



Mercury Paper Distribution Center

150 Mercury Way, Winchester, VA 22603

BUILDING DETAILS

Property Overview

Total GLA	324,535 sq. ft.
Year Built	2019
Office Space	4,472 sq. ft.
Site Area	21.17 acres
Car Parking Spaces	56 (expandable to 283)

Space Available

100% Fully Leased

Key Features

- Built-to-suit facility 100% occupied by entrenched tenant with a growing regional footprint.
- 150 Mercury Road (the "Property") is fully leased to Mercury Paper, Inc., a rapidly growing household paper products company headquartered in Strasburg, VA with multiple store-brand manufacturing contracts including FIORA toilet paper and Oasis Brands paper towels.
- There is room for growth with the substantial car parking expansion potential – allowing for 227 additional car parking spaces so the site's workforce can accommodate the growing business. The Property also offers 9 knockout loading positions for future distribution capabilities.
- With access to the coveted I-81 Corridor serving as the critical distribution artery with direct connections to a robust network of transportation infrastructure, the Property enjoys unrivaled access to the entire Eastern United States and more than half of the nation's population within a one-day truck drive.





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