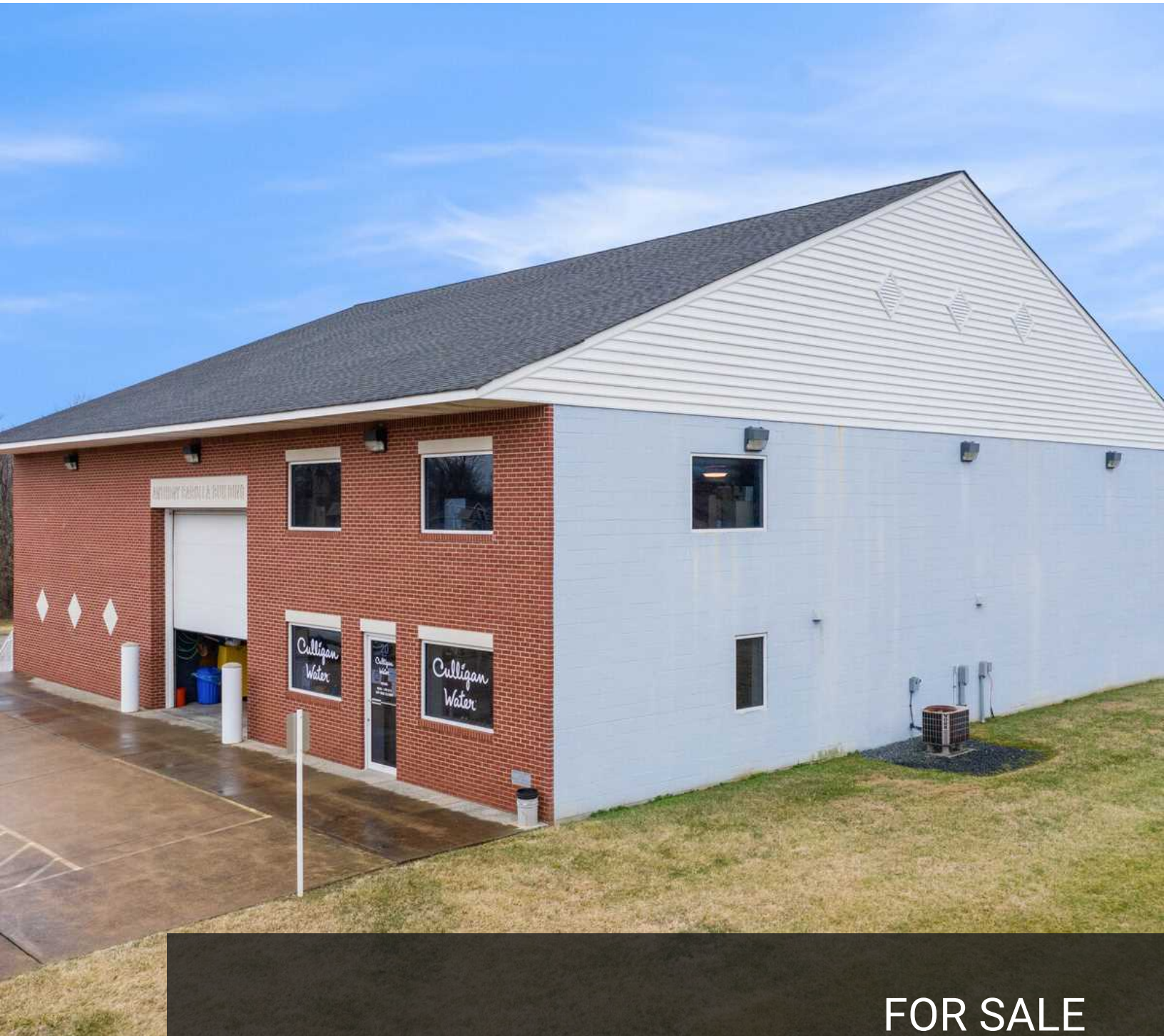


INDUSTRIAL FOR SALE

VIRGINIA WATER BUILDING

20 MCCARTY ROAD, FREDERICKSBURG, VA 22405



FOR SALE

KELLER WILLIAMS SOLUTIONS

8100 Ashton Ave #103
Manassas, VA 20109



Each Office Independently Owned and Operated

PRESENTED BY:

