



OFFICE WAREHOUSE CONDO

40 N FIFTH ST, WARRENTON, VA 20186

OFFERED AT \$495,000

FOR MORE INFORMATION
CRES Inc. | Commercial Real Estate Services |
540.347.2610 | INFO@CRESINC.US





PROPERTY DESCRIPTION

Highly functional 1,720 SF warehouse condominium ideally positioned on North Fifth Street. This corner unit offers excellent visibility and access, making it an exceptional option for contractors, service businesses, distribution, or storage.

The warehouse features 18-foot clear ceilings, a full-sized roll-up door, and efficient open floor space that easily accommodates racking, vehicles, equipment, or production needs. A dedicated office and in-unit restroom provide operational convenience without sacrificing square footage.

PROPERTY HIGHLIGHTS

- 18 ft ceiling height – ideal for vertical storage or lift installation
- Drive-in roll-up door for easy loading and unloading
- In-unit restroom
- Flexible, open warehouse layout

OFFERING SUMMARY

Sale Price:	\$495,000
Number of Units:	1
Lot Size:	1 Acre
Building Size:	1,742 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,010	5,193	6,671
Total Population	7,777	13,607	17,760
Average HH Income	\$126,254	\$136,181	\$146,014

CHRIS BERNARD **BILL CHIPMAN**

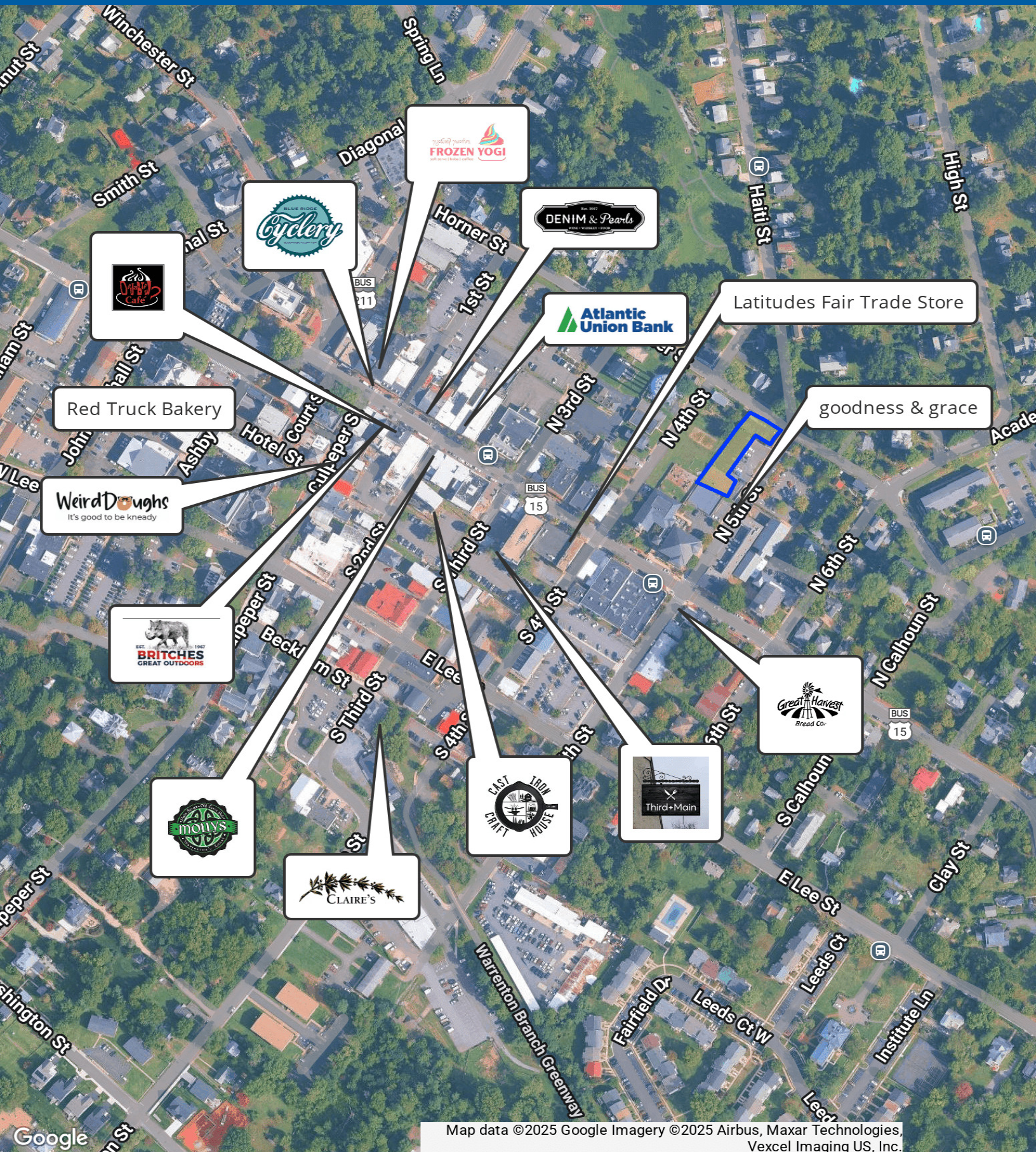
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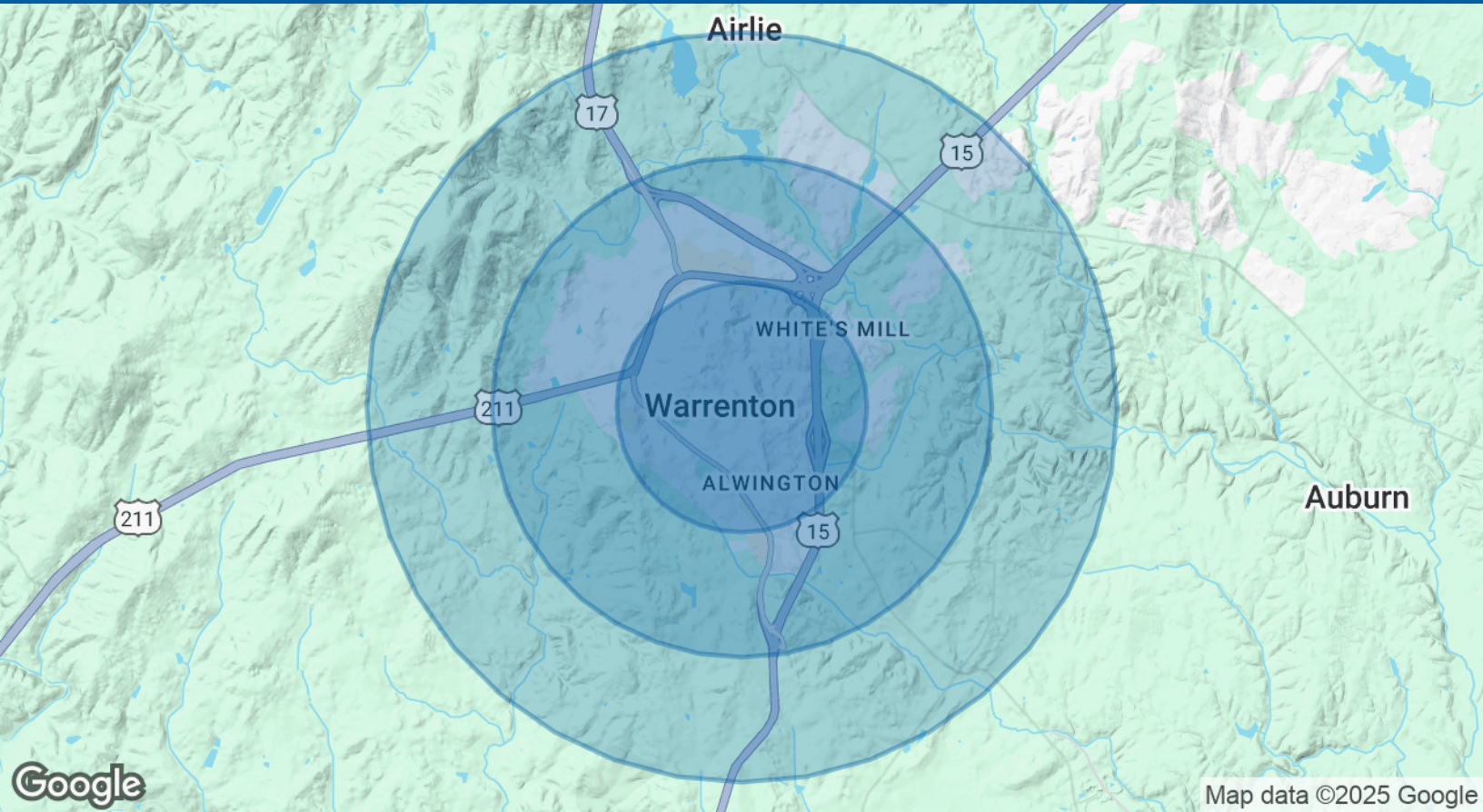
CHRIS BERNARD **BILL CHIPMAN**
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Senior Associate President/Owner
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,777	13,607	17,760
Average Age	41	42	42
Average Age (Male)	39	40	40
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,010	5,193	6,671
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$126,254	\$136,181	\$146,014
Average House Value	\$541,485	\$559,468	\$569,405

Demographics data derived from AlphaMap