

# 5 ACRES INDUSTRIAL POTOMAC CREEK DRIVE

Potomac Creek Dr, Fredericksburg, VA 22405



 **AQUIA REALTY, INC**  
"We Know the Waterfront"

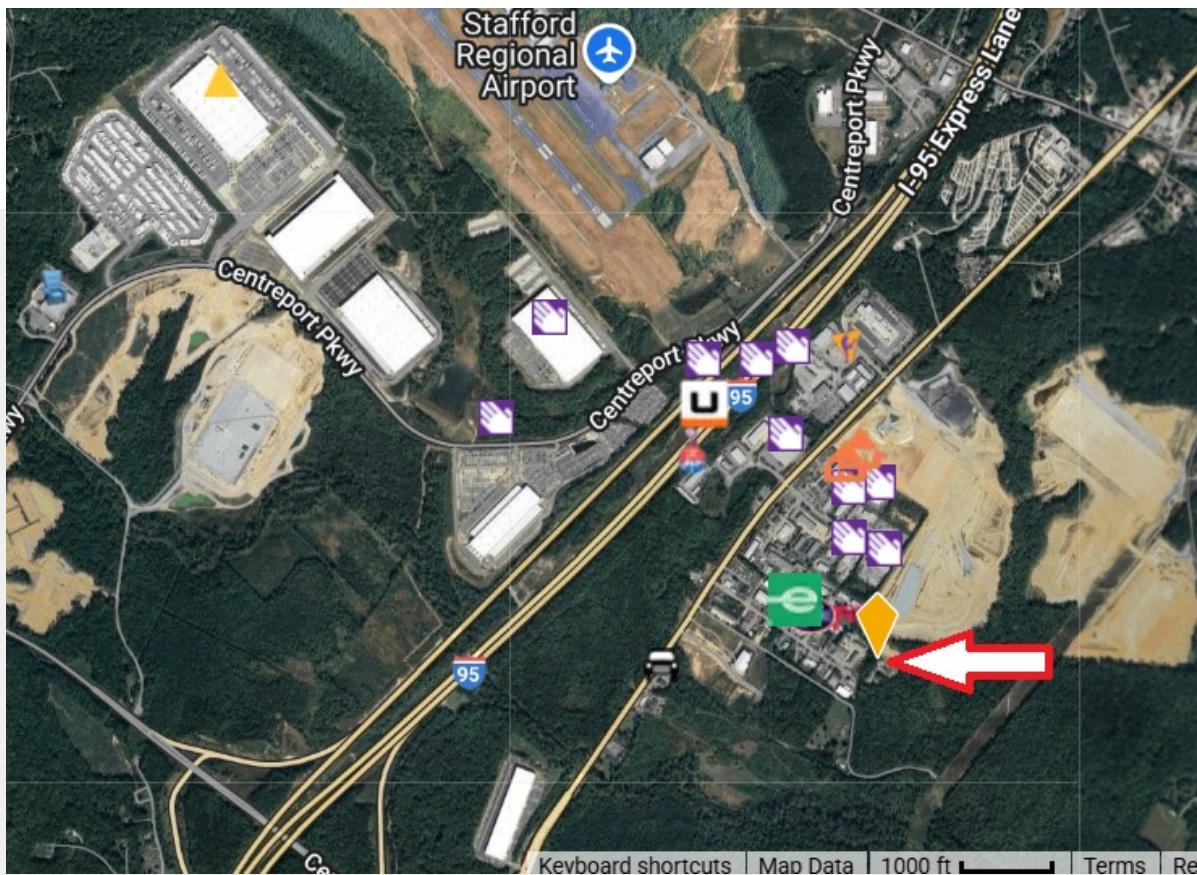
**RUSTY KNIGHT**

Associate Broker

**Aquia Realty, Inc.**

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# 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