ED MARTIN, CCIM

Principal Broker

O: (703) 867-3350

C: (703) 867-3350

edmartin@kwcommercial.com

0225075345, Virginia

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DISCLAIMER

20 MCCARTY ROAD



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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 KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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EXECUTIVE SUMMARY

20 MCCARTY ROAD



OFFERING SUMMARY

PRICE:	\$1,375,000
BUILDING SF:	4900
NOI:	\$63,360
CAP RATE:	4.61
LOT SIZE:	3.9 AC
OCCUPANCY:	Single Tenant
DOCK DOORS:	2
GRADE DOORS:	2
YEAR BUILT:	2000

PROPERTY OVERVIEW

24 hour notice required. Please do not disturb existing business. Industrial with Office, Mezzanine, Additional Storage, Two Drive-in Doors for Drive-through and Two Docks. This property has just under 4 acres.

Works for Investor or User as Landlord can terminate lease early with 120 days notice.

Current income numbers are a 4.61 Cap rate at the asking price.



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LOCATION & HIGHLIGHTS

20 MCCARTY ROAD



LOCATION INFORMATION

Building Name: Virginia Water Building
Street Address:
City, State, Zip
County:
Market:
Sub-market:
Cross Streets:
Signal Intersection:

LOCATION OVERVIEW

Approximately 7.5 miles from I-95 in Stafford Co.
At the corner of White Oak and McCarty.
Driveway entrance on McCarty



PROPERTY HIGHLIGHTS

- Multiple Uses permitted - please check Stafford Co Zoning for RC.
- Tenant under lease until August 2025, open to renewing/extending.



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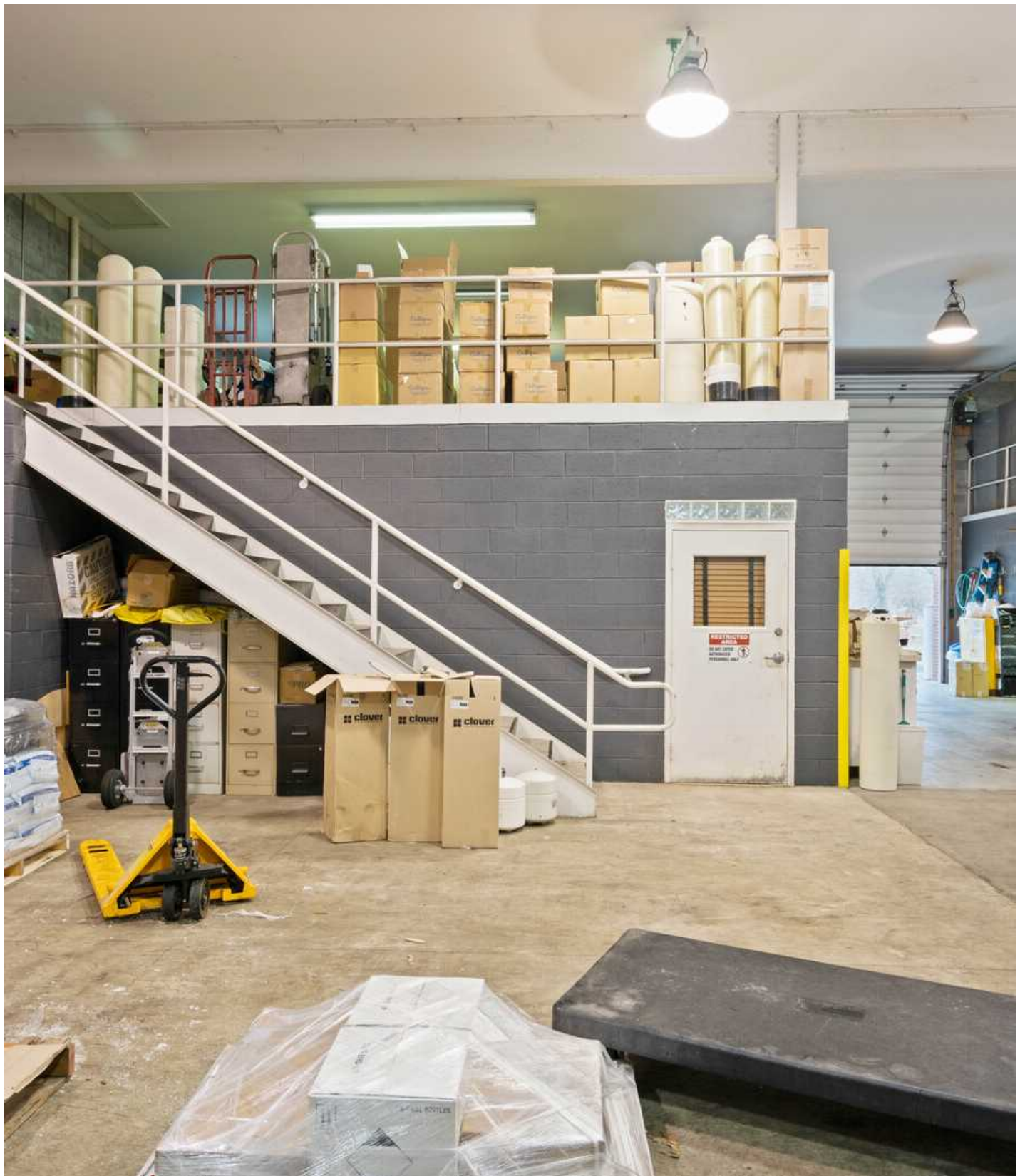
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PROPERTY PHOTOS

