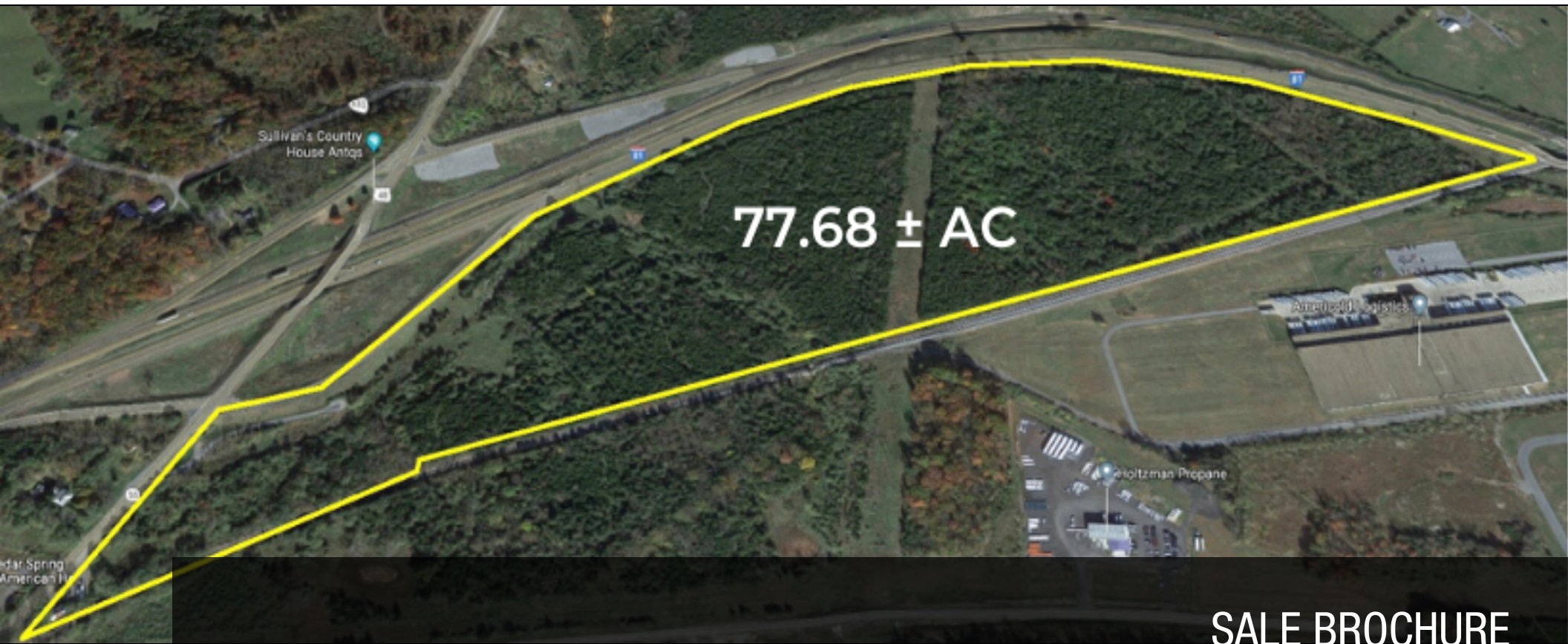


LAND FOR LEASE



# North Shenandoah Business & Industrial Park

STRASBURG, VA



KW COMMERCIAL VIRGINIA REGION

804.858.9000



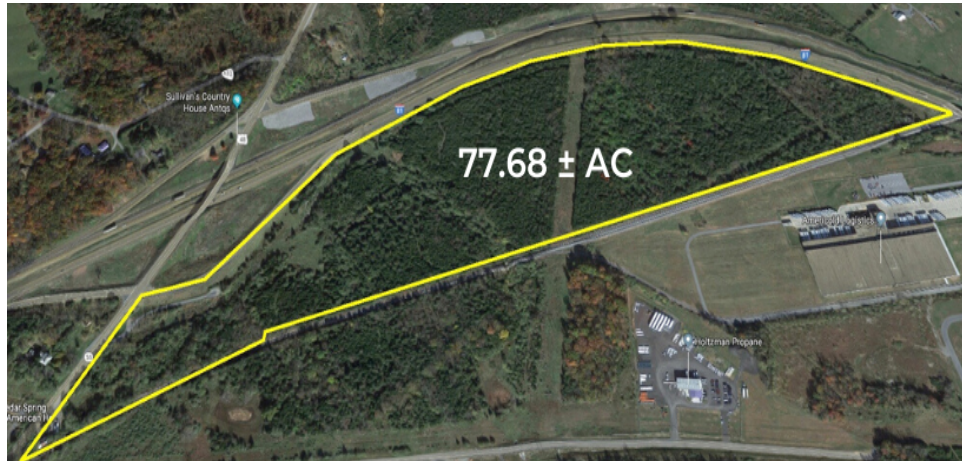
PRESENTED BY:

**TIM DUDLEY**

Associate Broker  
O: 804.858.9000  
C: 757.288.1854  
todudley@kw.com

# NORTH SHENANDOAH BUSINESS & INDUSTRIAL PARK

North Shenandoah Business & Industrial Park, Strasburg, VA



## OFFERING SUMMARY

<b>AUCTION DATE:</b>	December 10, 2019
<b>AUCTION TIME:</b>	1:00 PM - 2:00 PM
<b>AUCTION LOCATION:</b>	Online & Onsite
<b>LOT SIZE:</b>	77.68 AC
<b>ZONING:</b>	Highway Commercial & BP/LI Business Park Light Industrial
<b>MARKET:</b>	Shenandoah Valley
<b>SUBMARKET:</b>	Strasburg, VA

## PROPERTY OVERVIEW

Unique opportunity to acquire up to 77.68 ± acres of undeveloped land located in the North Shenandoah Business & Industrial Park in Strasburg, VA. This property consists of six separate tax parcels and features 2,580 ± feet of prime road frontage along I-81 and immediate access to a CSX Rail System adjacent to the property with the ability to erect a branch spur line for loading and unloading or storage.

The six parcels include 47.65 ± acres zoned Highway Commercial, and 29.68 ± acres zoned BP/LI, (Business Park/Light Industrial) by Town of Strasburg. The preliminary plans for development outline a variety of industrial and offices uses for the property, featuring warehouse storage, self storage, office, and medical office development, as part of further development of the North Shenandoah Business & Industrial Park. This development site is located just 28 miles from Amazon's one million square foot Clear Brook Fulfillment Center and provides future tenants access to one of the fastest growing regions in Virginia.

## LOCATION OVERVIEW

Located in Virginia's historic Shenandoah Valley in the Golden Triangle region (Virginia, West Virginia, Maryland). This development opportunity is located directly along I-81 and features premier frontage and signage opportunities for future tenants. The property is located in Shenandoah County Virginia, which is located within 90 ± miles of Washington, D.C., 150 ± miles from Richmond, VA, as well as just minutes to Virginia's Inland Port. This area features a diverse workforce, as it is located between Winchester, VA and Harrisonburg, VA and is located within 30 ± miles of six college and universities. The property is located approximately 60 ± miles from the Shenandoah Valley Regional Airport and approximately 65 ± miles from Washington Dulles International Airport.

