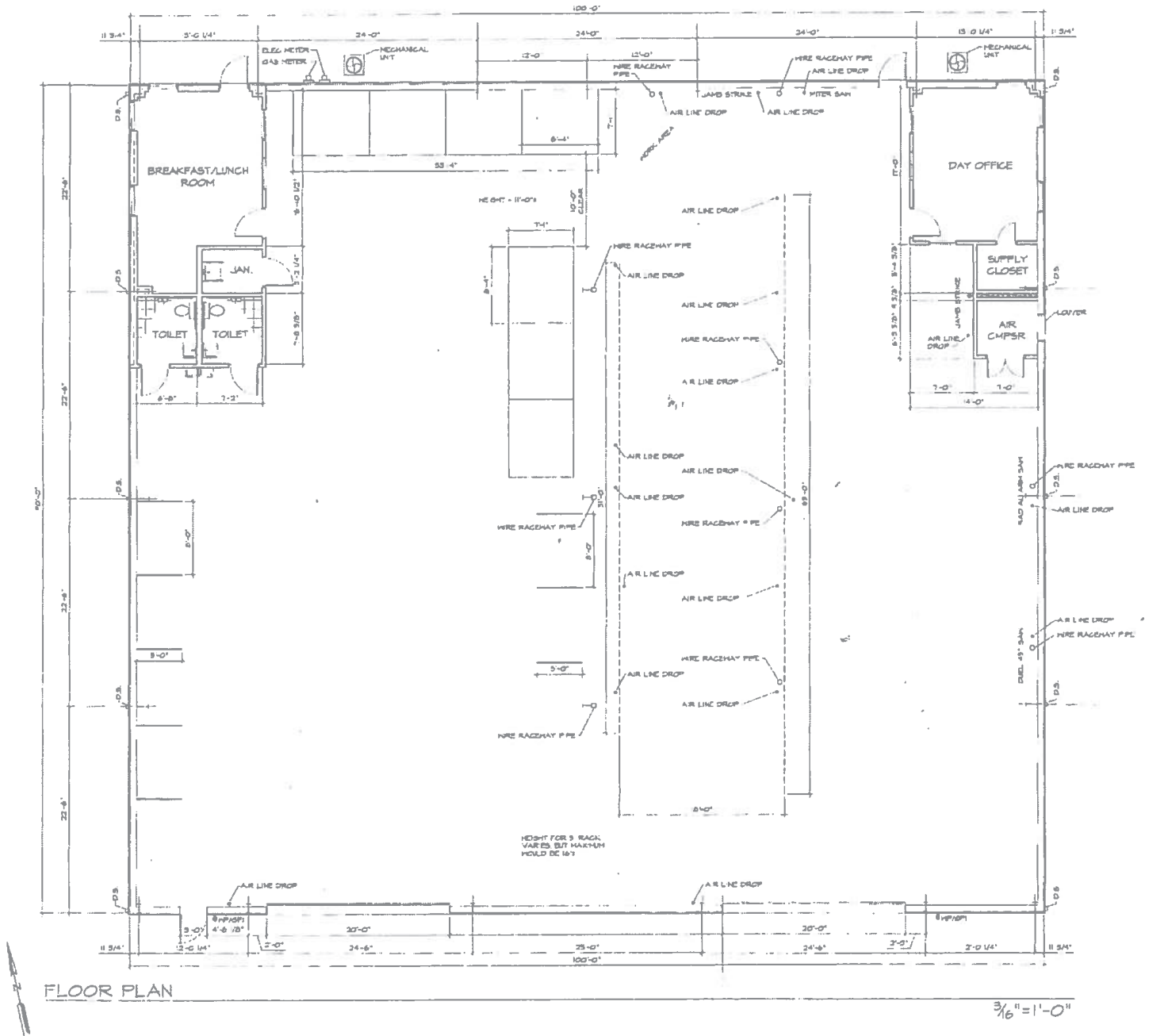
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FLOOR PLAN



WWW.JANETMOORECCIM.COM

BERKSHIRE HATHAWAY HOMESERVICES TOWNE REALTY COMMERCIAL DIVISION | 4135 IRONBOUND ROAD WILLIAMSBURG, VIRGINIA 23188



A member of the franchise system of BHH Affiliates, LLC



9,000 SF



Front Entrance and Parking



Grade & Dock Level Loading Doors at front of space



Breakfast/Lunch Room



Warehouse | 17' Clear



Two (2) Restrooms in Warehouse



BERKSHIRE HATHAWAY
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