

Marathon
REALTY GROUP INC.

FINISHED PAD FOR SALE

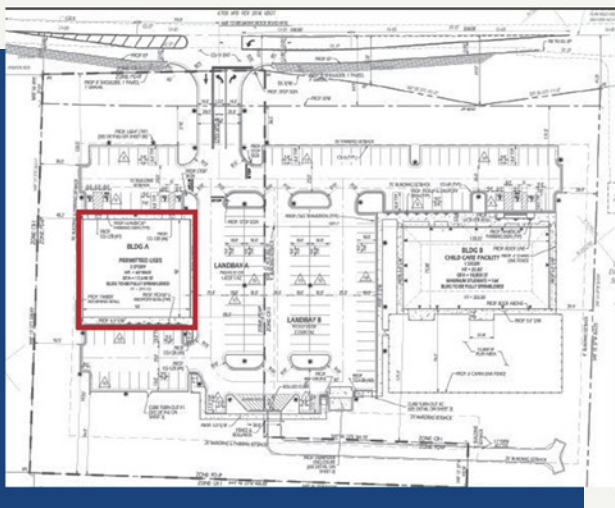
READY FOR CONSTRUCTION

24395 ARCOLA MILLS DR.

Aldie, VA 22105

1.8 Acres Available

\$ 4,700,000



Exceptional development opportunity on a fully prepared 1.8-acre pad site, zoned PD-IP, and ready for a two-story building totaling 17,640 square feet. Located within 10 miles of Dulles International Airport and adjacent to a popular daycare center, this site is ideal for a variety of professional, industrial, or commercial uses, offering flexibility and strategic positioning for businesses. This build-ready property combines a prime location near major transportation routes with versatile zoning, making it a valuable investment for those seeking growth potential in a high-demand area.

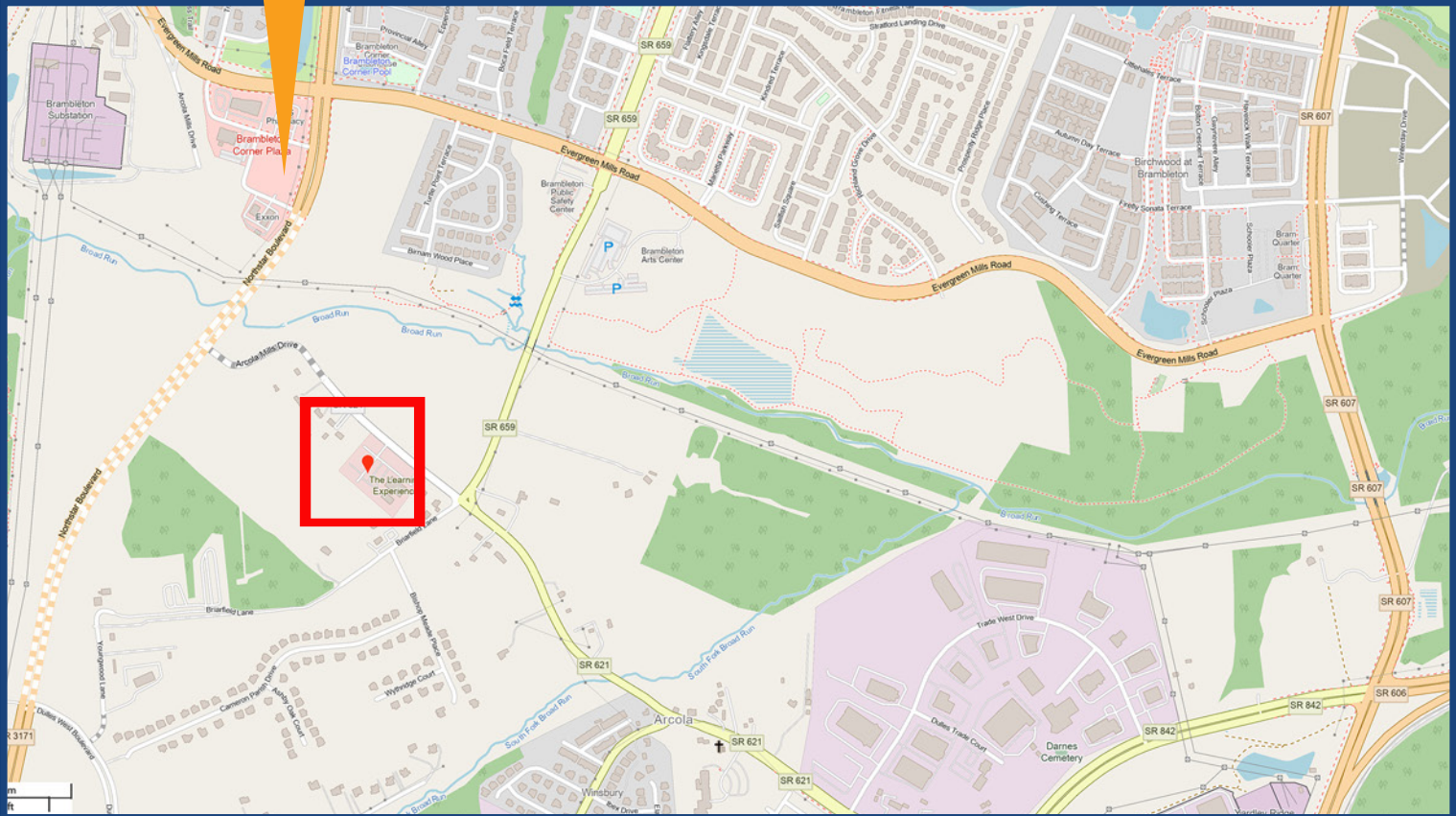
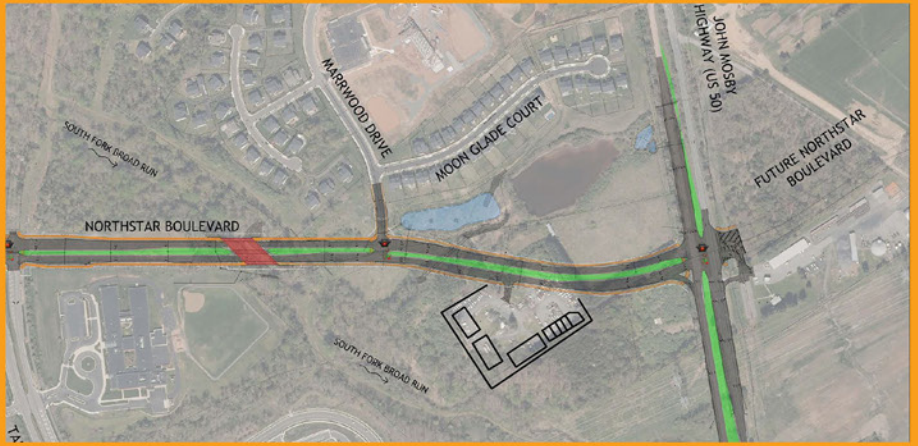