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# NORTH SHENANDOAH BUSINESS & INDUSTRIAL PARK

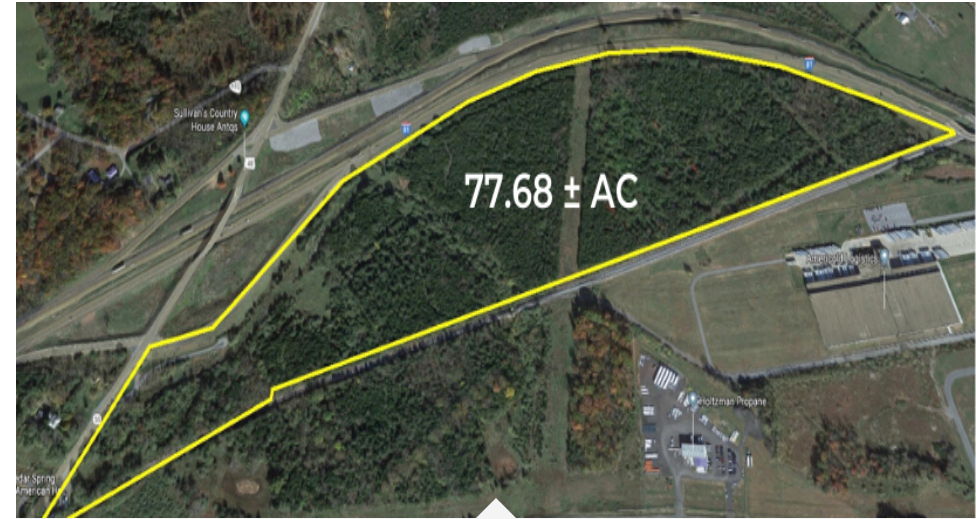
North Shenandoah Business & Industrial Park, Strasburg, VA



Building Name	North Shenandoah Business & Industrial Park
Property Type	Land For Sale
Property Subtype	Retail
APN	16-((A))-125; 16-((A))-141; 16-((A))-143; 16-((A))-86V; 16-((A))-86Z; 16-((A))-86W
Lot Size	77.68 AC
Number of Lots	6
Free Standing	No

Unique opportunity to acquire up to 77.68 ± acres of undeveloped land located in the North Shenandoah Business & Industrial Park in Strasburg, VA. This property consists of six separate tax parcels and features 2,580 ± feet of prime road frontage along I-81 and immediate access to a CSX Rail System adjacent to the property with the ability to erect a branch spur line for loading and unloading or storage.

The six parcels include 47.65 ± acres zoned Highway Commercial, and 29.68 ± acres zoned BP/LI, (Business Park/Light Industrial) by Town of Strasburg. The preliminary plans for development of this site outline a variety of industrial and office uses for the property, featuring warehouse storage, self storage, office, and medical office development, as part of further development of the North Shenandoah Business & Industrial Park. This development site is located just 28 miles from Amazon's one million square foot Clear Brook Fulfillment Center and provides future tenants access to one of the fastest growing regions in Virginia.



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**LAND FOR SALE**

# NORTH SHENANDOAH BUSINESS & INDUSTRIAL PARK

North Shenandoah Business & Industrial Park, Strasburg, VA



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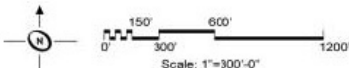
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# NORTH SHENANDOAH BUSINESS & INDUSTRIAL PARK

North Shenandoah Business & Industrial Park, Strasburg, VA



February 24, 2016

## Northern Shenandoah Industrial Park Development Plan Concept I

KW COMMERCIAL VIRGINIA REGION  
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LAND FOR SALE

# NORTH SHENANDOAH BUSINESS & INDUSTRIAL PARK

North Shenandoah Business & Industrial Park, Strasburg, VA



**LPDA**  
LAND PLANNING & DESIGN



0 150' 300' 600' 1200'  
Scale: 1"=300'-0"

February 24, 2016

Northern Shenandoah Industrial Park Development Plan  
Concept II

KW COMMERCIAL VIRGINIA REGION  
804.858.9000



COMMERCIAL

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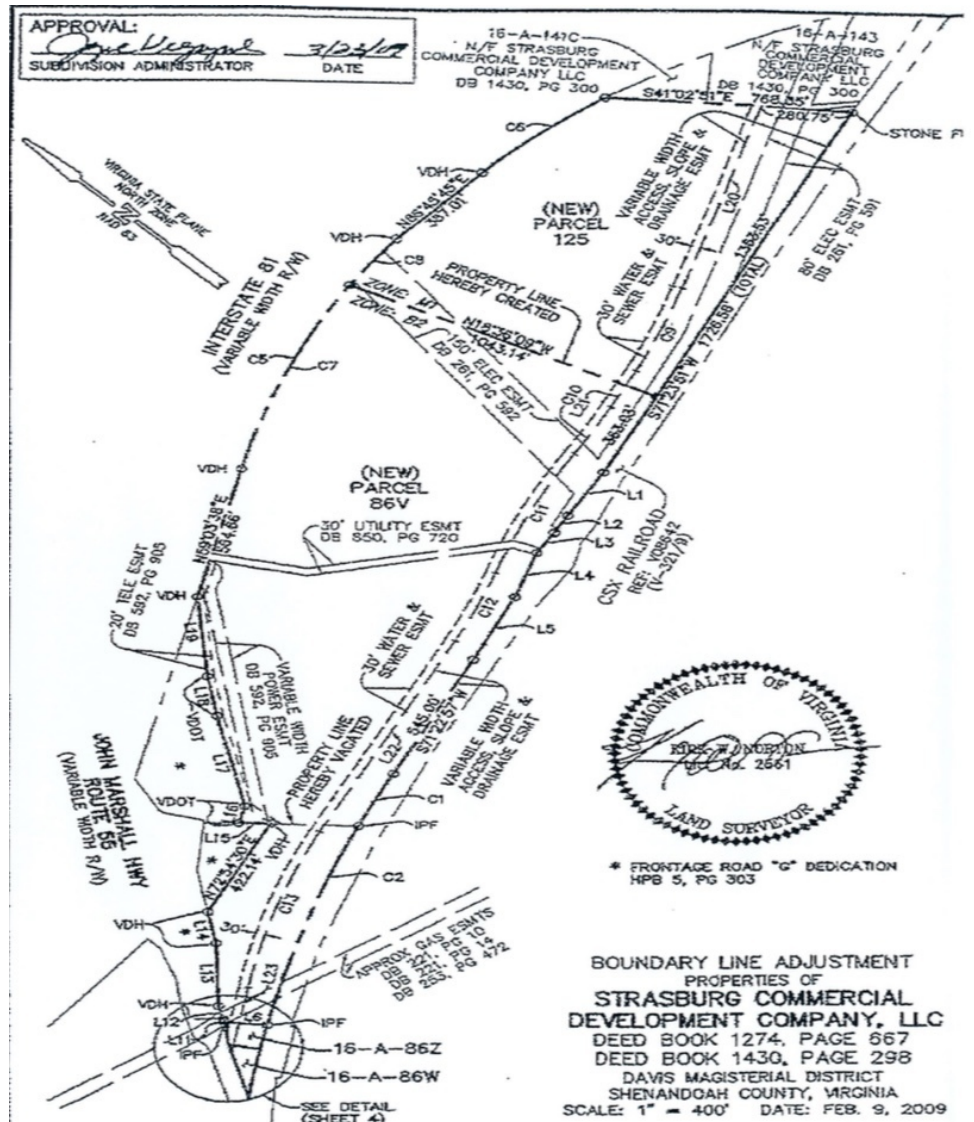
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North Shenandoah Business & Industrial Park, Strasburg, VA



