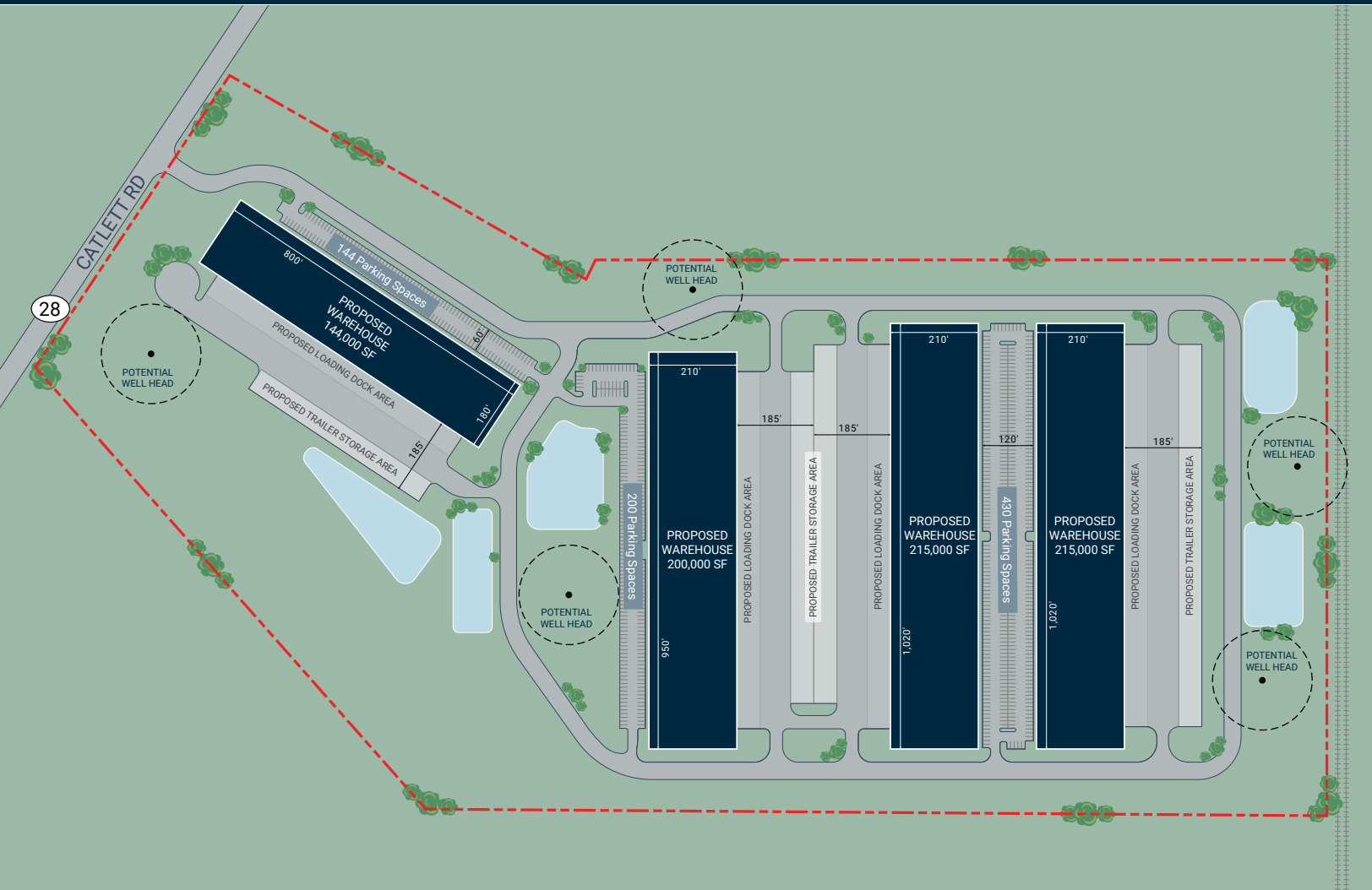


Midland Industrial Park

5453 CATLETT ROAD | MIDLAND | VA

