

FOR SALE | LAND



BELVOIR RIDGE

4200 WHITING ROAD, MARSHALL, VA 20115



J. CARTER WILEY

703.753.9600

carter@thewileycompanies.com

BELVOIR RIDGE

FOR SALE | LAND

4200 Whiting Road, Marshall, VA 20115



SALE PRICE

\$8.00 / SF

OFFERING SUMMARY

Property Type:	Land
APN:	6979-57-4795
Lot Size:	+/- 64.93 Acres

LOCATION OVERVIEW

Located in Marshall, VA just 1 hour West of Washington DC directly off of I-66 at mile marker 28.

PROPERTY HIGHLIGHTS

- 8.08 AC of I-2 Zoning
- 47.38 AC of I-1 Zoning
- 9.47 AC of R-1 Zoning
- The property has an approved Special Exception to construct an industrial access road and a rail spur to cross the floodplain area that bisects the I-1 and I-2 zoned areas of the property.
- Wetlands, flood plain, and set back requirements qualify toward satisfying Fauquier County's 20% open space requirements within site plans.



J. CARTER WILEY

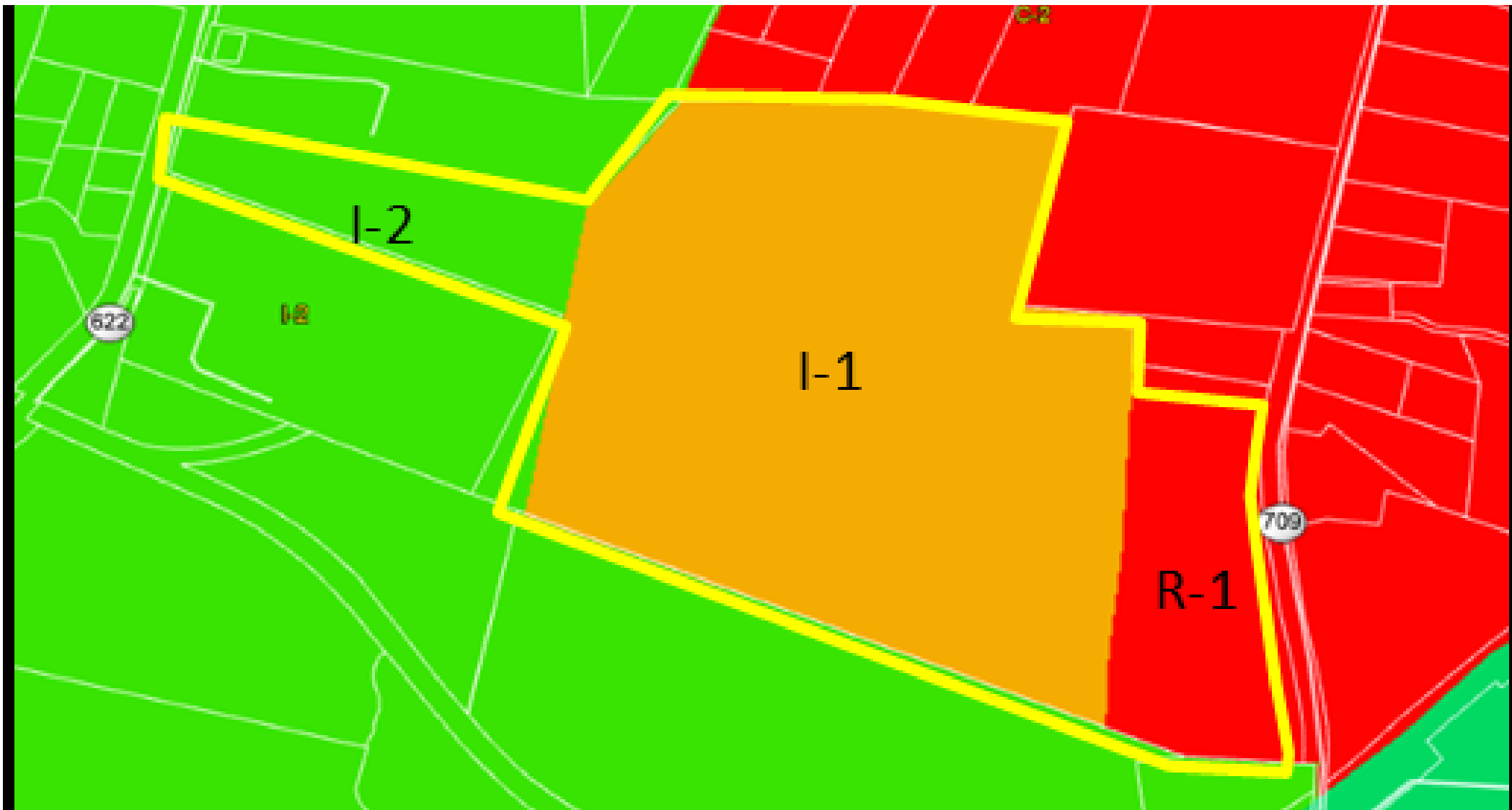
703.753.9600
carter@thewileycompanies.com

The enclosed information is subject to errors, omissions, change in price, rental or other conditions, prior sale lease or financing, or withdrawal without notice and we make no guarantee, warranty, or representation about it.