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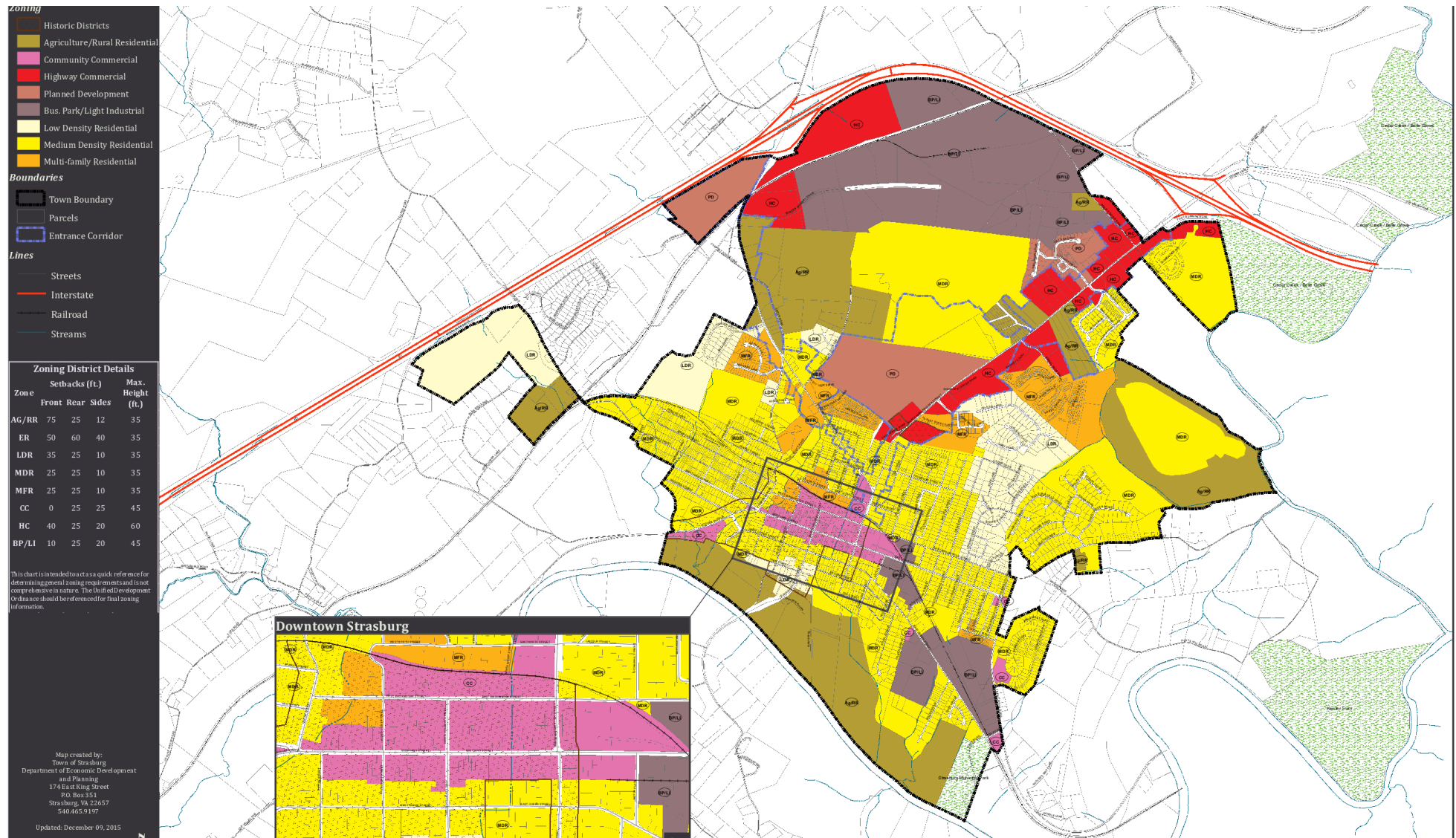
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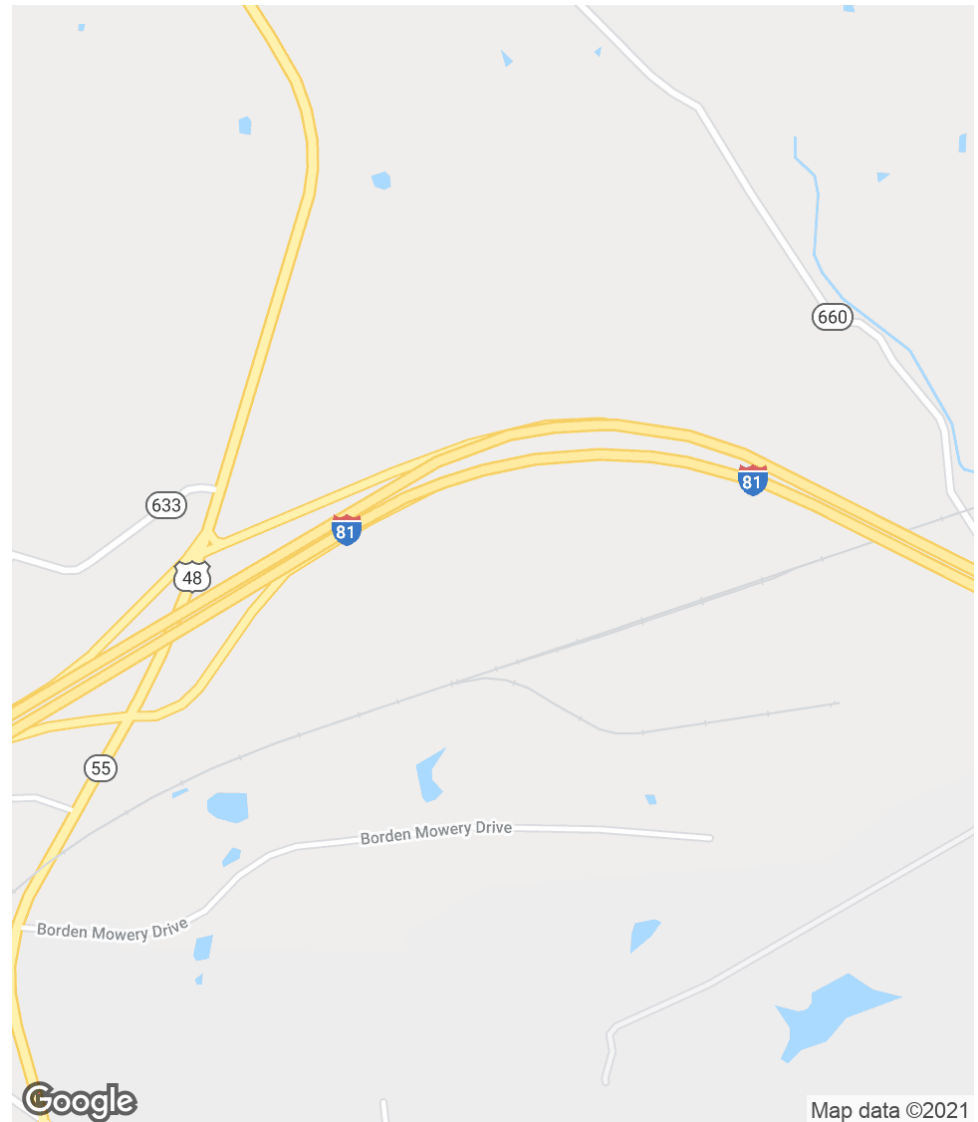
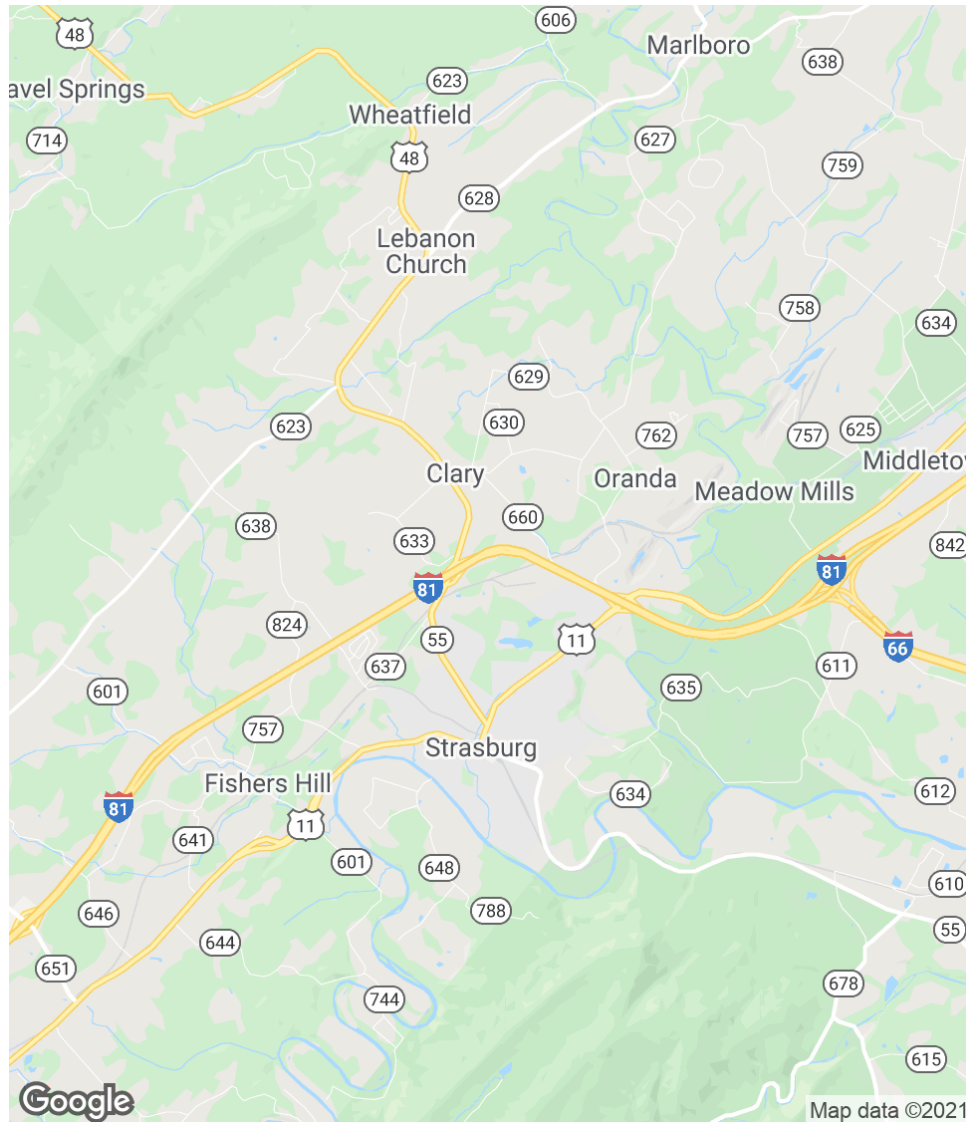
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LAND FOR SALE