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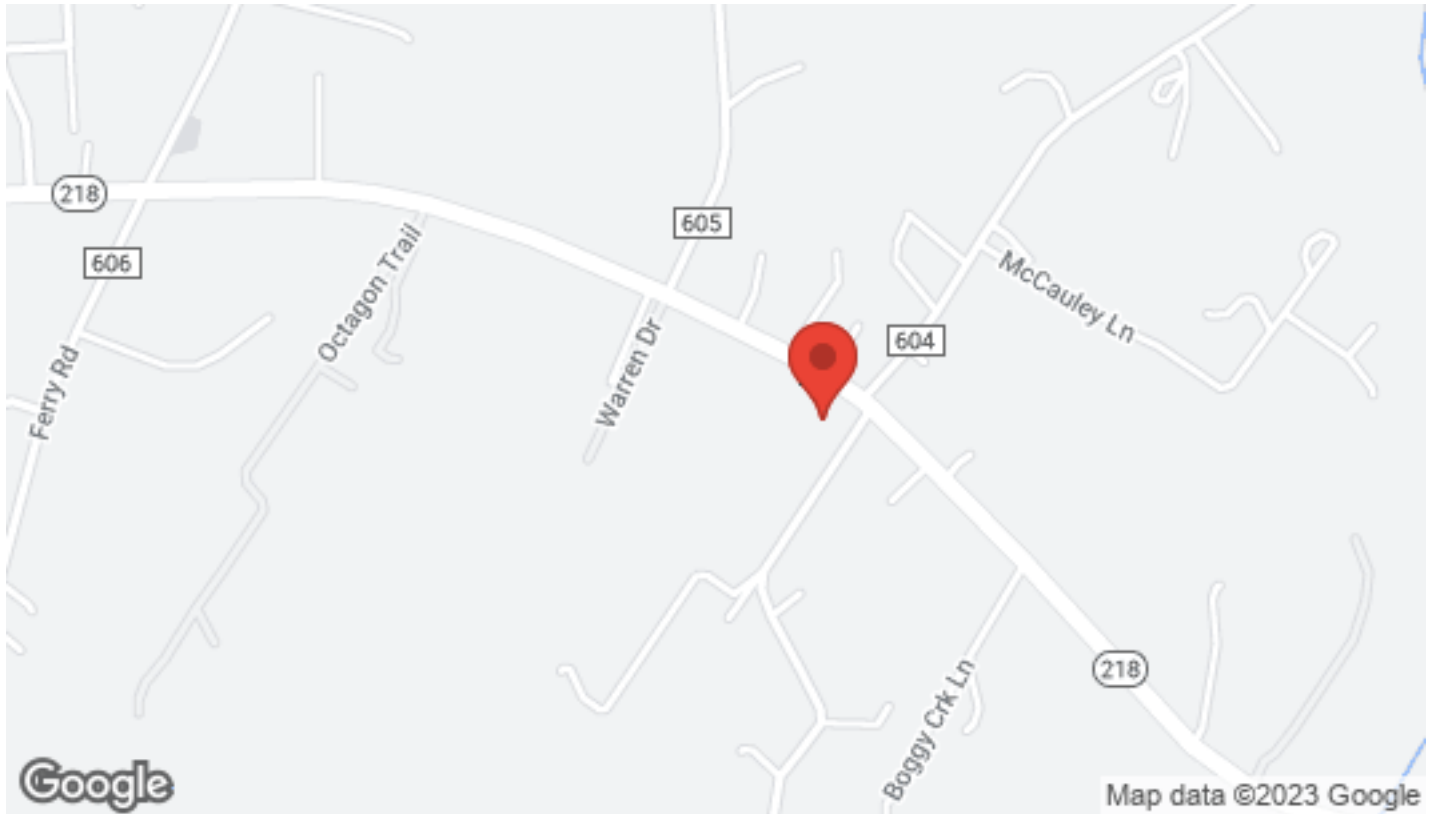
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LOCATION MAPS

