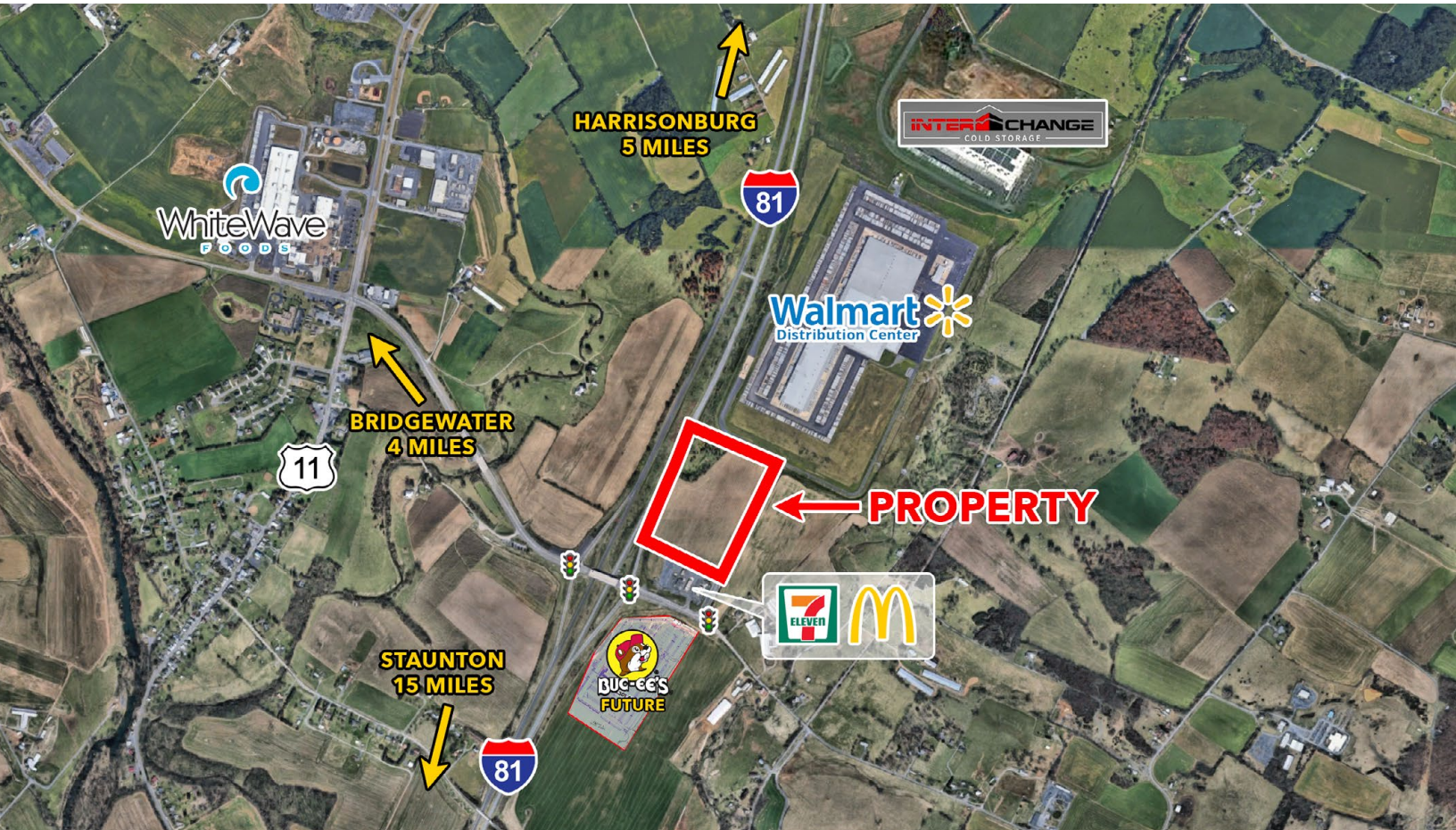


# FOR SALE:

Industrial Land Adjacent Walmart Distribution and by Future Buc-ee's  
Harrisonburg, VA Submarket (Mt. Crawford)  
On I-81 Exit 240

(540) 849-9020  
www.trianglerealtors.net



## PROPERTY HIGHLIGHTS

- 26.3 Acres +/-
- Zoned I-1 Industrial
- Adjacent Wal-Mart Distribution Center
- Across from future Buc-ee's
- I-81 Frontage - South of Harrisonburg, VA
- At I-81/I-64 Interchange
- Top Industrial/Distribution Corridor on East Coast
- \$5,250,000

## DEMOGRAPHICS

	3 miles	5 miles	10 miles
Population	7,452	35,407	107,042
Households	2,431	12,701	37,605
Avg HH Income	\$86,910	\$77,126	\$78,289

## Walton Way

## MORE INFORMATION

Triangle Realtors  
Peter H. Wray, *Principal Broker*

C: (540) 849-9020  
O: (540) 885-5181 ext. 11  
phwray@trianglerealtors.net  
www.trianglerealtors.net