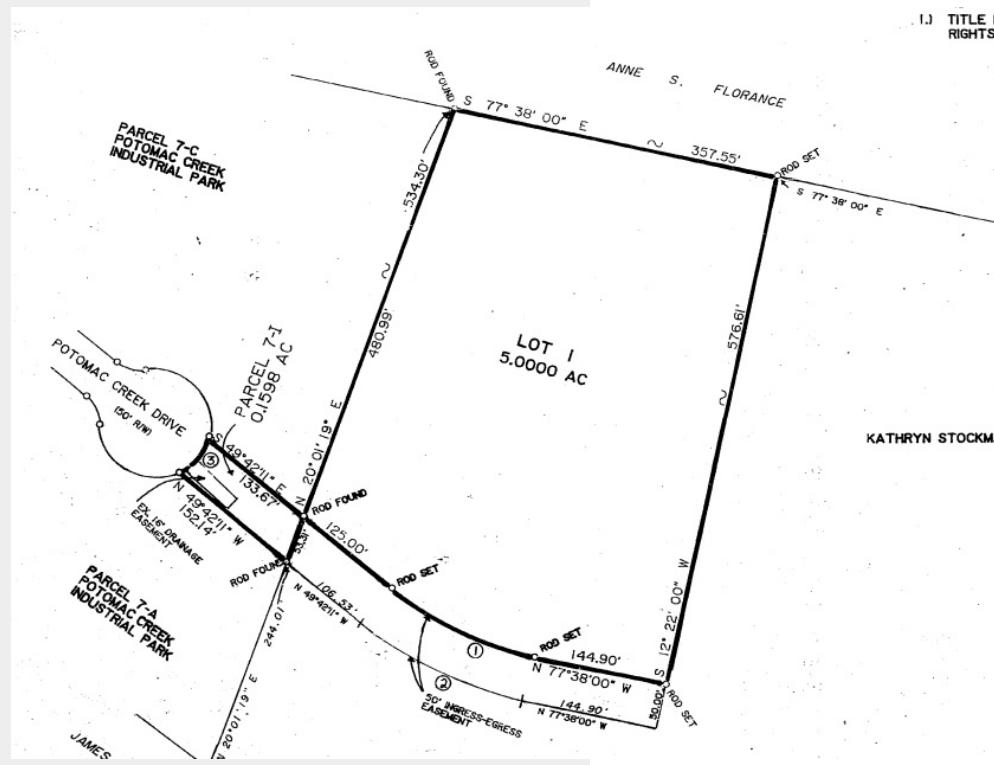


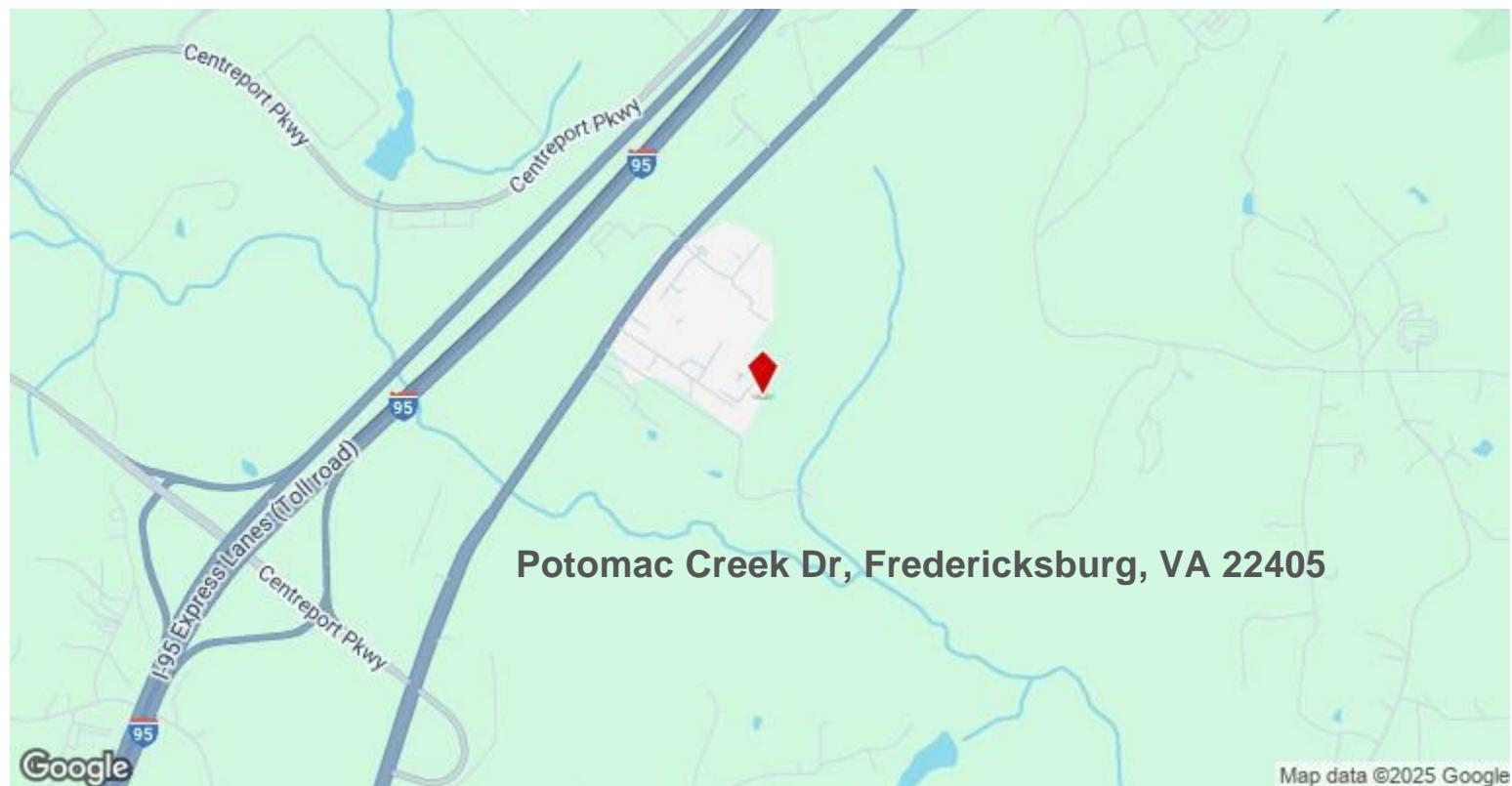
2916 M/R/S

EXISTING CONDITIONS  
POTOMAC CREEK AUTO  
GENERALIZED DEVELOPMENT PLAN  
POTOMAC CREEK INDUSTRIAL PARK  
STAFFORD COUNTY, VIRGINIA

SDE, INC.  
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1.1 TITLE RI  
RIGHTS-1





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(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 salesurged and cautioned to independently verify all information.

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