

# 5 ACRES INDUSTRIAL POTOMAC CREEK DRIVE

Potomac Creek Dr, Fredericksburg, VA 22405



**RUSTY KNIGHT**

Associate Broker

**Aquia Realty, Inc.**

2101 Richmond Hwy, Stafford, VA 22554  
bonknight@aol.com / officemgr@aquiarealty.net

**(540) 842-2912 Cell**

**(540) 659-2192 Office**



Keyboard shortcuts | Map Data | 1000 ft | Terms | Re

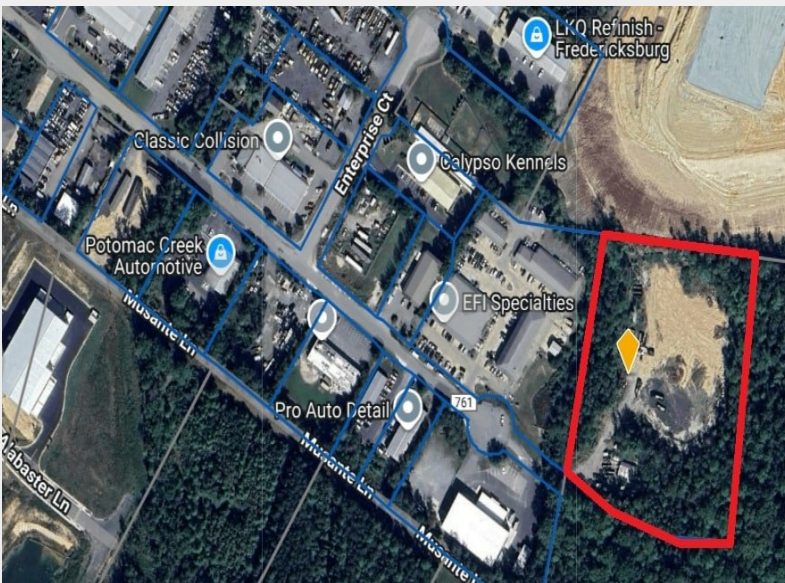


# Potomac Creek Dr

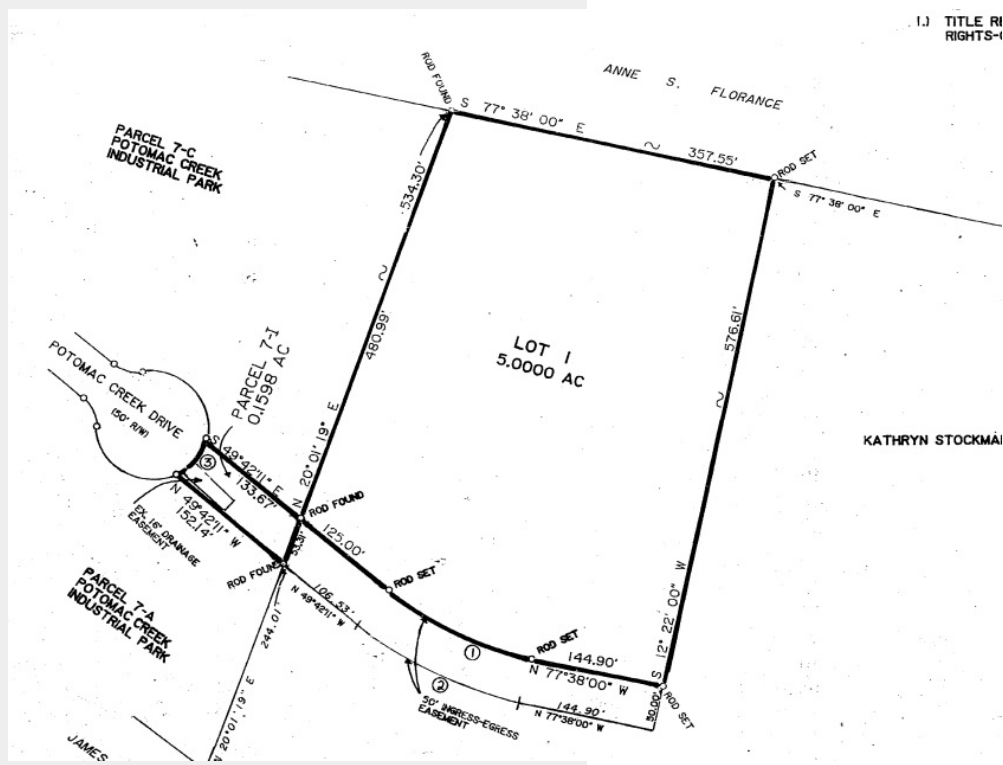
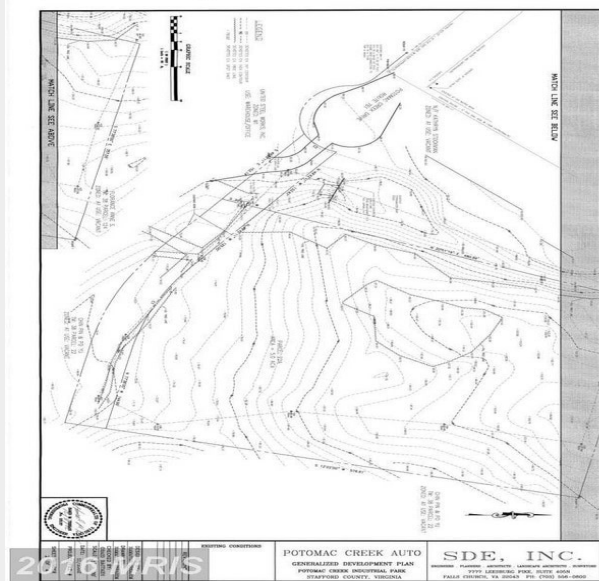
\$2,000,000