PATTY I BROWN, CCIM
PRESIDENT / PRINCIPAL BROKER

PIBROWN@MARATHONRGI.COM
(703) 402 2433
LICENSED IN VA | MD | D.C.

Northstar Blvd Extension

The Northstar Boulevard Extension project will build a new four-lane, median-divided road from Evergreen Mills Road to U.S. Route 50, with 10-foot-wide shared-use paths on both sides and a traffic signal at Evergreen Mills Road. A bridge will carry Northstar Boulevard over North Fork Broad Run, and Arcola Mills Drive will be realigned to intersect with Northstar Boulevard.



PD-IP Zoning Benefits

Building in PD-IP (Planned Development-Industrial Park) zoning provides flexibility for diverse industrial, commercial, and office uses within a cohesive, master-planned environment. Developers can customize site designs, benefiting from tailored standards and proximity to infrastructure, which reduces logistics costs.



PATTY I BROWN, CCIM
PRESIDENT / PRINCIPAL BROKER

PIBROWN@MARATHONRGI.COM
(703) 402 2433
LICENSED IN VA | MD | D.C.

The following uses shall be permitted in any PD-IP district, subject to the requirements and limitations of these regulations.

- Adult day care center.
- Agriculture, horticulture, forestry, or fishery.
- Commuter parking lot.
- Distribution facility.
- Flex industrial use, pursuant to Section 5-608.
- Manufacture, processing, fabrication and/or assembly of products such as, but not limited to: scientific and precision instruments, photographic equipment, communication, computation equipment, drugs, medicines, pharmaceutical, household appliances, toys, sporting and athletic goods, die-cut paperboard and cardboard, glass products made of purchased glass, electric lighting and wiring equipment, service industry machines, lithographic and printing processes, industrial controls, radio and TV receiving sets, watches and clocks, bags and containers, sanitary paper products, optical goods, electrical machinery.
- Post office, drop off and pick up.
- Radio and television recording studio.
- Recycling drop offs collection center, small, pursuant to Section 5-607.
- Research, experimental testing, or development activities.
- Wholesale trade establishment.
- Uses which are supportive and complementary to (which serve the users of) existing permitted and principal uses[within a specific industrial park], such as, but not limited to restaurants excluding drive-throughs, business service establishments, personal service establishments, banks and financial institutions, health and fitness centers, and automobile service stations, not to exceed a total of five percent (5%) of the total [allowable] floor area of the[industrial] park [shown on a concept development plan].
- Bakery, commercial.
- Bank or financial institution, excluding drive-through facilities.
- Dwelling, accessory to a permitted or special exception use.
- Printing service.
- Warehousing facility.
- Auction house.
- Business service establishment.
- Health and fitness center.
- Park.
- Postal service, including overnight courier collection and overnight mail distribution facility.
- Restaurant, carry-out only.
- Water pumping station.
- Utility substation, dedicated.
- Conference or training center.
- Sewer pumping station.
- Utility substation, distribution, pursuant to Section 5-616.
- Church, synagogue, and temple.
- Motor vehicle service and repair, light.



PATTY I BROWN, CCIM
PRESIDENT / PRINCIPAL BROKER

PIBROWN@MARATHONRGI.COM
(703) 402 2433
LICENSED IN VA | MD | D.C.