



RARE WAREHOUSE CONDO - DUMFRIES COMMERCE CENTER

17877 Fraley Boulevard Unit #6, Dumfries, VA 22026

FOR SALE

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SRG Commercial
Real Estate

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PROPERTY DESCRIPTION

A rare opportunity to acquire a ±5,215 SF flex/warehouse condominium at Dumfries Commerce Center, a premier tilt-up concrete business park positioned along Jefferson Davis Highway (US Route 1) in Dumfries, Virginia. Unit #6 delivers 4,362 SF of warehouse space on the main level with 20-foot clear ceiling heights, a 12'x14' drive-in door, and heavy power 250-amp, 480/277V service, purpose-built for industrial, distribution, and contractor operations. A structural mezzanine adds an additional 853 sqft of usable space perfect for expansion. A dedicated office with its own split-system A/C perfect for server rooms or executive offices. B-1 zoning under the Town of Dumfries permits a broad spectrum of commercial uses by-right including automotive, and the site carries SBA HUBZone designation, making it accessible to qualified owner-users with as little as 10% down. Positioned between Fort Belvoir and Quantico along one of Northern Virginia's most active commercial corridors, this asset offers immediate owner-user utility and strong long-term hold value in a supply-constrained industrial market.

PROPERTY HIGHLIGHTS

- ±5,215 SF tilt-up concrete flex/warehouse — 4,362 SF main floor + 853 SF structural mezzanine with 20' clear ceiling heights and 12'x14' drive-in door
- Heavy power — 250-amp, 480/277V, 4-wire service; gas forced-air heating throughout warehouse
- Dedicated office/server room with independent split-system A/C — ideal for tech, government contractor, or administrative use
- B-1 zoning (Town of Dumfries) — broad by-right commercial use including automotive; one of the most permissive classifications in Prince William County
- SBA HUBZone certified — qualified owner-users may finance with as little as 10% down; strong appeal to government contractors operating between Fort Belvoir and Quantico

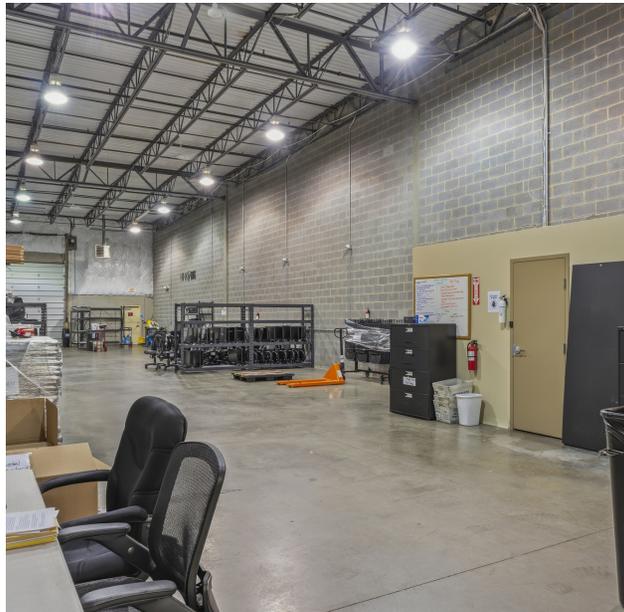


OFFERING SUMMARY

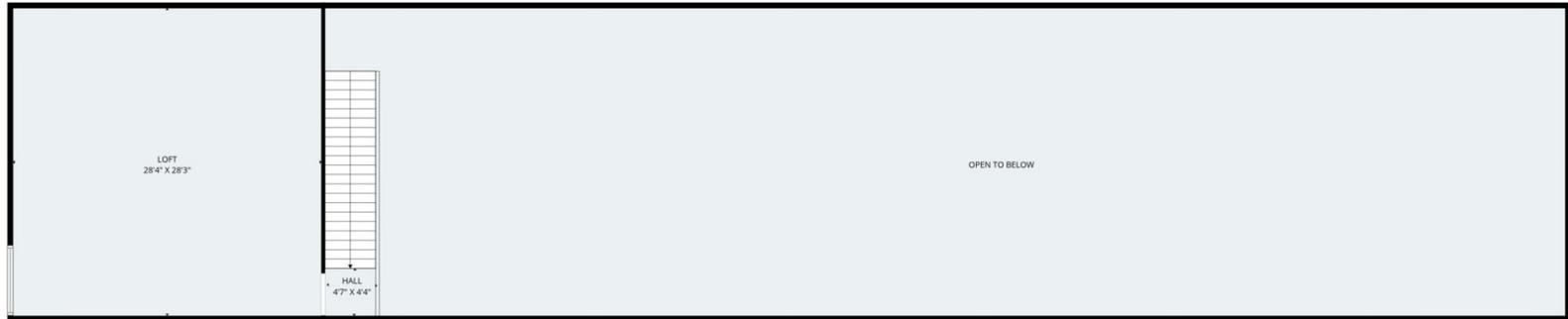
Sale Price:	\$1,500,000
Number of Units:	1
Building Size:	5,215 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	283	1,145	3,825
Total Population	966	3,779	12,387
Average HH Income	\$91,261	\$94,249	\$111,967

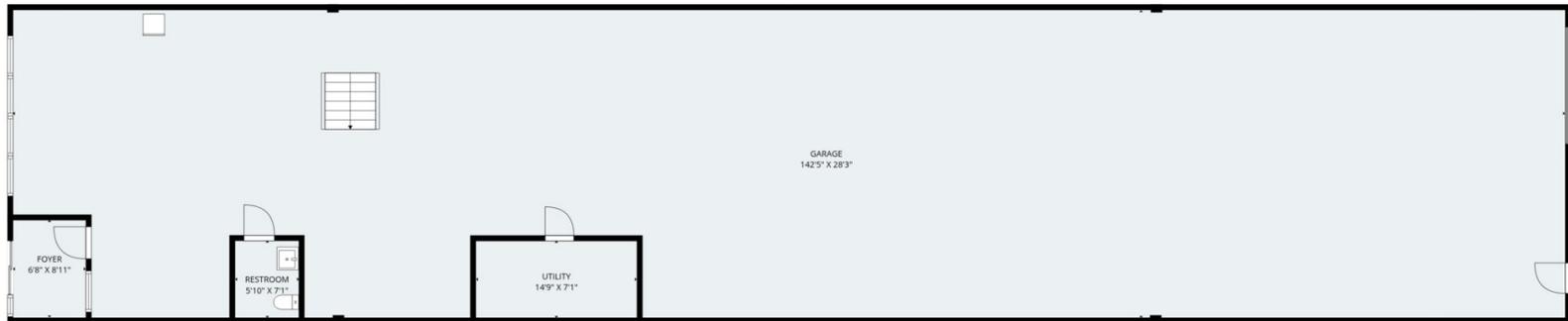
ADDITIONAL PHOTOS



LAYOUT



2ND FLOOR



1ST FLOOR



Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

AERIAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	966	3,779	12,387
Average Age	31.3	31.9	33.6
Average Age (Male)	24.7	26.2	29.9
Average Age (Female)	34.4	34.3	35.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	283	1,145	3,825
# of Persons per HH	3.4	3.3	3.2
Average HH Income	\$91,261	\$94,249	\$111,967
Average House Value	\$325,180	\$346,198	\$391,409

2023 American Community Survey (ACS)



INDUSTRIAL PROPERTY FOR SALE

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