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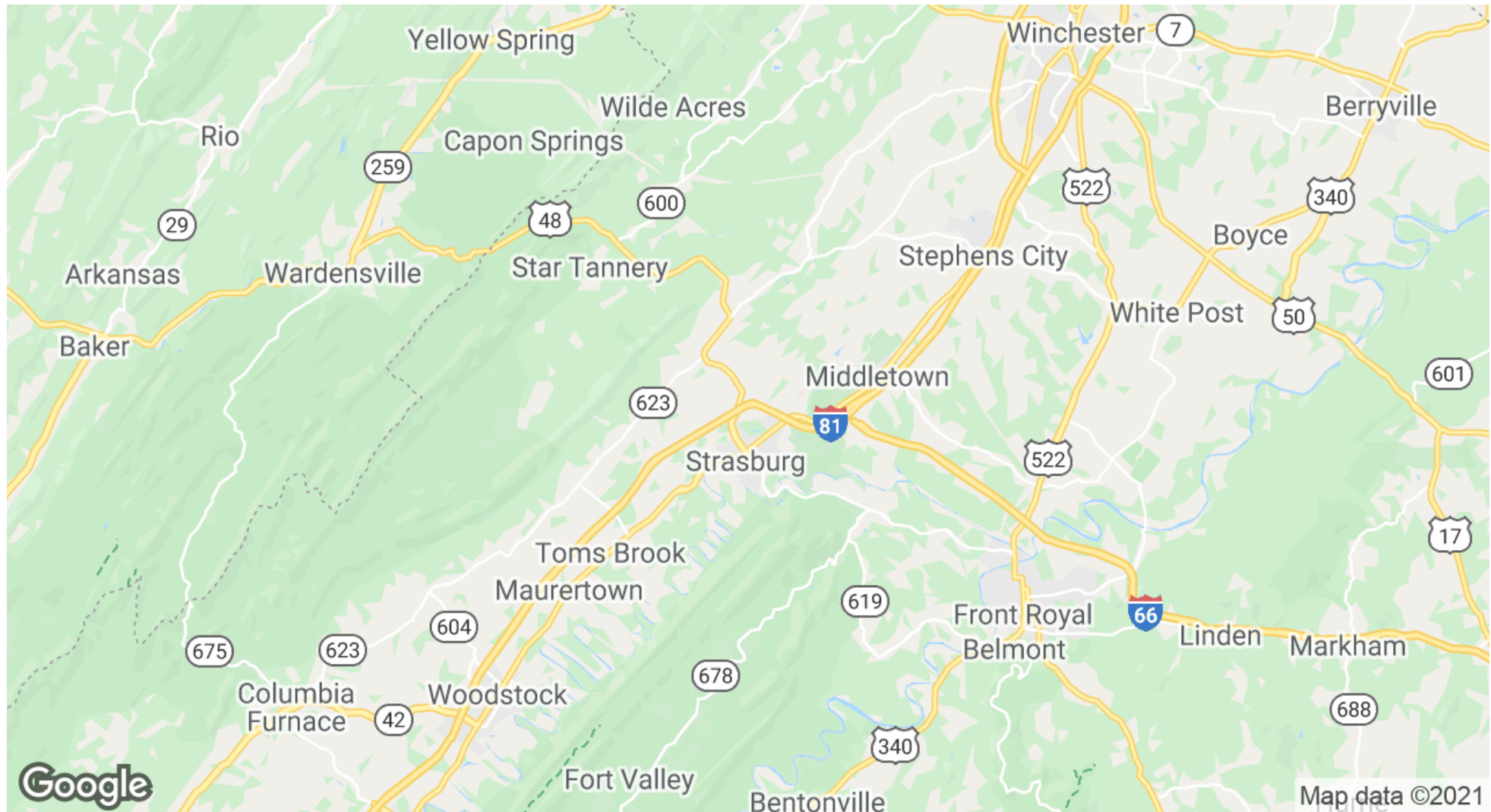
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**LAND FOR SALE**

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North Shenandoah Business & Industrial Park, Strasburg, VA

