

# FOR SALE

44 New Life Drive  
Ruckersville, VA



Commercial & Residential Real Estate  
Business Brokerage and Development



**Brand new  
Warehouse/  
Office space**

**10,500 sf total**

- 2,500 sf office / 8,000 sf warehouse / on 1 acre
- Four bathrooms
- City water and sewer
- Three 12x14 drive-in bay doors
- One loading dock
- 26 foot high clear span in the interior
- Fully conditioned
- B-3 Zoning

**Great Location! Off Route 33, less than a mile from 29 North!**

**MLS #454242**

**Offered at \$1,295,000  
Lease Option: \$8/sf**

**Stu Rifkin, Listing Agent**

**434.972.9515**

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