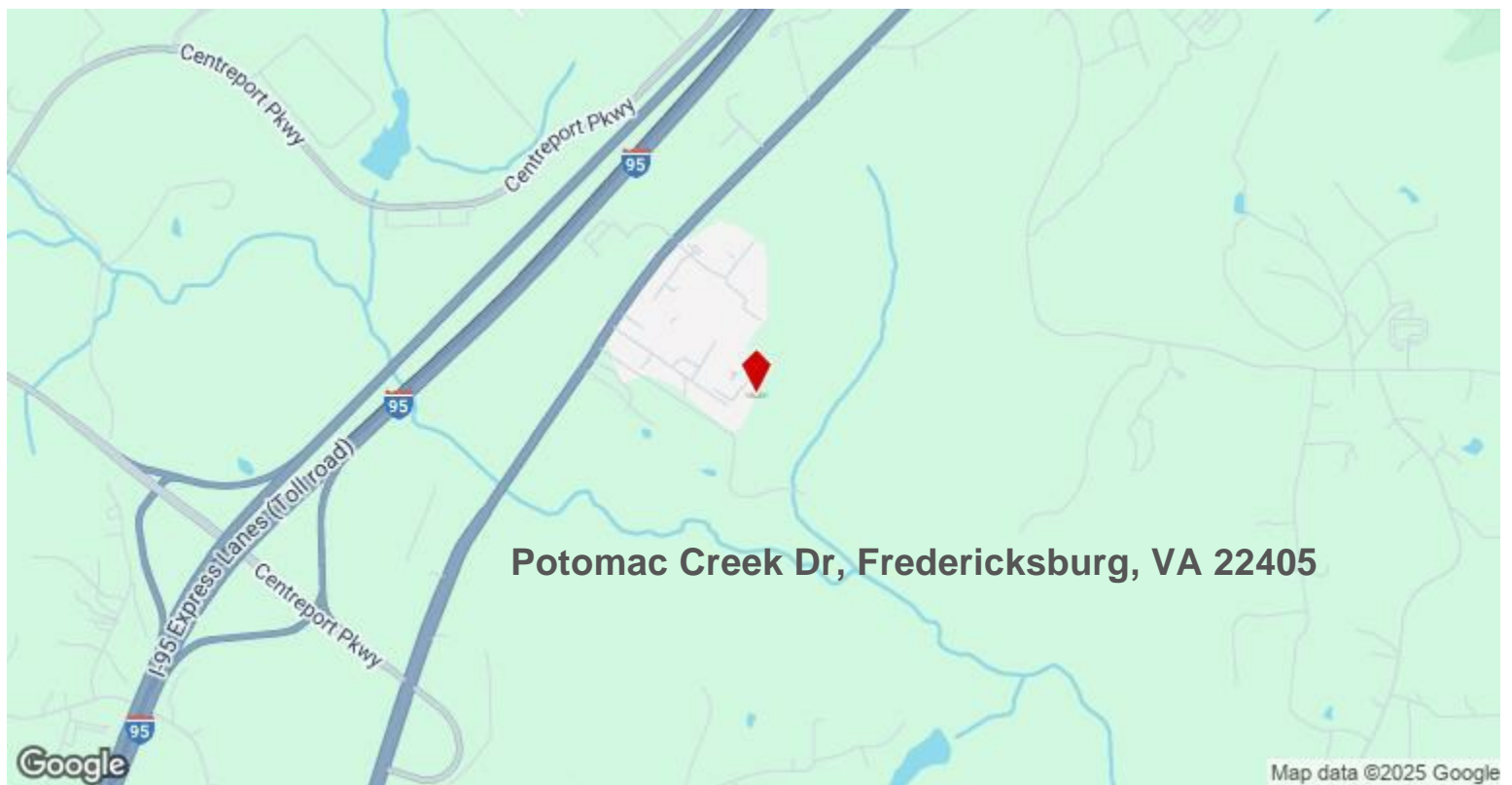
5 ACRE INDUSTRIAL ZONED LAND AT THE END OF POTOMAC CREEK DRIVE IN STAFFORD. Located just off US 1 Highway (Richmond Hwy). Great Location proximate to I-95 intersection and Stafford Regional Airport. Mostly Level and Open.