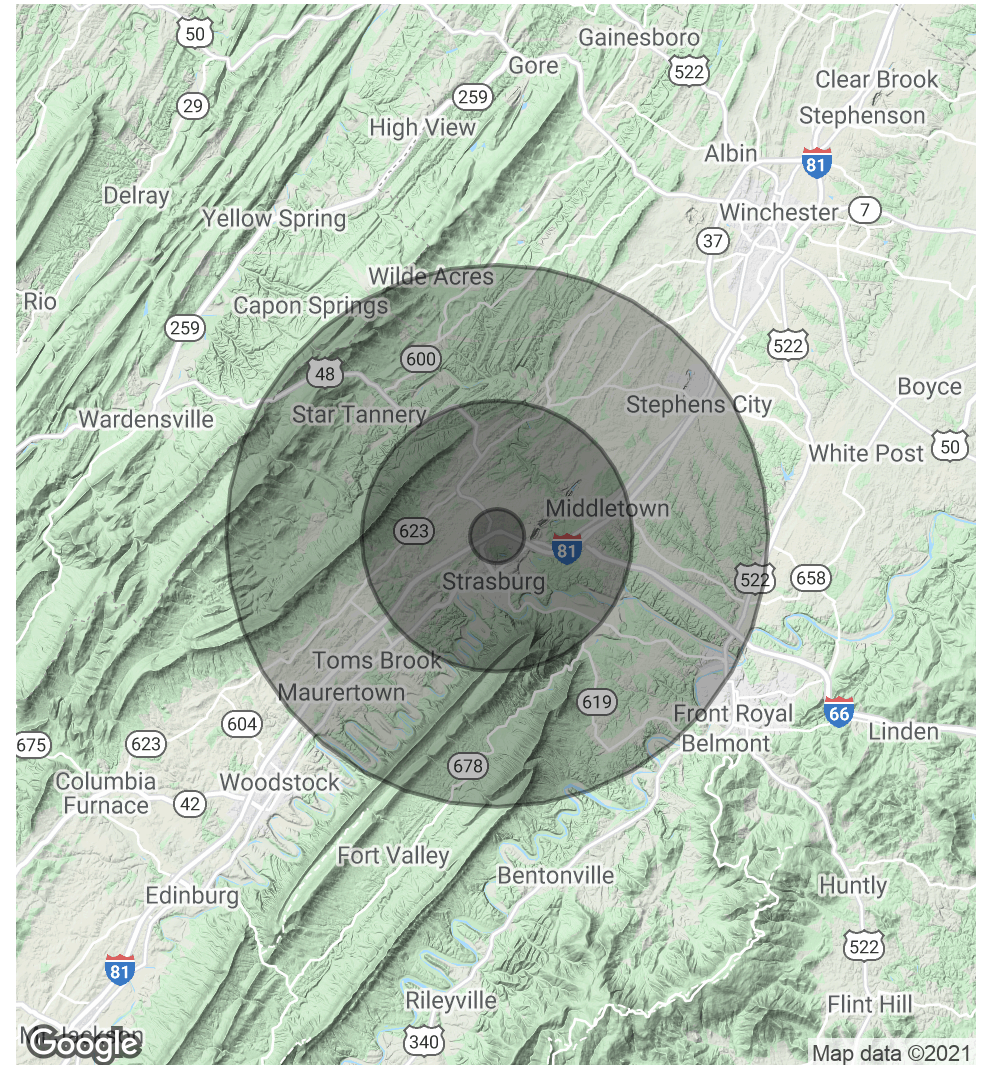


POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,010	13,729	33,476
Average age	39.6	40.3	41.5
Average age (Male)	36.4	37.9	40.5
Average age (Female)	42.4	42.3	42.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	421	5,663	13,474
# of persons per HH	2.4	2.4	2.5
Average HH income	\$57,578	\$59,924	\$68,131
Average house value		\$300,256	\$284,396

\* Demographic data derived from 2010 US Census



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# County of Shenandoah Property Record Card

August 28, 2014



Commissioner of Revenue  
600 North Main St, Suite 104  
Woodstock, VA 22664

Phone: 540-459-6174  
Email: revenue@shenandoahcountyva.us

Parcel Information			
<b>Address Location:</b>	0	<b>Total Acres:</b>	24.85
<b>Zip Code:</b>	22182-	<b>Occupancy Code:</b>	Vacant-Commercial
<b>Map Number:</b>	016 A 125	<b>Legal Description:</b>	RT 55
<b>Map Number (Alt):</b>	16-((A))-125	<b>Legal Description 2:</b>	
<b>Record Number:</b>	24579	<b>Land Use Value Fom Loc:</b>	\$0.00
<b>Magisterial Code:</b>	Davis		

Legal Repository	
<b>Deed Book No:</b>	1274
<b>Deed Book Page:</b>	667
<b>Will Book No:</b>	
<b>Will Book Page:</b>	0
<b>Plat Book No:</b>	1447
<b>Plat Book Page:</b>	840

Valuation		
Land	Improvements	Total Value
\$1,242,700.00	\$0.00	\$1,242,700.00

Sales Information			
<b>Sale Price:</b>	\$3,350,000.00	<b>Sale Date:</b>	3/3/2006
<b>Grantor:</b>	STRASBURG DEVELOPERS		

Ownership			
<b>Current Owner</b>			
<b>Name:</b>	STRASBURG COMMERCIAL DEVELOPMENT	<b>Name (Extended):</b>	COMPANY LLC
<b>Address:</b>	8189 MADRILLON OAKS CT 22182	<b>Purchase Date:</b>	3/3/2006
		<b>Purchase Price:</b>	\$3,350,000.00



# County of Shenandoah Property Record Card

August 28, 2014



Building			
Year Built:	0	Story Height:	
Number of Rooms:	0	Number of Bedrooms:	0
Full Bathrooms:	0	Half Bathrooms:	0
Basement:		Finished Basement SQ FT:	0
Garage Type:		Garage Capacity:	0
Heating:		Fuel Type:	
Air Conditioning:		Sewer	None
Water:	None	Roof Type:	
Roof Material:		Foundation Type:	
Exterior Wall Type:		Interior Wall Type:	
Floor Type:			





# County of Shenandoah Property Record Card

August 28, 2014



# County of Shenandoah Property Record Card

August 28, 2014



Commissioner of Revenue  
600 North Main St, Suite 104  
Woodstock, VA 22664

Phone: 540-459-6174  
Email: revenue@shenandoahcountyva.us

Parcel Information			
<b>Address Location:</b>	0	<b>Total Acres:</b>	0.82
<b>Zip Code:</b>	22181-	<b>Occupancy Code:</b>	Vacant-Commercial
<b>Map Number:</b>	016 A 141C	<b>Legal Description:</b>	RT 660
<b>Map Number (Alt):</b>	16-((A))-141	<b>Legal Description 2:</b>	PARCEL 4
<b>Record Number:</b>	31309	<b>Land Use Value Fom Loc:</b>	\$0.00
<b>Magisterial Code:</b>	Davis		

Legal Repository	
<b>Deed Book No:</b>	1430
<b>Deed Book Page:</b>	300
<b>Will Book No:</b>	
<b>Will Book Page:</b>	0
<b>Plat Book No:</b>	918
<b>Plat Book Page:</b>	539

Valuation		
<b>Land</b>	<b>Improvements</b>	<b>Total Value</b>
\$57,700.00	\$0.00	\$57,700.00

Sales Information			
<b>Sale Price:</b>	\$370,000.00	<b>Sale Date:</b>	10/30/2008
<b>Grantor:</b>	TURNER ENTERPRISES LLC		

Ownership			
<b>Current Owner</b>			
<b>Name:</b>	STRASBURG COMMERCIAL DEVELOPMENT	<b>Name (Extended):</b>	COMPANY LLC
<b>Address:</b>	8189 MADRILLON OAKS CT 22181	<b>Purchase Date:</b>	10/30/2008
		<b>Purchase Price:</b>	\$370,000.00