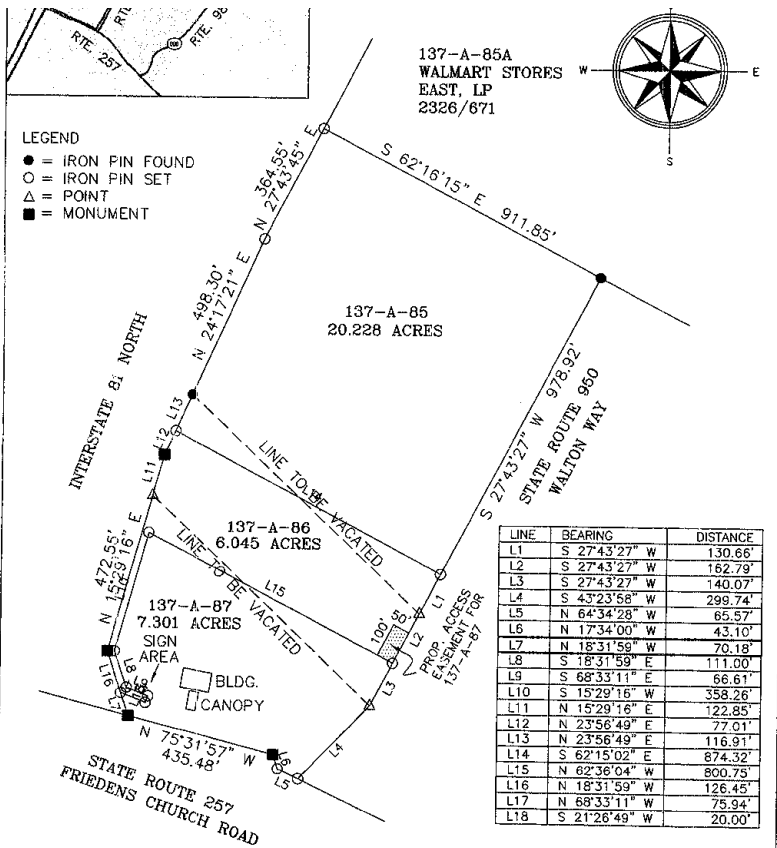
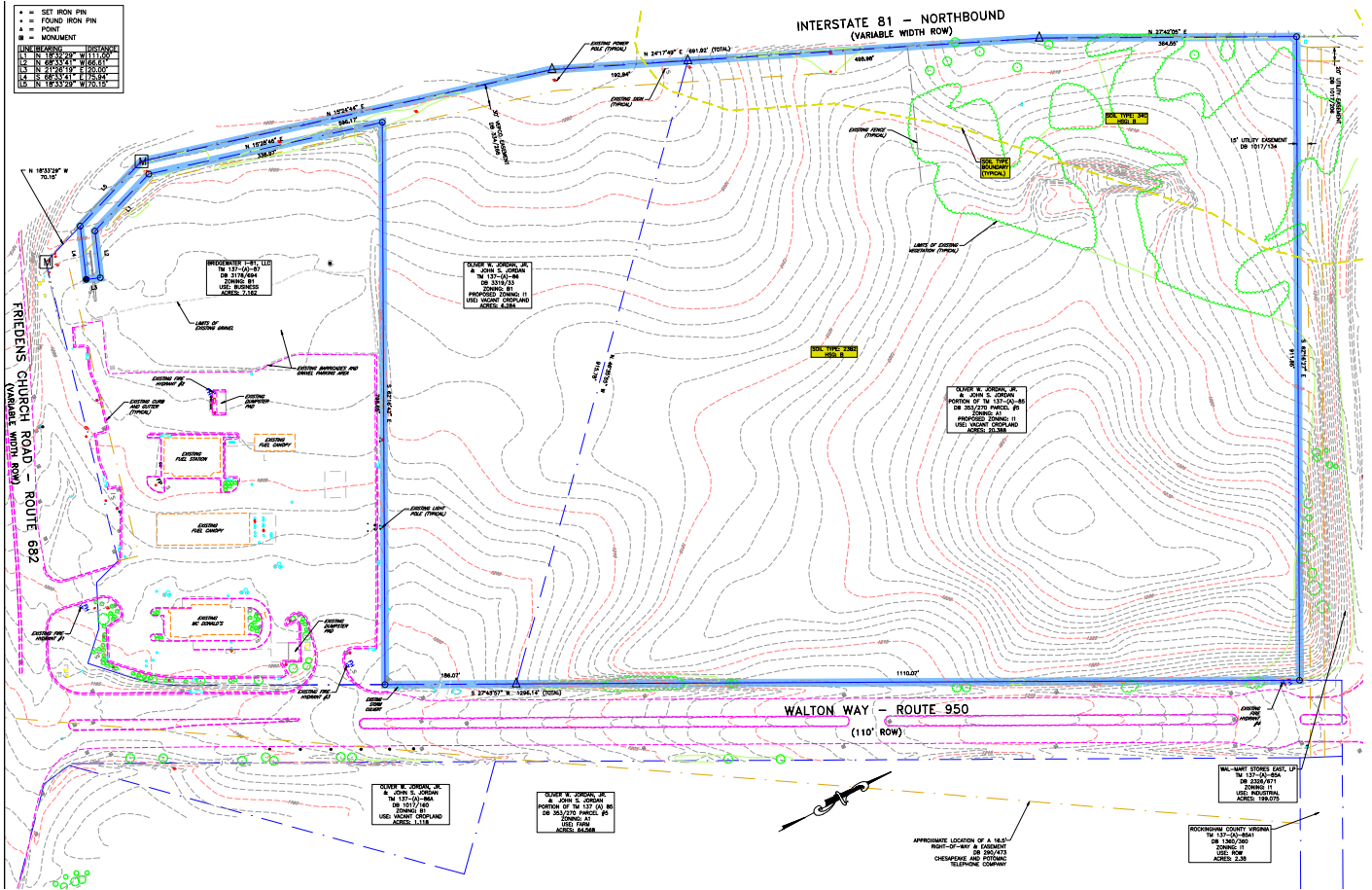
2903 N. Augusta Street | Staunton, VA 24401  
PO Box 4807 | Charlottesville, VA 22905

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