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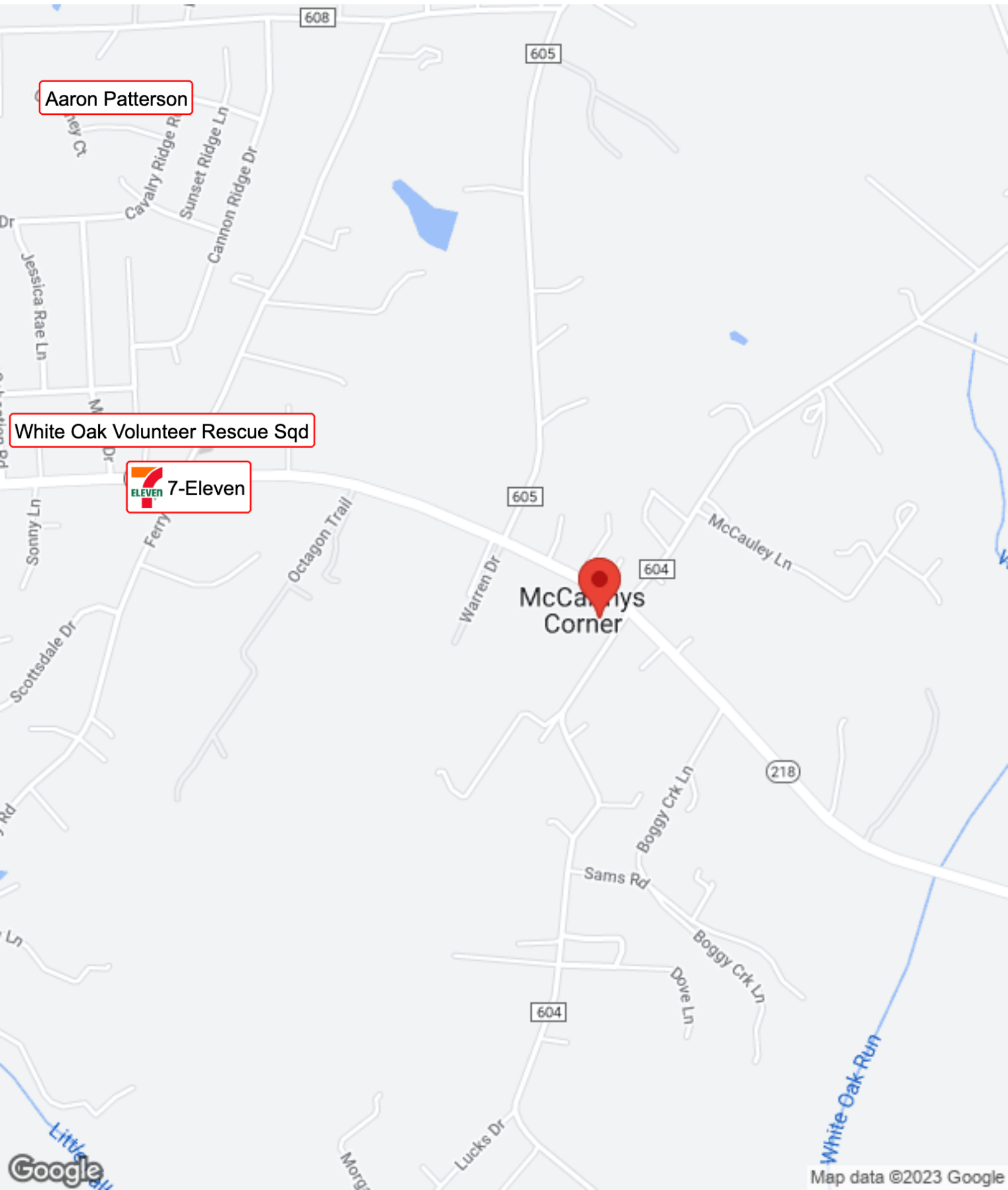
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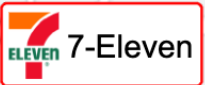
BUSINESS MAP

