

160 & 164 WATERMAN DRIVE

FOR SALE

160 & 164
WATERMAN DRIVE
HARRISONBURG, VA

\$1,195,000

11,638± SF | 0.90± ACRES | B-2 ZONING

TWO SPACES. MULTIPLE POSSIBILITIES.

Owner-occupy, invest, or do both.

11,638± SF of fully conditioned commercial space with two distinct spaces and existing tenancy through December 31, 2026.

Open floor areas, private offices, customer-facing frontage, and B-2 zoning create flexibility for many commercial uses.

OWNER-USER OPPORTUNITY + EXISTING TENANCY



FLEXIBLE OPEN FLOOR PLAN



PRIVATE OFFICE SPACE



RECEPTION AREA



JEFF ROBB

Senior Vice President

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Lee & Associates
COMMERCIAL REAL ESTATE BROKERAGE

All information herein, including square footage, is believed to be accurate, but not guaranteed or warranted. Any and all parties are responsible for verifying information prior to sale.

10070 Mt Zion Road
Linville VA 22834
540.437.3728
leeandassoc.com

PROPERTY HIGHLIGHTS

FULLY CONDITIONED
B-2 ZONING
STOREFRONT FRONTAGE
OPEN + PRIVATE WORK AREAS
8' DROP CEILINGS
OWNER-USER POTENTIAL

8,047± SF	160 WATERMAN
3,591± SF	164 WATERMAN
2 SPACES	FLEXIBLE OCCUPANCY
12/31/26	LEASE EXPIRATION

160 WATERMAN DRIVE

8,047± SF

Future Owner-User Opportunity

Tenant expected to vacate 12/31/26

164 WATERMAN DRIVE

3,591± SF

Existing Tenant

Leased through 12/31/26 • Tenant may consider extension



OWNER-OCCUPY. INVEST. OR DO BOTH.



160 & 164 WATERMAN DRIVE

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SHOWROOM/RETAIL AREA

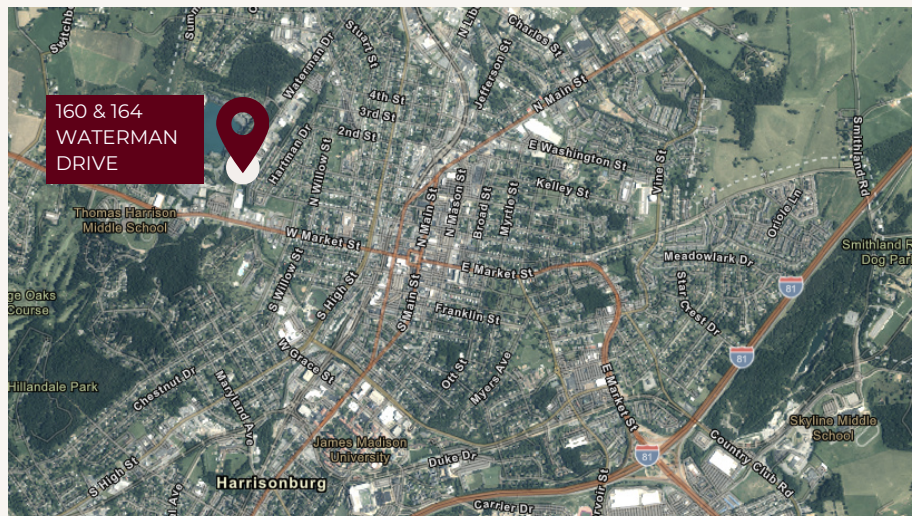


BREAK ROOM/SUPPORT AREA



OPEN COMMERCIAL FLOOR AREA

FLEXIBLE SPACE. STRATEGIC LOCATION.



Visible Location with Frontage on Waterman Drive



Minutes from I-81 & Port Republic Road



Strong Surrounding Market

YOUR BUSINESS. YOUR SPACE. YOUR NEXT MOVE.

Convenient Harrisonburg location with flexible B-2 zoning and a layout suited for a variety of commercial concepts.



Retail/Showroom



Professional Offices



Training/Education



Light Manufacturing



Fitness/Wellness



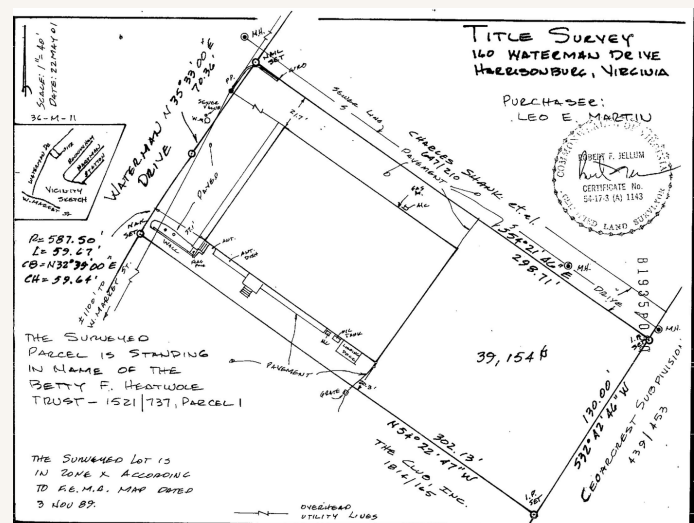
Service Businesses



Studio/Creative Space



...and more!



PROPERTY SURVEY



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