BELVOIR RIDGE

4200 Whiting Road, Marshall, VA 20115

FOR SALE | LAND



J. CARTER WILEY

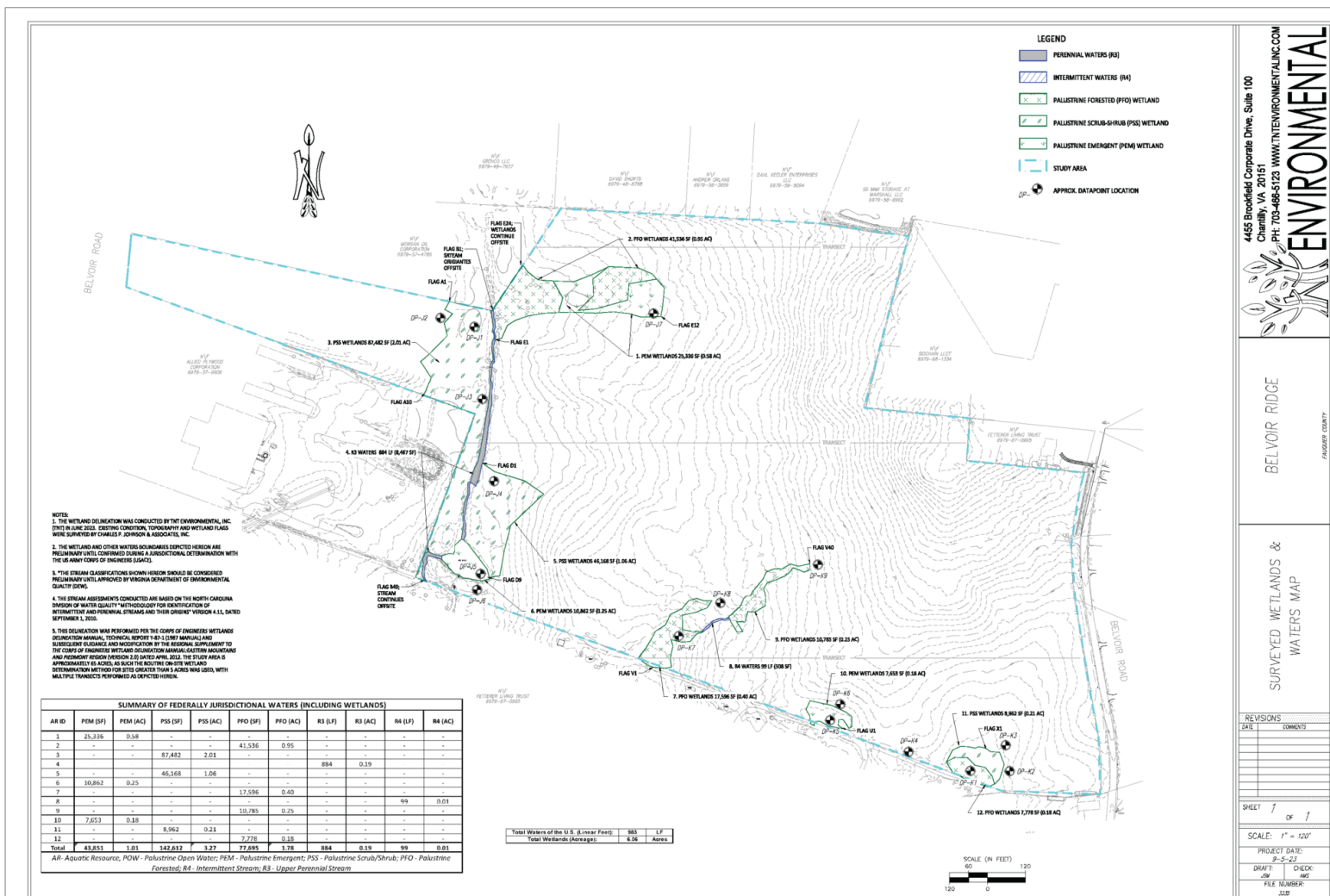
703.753.9600
carter@thewileycompanies.com

The enclosed information is subject to errors, omissions, change in price, rental or other conditions, prior sale lease or financing, or withdrawal without notice and we make no guarantee, warranty, or representation about it.

BELVOIR RIDGE

4200 Whiting Road, Marshall, VA 20115

FOR SALE | LAND



J. CARTER WILEY

703.753.9600
carter@thewileycompanies.com

The enclosed information is subject to errors, omissions, change in price, rental or other conditions, prior sale lease or financing, or withdrawal without notice and we make no guarantee, warranty, or representation about it.