20 MCCARTY ROAD



Aaron Patterson

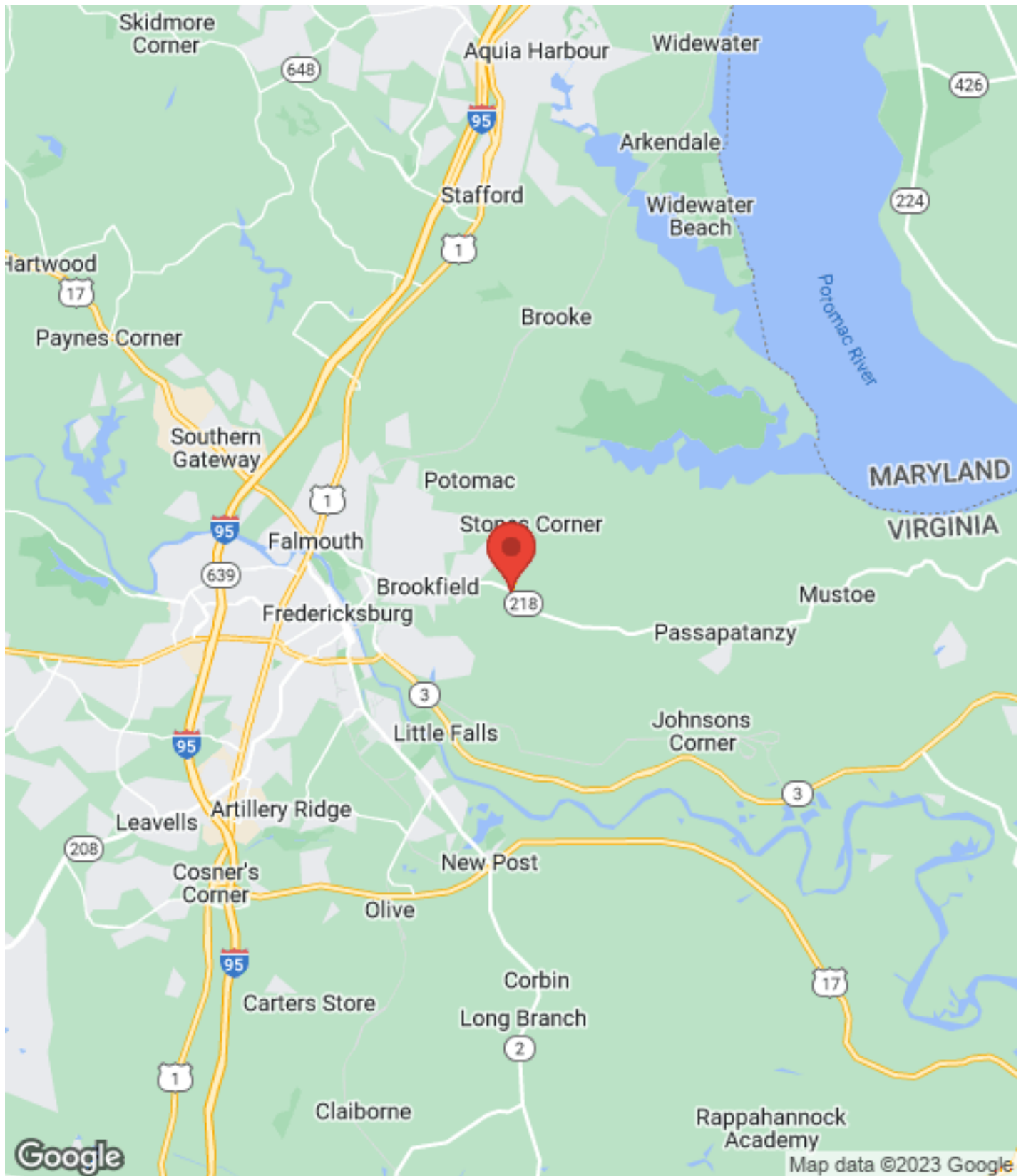
White Oak Volunteer Rescue Sqd



McCarty's
Corner

REGIONAL MAP

