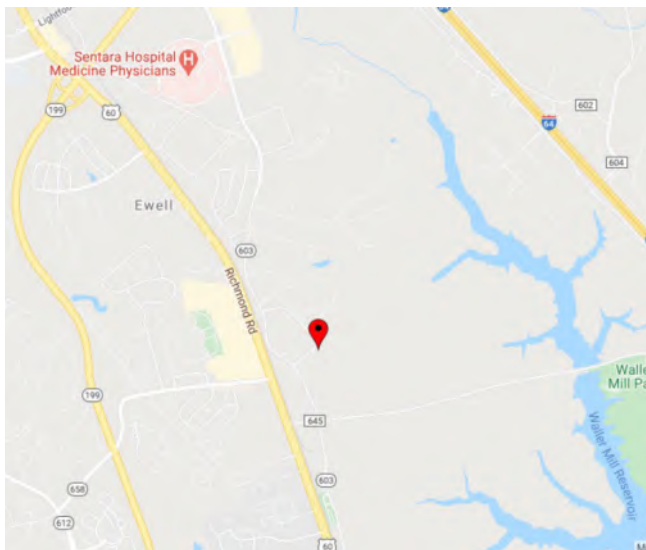




315 EWELL ROAD | WILLIAMSBURG VA 23188



PROPERTY FEATURES

- Ideally located in Ewell Industrial Park (EIP) of York County
- Zoned Limited Industrial
- 4,030 SF suite with dock level loading; 21’ ceiling height in rear
- Two units of dead storage area:
 - 1,660sf – dock level loading and overhead door
 - 456sf – 2 overhead ground level doors (front & side)
- Lease Rate: \$6.00 to \$9.00 psf, plus NNN operating expenses

Join nearby EIP tenants: Refreshing Virginia, Alewerks Brewing Company, Carrick Contracting Corp., Cunning Contracting, Batchelder & Collins, and many more



BERKSHIRE HATHAWAY
HomeServices
Towne Realty

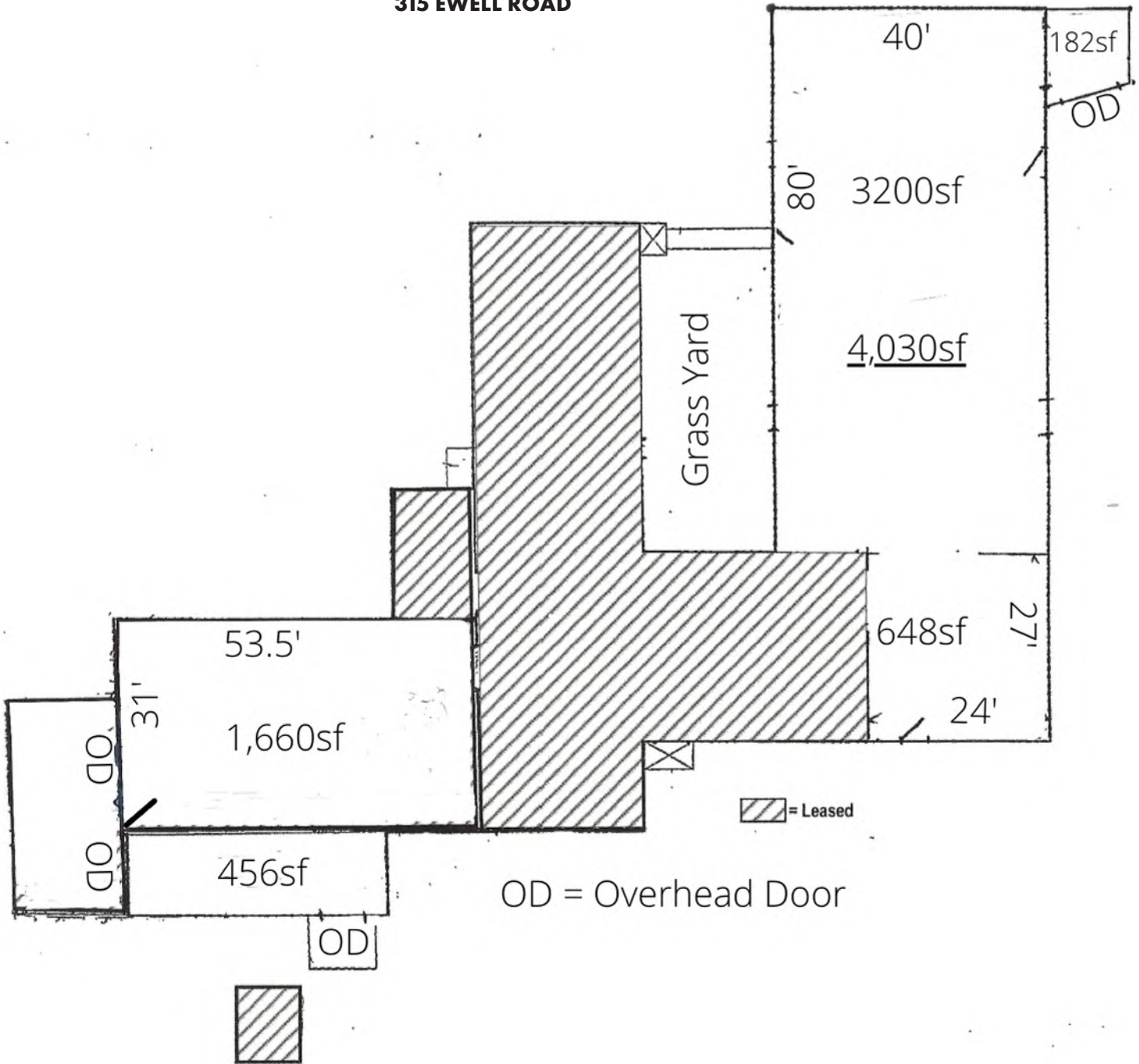
COMMERCIAL DIVISION

JANET MOORE, CCIM
D: 804.467.9491
O: 757.645.4500

JANET.MOORE@BHHSTOWNE.COM

WWW.JANETMOORECCIM.COM

315 EWELL ROAD



WWW.JANETMOORECCIM.COM

4,030 SF SUITE



Front Entrance



Dock Level Loading Area at rear of space



Front Office



Warehouse



Dock Level Loading Area



Fronts of 1,660sf Unit (left) and 456sf Unit (right)



Single and Overhead
Door Access

456sf Unit





Rear | Side View




Side Overhead Door





 Alewerks Brewing Company


 Batchelder & Collins Inc

 Eastern National




 Bay Flooring & Interiors

 **SIMON** Williamsburg Premium Outlets
PREMIUM OUTLETS




AVAILABLE
757.645.4500



 Oceans & Ale



 AMF Williamsburg Lanes



BERKSHIRE HATHAWAY
HomeServices

Towne Realty

COMMERCIAL DIVISION

WWW.JANETMOORECCIM.COM