4455 Brookfield Corporate Drive, Suite 100
Chantilly, VA 20151
PH: 703-968-5123 WWW.THEWILEYCOMPANIES.COM

BELVOIR RIDGE
FAUQUIET COUNTY, VIRGINIA

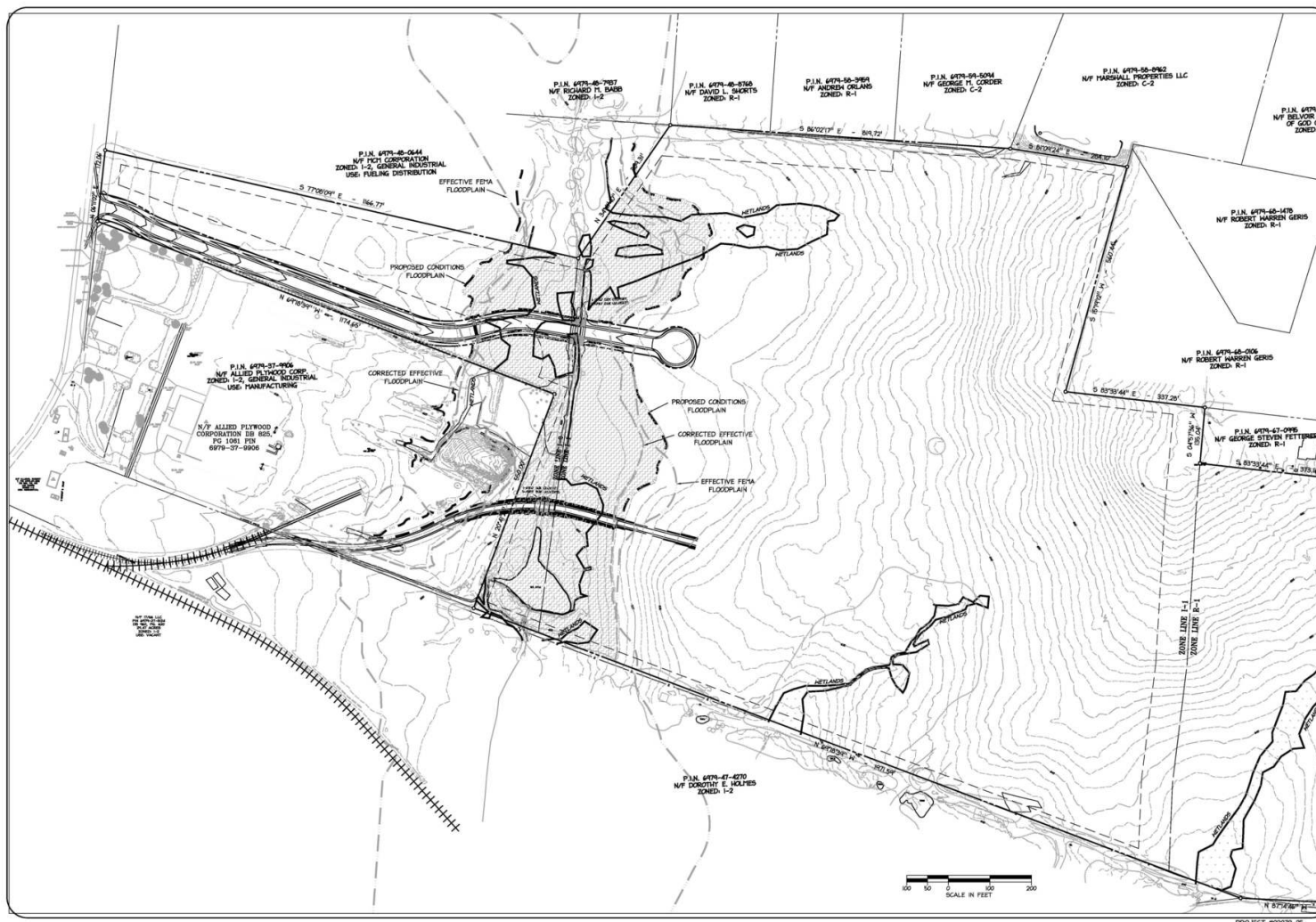
SURVEYED WETLANDS & WATERS MAP

ENVIRONMENTAL

BELVOIR RIDGE

4200 Whiting Road, Marshall, VA 20115

FOR SALE | LAND



CARSON ASHLEY
ENGINEERS • SURVEYORS • PLANNERS

410 Rutledge Court, Suite 200 • Warrenton, Virginia 20186
Phone: (440) 347-9181 • Fax: (410) 347-1090
www.carson-ashley.com

BELVOIR RIDGE
ENVIRONMENTAL CONSTRAINTS EXHIBIT

SCOTT MAGISTERIAL DISTRICT
FALQUIER COUNTY, VIRGINIA

DESIGNED BY:
DATE: SEPT. 22, 2009
SCALE: 1" = 100'
SHEET
OF 2



J. CARTER WILEY

703.753.9600
carter@thewileycompanies.com

The enclosed information is subject to errors, omissions, change in price, rental or other conditions, prior sale lease or financing, or withdrawal without notice and we make no guarantee, warranty, or representation about it.

BELVOIR RIDGE

FOR SALE | LAND

4200 Whiting Road, Marshall, VA 20115



J. CARTER WILEY

703.753.9600
carter@thewileycompanies.com

The enclosed information is subject to errors, omissions, change in price, rental or other conditions, prior sale lease or financing, or withdrawal without notice and we make no guarantee, warranty, or representation about it.