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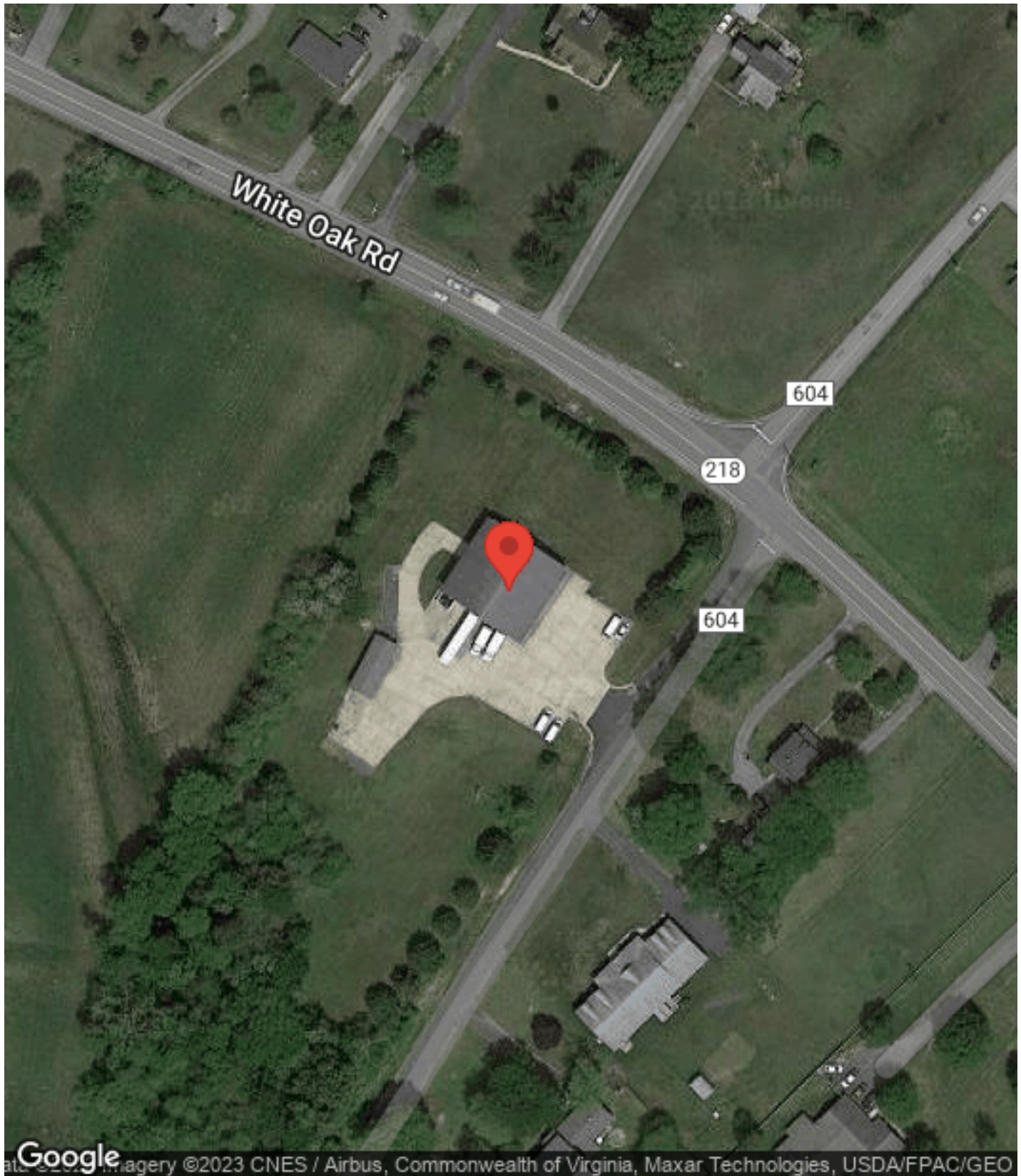
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AERIAL MAP