# County of Shenandoah Property Record Card

August 28, 2014



Building			
Year Built:	0	Story Height:	
Number of Rooms:	0	Number of Bedrooms:	0
Full Bathrooms:	0	Half Bathrooms:	0
Basement:		Finished Basement SQ FT:	0
Garage Type:		Garage Capacity:	0
Heating:		Fuel Type:	
Air Conditioning:		Sewer	None
Water:	None	Roof Type:	
Roof Material:		Foundation Type:	
Exterior Wall Type:		Interior Wall Type:	
Floor Type:			



# County of Shenandoah Property Record Card

August 28, 2014





# County of Shenandoah Property Record Card

August 28, 2014



Commissioner of Revenue  
600 North Main St, Suite 104  
Woodstock, VA 22664

Phone: 540-459-6174  
Email: revenue@shenandoahcountyva.us

Parcel Information			
<b>Address Location:</b>	0	<b>Total Acres:</b>	4.59
<b>Zip Code:</b>	22181-	<b>Occupancy Code:</b>	Vacant-Commercial
<b>Map Number:</b>	016 A 143	<b>Legal Description:</b>	N OF STRASBURG RT 660
<b>Map Number (Alt):</b>	16-((A))-143	<b>Legal Description 2:</b>	PAR B
<b>Record Number:</b>	3225	<b>Land Use Value Fom Loc:</b>	\$0.00
<b>Magisterial Code:</b>	Davis		

Legal Repository	
<b>Deed Book No:</b>	1430
<b>Deed Book Page:</b>	300
<b>Will Book No:</b>	
<b>Will Book Page:</b>	0
<b>Plat Book No:</b>	
<b>Plat Book Page:</b>	0

Valuation		
Land	Improvements	Total Value
\$321,200.00	\$0.00	\$321,200.00

Sales Information			
<b>Sale Price:</b>	\$370,000.00	<b>Sale Date:</b>	10/30/2008
<b>Grantor:</b>	TURNER ENTERPRISES LLC		

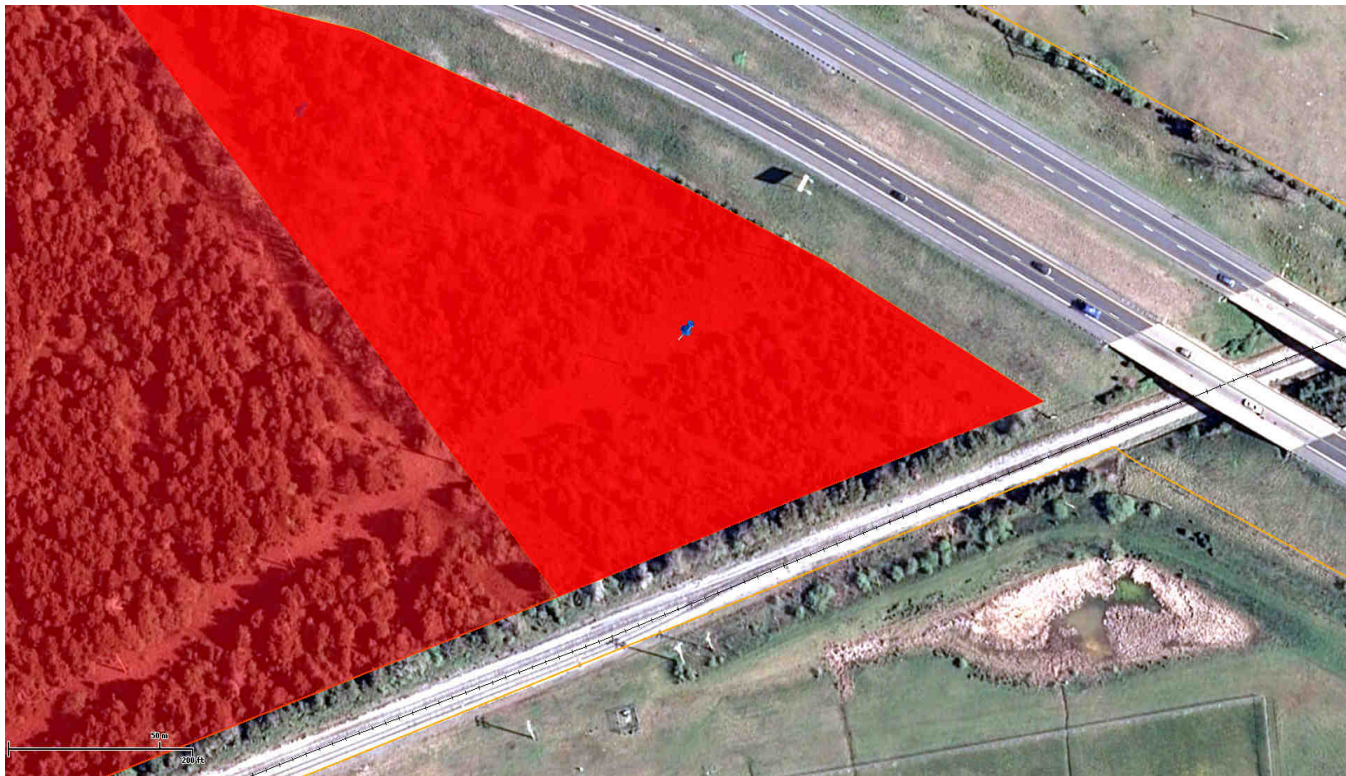
Ownership			
<b>Current Owner</b>			
<b>Name:</b>	STRASBURG COMMERCIAL DEVELOPMENT	<b>Name (Extended):</b>	COMPANY LLC
<b>Address:</b>	8189 MADRILLON OAKS CT 22181	<b>Purchase Date:</b>	10/30/2008
		<b>Purchase Price:</b>	\$370,000.00

# County of Shenandoah Property Record Card

August 28, 2014



Building			
Year Built:	0	Story Height:	
Number of Rooms:	0	Number of Bedrooms:	0
Full Bathrooms:	0	Half Bathrooms:	0
Basement:		Finished Basement SQ FT:	0
Garage Type:		Garage Capacity:	0
Heating:		Fuel Type:	
Air Conditioning:		Sewer	None
Water:	None	Roof Type:	
Roof Material:		Foundation Type:	
Exterior Wall Type:		Interior Wall Type:	
Floor Type:			





# County of Shenandoah Property Record Card

August 28, 2014



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August 28, 2014



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600 North Main St, Suite 104  
Woodstock, VA 22664

Phone: 540-459-6174  
Email: revenue@shenandoahcountyva.us

Parcel Information			
<b>Address Location:</b>	0	<b>Total Acres:</b>	47.15
<b>Zip Code:</b>	22181-	<b>Occupancy Code:</b>	Vacant-Commercial
<b>Map Number:</b>	016 A 086V	<b>Legal Description:</b>	TR 4 RT 55
<b>Map Number (Alt):</b>	16-( A))-86V	<b>Legal Description 2:</b>	
<b>Record Number:</b>	17573	<b>Land Use Value Fom Loc:</b>	\$0.00
<b>Magisterial Code:</b>	Davis		

Legal Repository	
<b>Deed Book No:</b>	1430
<b>Deed Book Page:</b>	298
<b>Will Book No:</b>	
<b>Will Book Page:</b>	0
<b>Plat Book No:</b>	1447
<b>Plat Book Page:</b>	840

Valuation		
<b>Land</b>	<b>Improvements</b>	<b>Total Value</b>
\$1,037,300.00	\$0.00	\$1,037,300.00

Sales Information			
<b>Sale Price:</b>	\$1,034,000.00	<b>Sale Date:</b>	10/30/2008
<b>Grantor:</b>	L T 1 LLC		