- 5 INDUSTRIAL ZONED ACRES
- LOCATION JUST OFF US 1 HWY WITH EASY ACCESS TO I-95 AND CENTREPORT PARKWAY/STAFFORD AIRPORT
- MOSTLY LEVEL AND OPEN



Price:	\$2,000,000
Property Type:	Land
Property Subtype:	Industrial
Proposed Use:	Industrial
Sale Type:	Investment or Owner User
Total Lot Size:	5.00 AC
No. Lots:	1
Zoning Description:	M-1
APN / Parcel ID:	38-22A





## Potomac Creek Dr, Fredericksburg, VA 22405

5 ACRE INDUSTRIAL ZONED LAND AT THE END OF POTOMAC CREEK DRIVE IN STAFFORD. Located just off US 1 Highway (Richmond Hwy). Great Location proximate to I-95 intersection and Stafford Regional Airport. Mostly Level and Open.

### (a) Uses permitted by right:

- Aquaculture.
- Automobile assembling, disassembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or battery manufacture.
- Building materials sales and service yards.
- Commercial kennels.
- Contractors equipment and storage yards.
- Convenience center.
- Convenience store.
- Fleet parking.
- Flex office.
- General office uses.
- Hotel.
- Laboratory, research and testing.
- Light industrial uses.
- Light manufacturing uses.
- Machinery sales and service.
- Maintenance, rental, and repair of modular units designed for temporary office or classrooms.
- Microbrewery in accordance with subsection 28-39(w).
- Motor vehicle rental.
- Parking and storage of tractor trailers.
- Printing, publishing, engraving.
- Public facilities/utilities but not including propane and heating fuel distribution facilities, generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit.
- Public parking lot.
- Public works excluding wastewater treatment facilities.

- Railroad sidings.
  - Restaurants without drive-through.
  - School, vocational.
  - Selected indoor recreational enterprises within industrial parks.
  - Storage warehouse.
  - Veterinary clinic.
  - Vocational school.
  - Warehousing, mini-storage.
  - Welding or machine shops (including the use of punch presses not to exceed fifty (50) tons rated capacity).
  - Wholesale business.
- (b) Conditional use permit:
- Adult business.
  - Airport, private.
  - Boat sales.
  - Brewery.
  - Clinic, medical and dental.
  - Communication facility.
  - Distillery.
  - Drive-through.
  - Dwelling for watchman or caretaker on-premises.
  - Energy storage facility.
  - Low intensity commercial retail not otherwise listed.
  - Medium intensity commercial retail not otherwise listed.
  - Microbrewery, in accordance with subsection 28-39(w), with facilities for events such as weddings, parties, and/or events with two hundred (200) or more attendees.
  - Motor vehicle sales.
  - Other light industrial and manufacturing uses not otherwise listed for this district.
  - Place of worship.
  - Public facilities/utilities for propane and heating fuel distribution facilities, generating facilities, substations, switching stations and wastewater treatment facilities (except for the expansion or modification to a wastewater treatment facility existing prior to October 17, 2006).
  - Recycling facilities.
  - School.
  - School, industrial.
  - Solar facility.
  - Truck stop.
  - Vehicle fuel sales

*NOTE: All information taken from sources deemed reliable but not guaranteed. Purchaser is both urged and cautioned to independently verify all information.*