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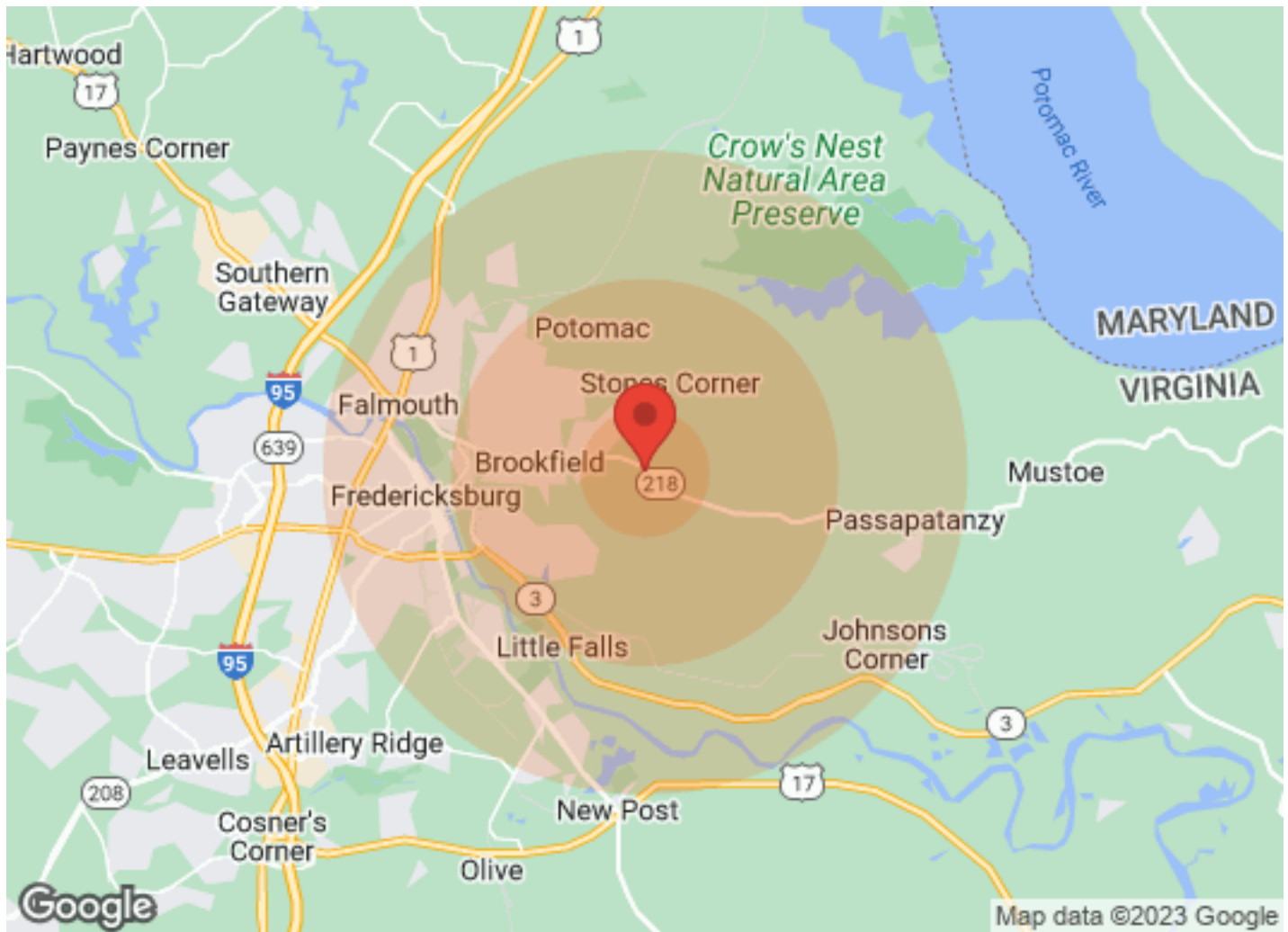
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DEMOGRAPHICS