Ownership			
<b>Current Owner</b>			
<b>Name:</b>	STRASBURG COMMERCIAL DEVELOPMENT	<b>Name (Extended):</b>	COMPANY LLC
<b>Address:</b>	8189 MADRILLON OAKS CT 22181	<b>Purchase Date:</b>	10/30/2008
		<b>Purchase Price:</b>	\$1,034,000.00

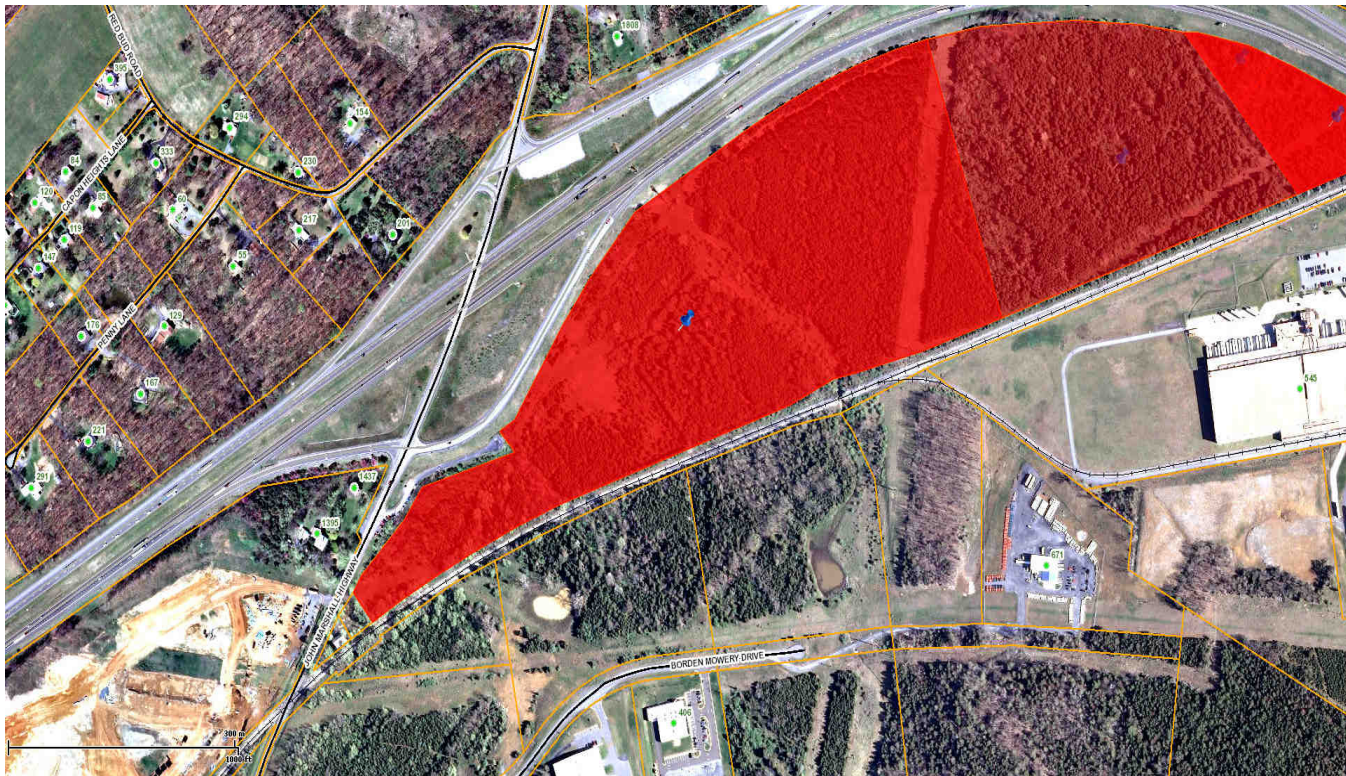


# County of Shenandoah Property Record Card

August 28, 2014



Building			
Year Built:	0	Story Height:	
Number of Rooms:	0	Number of Bedrooms:	0
Full Bathrooms:	0	Half Bathrooms:	0
Basement:		Finished Basement SQ FT:	0
Garage Type:		Garage Capacity:	0
Heating:		Fuel Type:	
Air Conditioning:		Sewer	None
Water:	None	Roof Type:	
Roof Material:		Foundation Type:	
Exterior Wall Type:		Interior Wall Type:	
Floor Type:			



# County of Shenandoah Property Record Card

August 28, 2014





# County of Shenandoah Property Record Card

August 28, 2014



Commissioner of Revenue  
600 North Main St, Suite 104  
Woodstock, VA 22664

Phone: 540-459-6174  
Email: revenue@shenandoahcountyva.us

Parcel Information			
<b>Address Location:</b>	0	<b>Total Acres:</b>	0.03
<b>Zip Code:</b>	22181-	<b>Occupancy Code:</b>	Vacant-Commercial
<b>Map Number:</b>	016 A 086Z	<b>Legal Description:</b>	RT 55
<b>Map Number (Alt):</b>	16-((A))-86Z	<b>Legal Description 2:</b>	
<b>Record Number:</b>	28894	<b>Land Use Value Fom Loc:</b>	\$0.00
<b>Magisterial Code:</b>	Davis		

Legal Repository	
<b>Deed Book No:</b>	1430
<b>Deed Book Page:</b>	298
<b>Will Book No:</b>	
<b>Will Book Page:</b>	0
<b>Plat Book No:</b>	
<b>Plat Book Page:</b>	0

Valuation		
<b>Land</b>	<b>Improvements</b>	<b>Total Value</b>
\$600.00	\$0.00	\$600.00

Sales Information			
<b>Sale Price:</b>	\$1,034,000.00	<b>Sale Date:</b>	10/30/2008
<b>Grantor:</b>	L T 1 LLC		

Ownership			
<b>Current Owner</b>			
<b>Name:</b>	STRASBURG COMMERCIAL DEVELOPMENT	<b>Name (Extended):</b>	COMPANY LLC
<b>Address:</b>	8189 MADRILLON OAKS CT 22181	<b>Purchase Date:</b>	10/30/2008
		<b>Purchase Price:</b>	\$1,034,000.00

# County of Shenandoah Property Record Card

August 28, 2014



Building			
Year Built:	0	Story Height:	
Number of Rooms:	0	Number of Bedrooms:	0
Full Bathrooms:	0	Half Bathrooms:	0
Basement:		Finished Basement SQ FT:	0
Garage Type:		Garage Capacity:	0
Heating:		Fuel Type:	
Air Conditioning:		Sewer	None
Water:	None	Roof Type:	
Roof Material:		Foundation Type:	
Exterior Wall Type:		Interior Wall Type:	
Floor Type:			





# County of Shenandoah Property Record Card

August 28, 2014



# County of Shenandoah Property Record Card

August 28, 2014



Commissioner of Revenue  
600 North Main St, Suite 104  
Woodstock, VA 22664

Phone: 540-459-6174  
Email: revenue@shenandoahcountyva.us

Parcel Information			
<b>Address Location:</b>	0	<b>Total Acres:</b>	0.24
<b>Zip Code:</b>	22181-	<b>Occupancy Code:</b>	Vacant-Commercial
<b>Map Number:</b>	016 A 086W	<b>Legal Description:</b>	TR 5 RT 55
<b>Map Number (Alt):</b>	16-((A))-86W	<b>Legal Description 2:</b>	
<b>Record Number:</b>	17572	<b>Land Use Value Fom Loc:</b>	\$0.00
<b>Magisterial Code:</b>	Davis		

Legal Repository	
<b>Deed Book No:</b>	1430
<b>Deed Book Page:</b>	298
<b>Will Book No:</b>	
<b>Will Book Page:</b>	0
<b>Plat Book No:</b>	
<b>Plat Book Page:</b>	0

Valuation		
<b>Land</b>	<b>Improvements</b>	<b>Total Value</b>
\$5,200.00	\$1,200.00	\$6,400.00

Sales Information			
<b>Sale Price:</b>	\$1,034,000.00	<b>Sale Date:</b>	10/30/2008
<b>Grantor:</b>	L T 1 LLC		

Ownership			
<b>Current Owner</b>			
<b>Name:</b>	STRASBURG COMMERCIAL DEVELOPMENT	<b>Name (Extended):</b>	COMPANY LLC
<b>Address:</b>	8189 MADRILLON OAKS CT 22181	<b>Purchase Date:</b>	10/30/2008
		<b>Purchase Price:</b>	\$1,034,000.00



# County of Shenandoah Property Record Card

August 28, 2014



Building			
Year Built:	0	Story Height:	
Number of Rooms:	0	Number of Bedrooms:	0
Full Bathrooms:	0	Half Bathrooms:	0
Basement:		Finished Basement SQ FT:	0
Garage Type:		Garage Capacity:	0
Heating:		Fuel Type:	
Air Conditioning:		Sewer	None
Water:	None	Roof Type:	
Roof Material:		Foundation Type:	
Exterior Wall Type:		Interior Wall Type:	
Floor Type:			



# County of Shenandoah Property Record Card

August 28, 2014





# Dudley Auctions

## **BIDDER REGISTRATION FORM**

**Bidder Number:** \_\_\_\_\_

**First Name:** \_\_\_\_\_

**Last Name:** \_\_\_\_\_

**NAME TO APPEAR ON DEED:** \_\_\_\_\_

\_\_\_\_\_

**Phone:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Driver's License Number:** \_\_\_\_\_

**Broker/Agent's Name:** \_\_\_\_\_

*\*Bidder Acknowledges That A Buyer's Premium Applies To This Auction Event*

**\*\*By signing this Bidder Registration Form, I personally guarantee payment and personally agree to and understand all Terms and Conditions and announcements pertaining to this auction event. I understand that acceptable forms of payment are cash, credit card, certified check, or personal/company check with an accompanying bank letter of guarantee. I have inspected and reviewed the Property, all public records regarding the Property, as well as any and all information provided by Dudley Auctions regarding the Property prior to the start of bidding. I understand that I am liable for payment of all real estate purchased on my Bidder Number and that Dudley Auctions reserves the legal right to pursue any and all means necessary to collect any funds due and that I am personally liable for any costs incurred in the collection of said funds. I irrevocably submit to the jurisdiction of the Circuit Court of the County of Henrico, VA, for all actions brought by Dudley Auctions to collect any sum due. I agree that any dispute arising out of this sale shall be resolved solely by final and binding arbitration held in the County of Henrico, VA, under the Real Estate Industry Arbitration Rules of the American Arbitration Association. Bidder acknowledges disclosure of the brokerage relationship, if any, was made to them by the signing of this form. Dudley Auctions is the agent for the Seller.**

**Bidder's Printed Name:** \_\_\_\_\_

**Bidder's Signature:** \_\_\_\_\_

**Date**

***Online Registrants: Please remit to [info@dudleyauctions.com](mailto:info@dudleyauctions.com)***

# Dudley Auctions

## BROKER REGISTRATION FORM

### REMIT TO: DUDLEY AUCTIONS

Address: 9601 Gayton Road, Suite 207, Henrico, VA 23238

Phone: (804) 709-1954 Fax: (804) 823-2559

Email: info@dudleyauctions.com

**PROPERTY ADDRESS:** \_\_\_\_\_

**SALE DATE:** \_\_\_\_\_

**BUYER NAME:** \_\_\_\_\_

**BUYER ADDRESS:** \_\_\_\_\_

**BUYER PHONE & EMAIL:** \_\_\_\_\_

This Broker Registration Form shall serve as written notice to register the above referenced Prospective Buyer with Dudley Auctions with respect to the above referenced property to be sold at Auction on the above referenced date. It is understood and agreed that the commission will be governed in accordance with the Terms and Conditions of Sale and/or Foreclosure Notice (whichever is applicable) as set forth online and in the information package. A commission of up to 3% of the highest offer\* will be paid to the registered broker named herein if: a) this Broker Acknowledgment Form is properly completed and submitted; b) the Prospective Buyer named herein is the highest bidder at the Auction Sale; and c) the Prospective Buyer named herein as the highest bidder at the Auction Sale executes a Contract of Sale and closes on the sale of the subject property in accordance with the terms of the Purchase Agreement of Sale. Agents and Brokers acting as principals or employees, affiliates or immediate family members are not eligible for a commission. In the event that the Dudley Auctions agrees to reduce its commission to consummate a sale, Dudley Auctions reserves the right to proportionately reduce the commission to Buyer's agent. If litigation is required to collect the commission, reasonable attorney's fees and costs shall be deducted from the gross commission collected and the balance shall be divided proportionately. In order to be effective, Dudley Auctions must receive all Broker Acknowledgment Forms no later than 24 hours before the beginning of the scheduled auction date.

\_\_\_\_\_  
Printed Name Of Broker ("Broker")

\_\_\_\_\_  
Printed Name Of Agent

\_\_\_\_\_  
Broker Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Agent Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Broker License No.

\_\_\_\_\_  
Agent License No.

\_\_\_\_\_  
Phone:

\_\_\_\_\_  
Fax:

\_\_\_\_\_  
Name Of Real Estate Company:

\_\_\_\_\_  
Real Estate Company Address:

\_\_\_\_\_  
Buyer Signature:

\_\_\_\_\_  
Date

\_\_\_\_\_  
RECEIVED BY DUDLEY AUCTIONS:

\_\_\_\_\_  
Dudley Auctions

\_\_\_\_\_  
Date

\*highest offer is defined as the purchase price less the buyer's premium



# NORTH SHENANDOAH BUSINESS & INDUSTRIAL PARK

North Shenandoah Business & Industrial Park, Strasburg, VA



**TIM DUDLEY**  
Associate Broker

15871 City View Drive, Suite 120  
Midlothian, VA 23113  
T 804.858.9000  
C 757.288.1854  
todudley@kw.com

## PROFESSIONAL BACKGROUND

Tim Dudley, an Associate Broker at KW Commercial, is experienced in the sale and valuation of commercial real estate. Some of the properties that Mr. Dudley has sold include office buildings, manufacturing facilities, shopping centers, single and multi-family properties, resort properties, timberland and agricultural tracts, and more. He has worked with many regional and national banks and corporate clients and has conducted transactions in more than 20 states. Mr. Dudley has also provided expert witness testimony in several jurisdictions of the U.S. Bankruptcy Court.

Mr. Dudley has received the SVN Partners Circle Award from 2013-2018. This award is given to the top 30 producing Advisors in the SVN National Network. Mr. Dudley is also a founding member of SVN Auction Services. Mr. Dudley has been awarded a 2015 CoStar Power Broker award for being a top broker in the Richmond market.

**KW COMMERCIAL VIRGINIA REGION**  
804.858.9000



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todudley@kw.com

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Keller Williams Realty Midlothian in compliance with all applicable fair housing and equal opportunity laws.

**KW COMMERCIAL VIRGINIA REGION**

804.858.9000

***PRESENTED BY:***

**TIM DUDLEY**  
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C: 757.288.1854  
todudley@kw.com

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