20 MCCARTY ROAD



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	N/A	9,429	25,131	Median	N/A	\$85,708	\$76,702
Female	N/A	9,469	26,917	< \$15,000	N/A	344	1,648
Total Population	N/A	18,898	52,048	\$15,000-\$24,999	N/A	231	1,288
				\$25,000-\$34,999	N/A	261	1,472
				\$35,000-\$49,999	N/A	738	2,606
				\$50,000-\$74,999	N/A	1,002	3,194
				\$75,000-\$99,999	N/A	1,092	2,486
				\$100,000-\$149,999	N/A	1,754	3,690
				\$150,000-\$199,999	N/A	628	1,369
				> \$200,000	N/A	469	1,099
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	N/A	16,386	40,790	Total Units	N/A	7,047	21,021
Black	N/A	1,512	7,747	Occupied	N/A	6,729	19,495
Am In/AK Nat	N/A	61	108	Owner Occupied	N/A	5,685	12,821
Hawaiian	N/A	N/A	6	Renter Occupied	N/A	1,044	6,674
Hispanic	N/A	933	3,336	Vacant	N/A	318	1,526
Multi-Racial	N/A	1,464	5,382				

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PROFESSIONAL BIO

20 MCCARTY ROAD



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Ed Martin has been involved in Real Estate Brokerage since 2004. Ed has a background as an executive for large organizations, and through this experience he has developed the historical perspective of a user. Ed continually looks at things through a strategy to execution frame for his clients. With a focus on Business Owners and Investors, he brings a broad knowledge base and business experience that allows his clients (Sellers/Landlords, or Buyers/Tenants) to benefit from having deep expertise on their team. Ed's strong attention to detail, creativity, and his full-service approach gives his clients an advantage when negotiating and structuring a transaction. Ed is a CCIM, which gives him the capabilities to perform a complete financial analysis and take a deeper look into the transactions he participates in. This allows Ed to provide a high level of Decision Support to his clients. Ed serves as the Commercial Director and Principal Broker for the Keller Williams Manassas, VA Market Center. Ed also has a Masters in Business Administration. In 2012, Ed was named a top 100 IT leader by Computerworld Magazine.