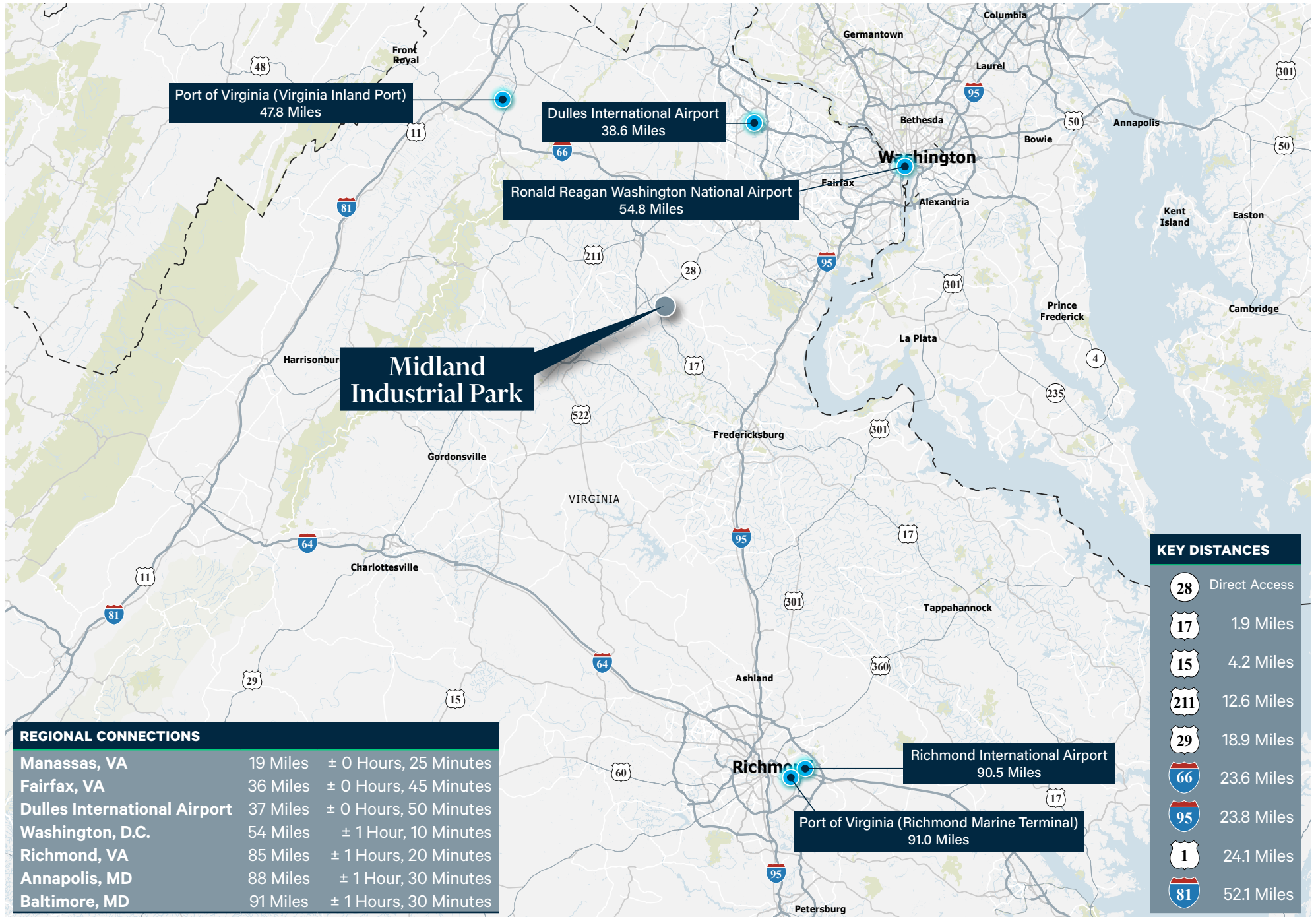
INDUSTRIALLY ZONED LAND SALE OPPORTUNITY IN NORTHERN VIRGINIA



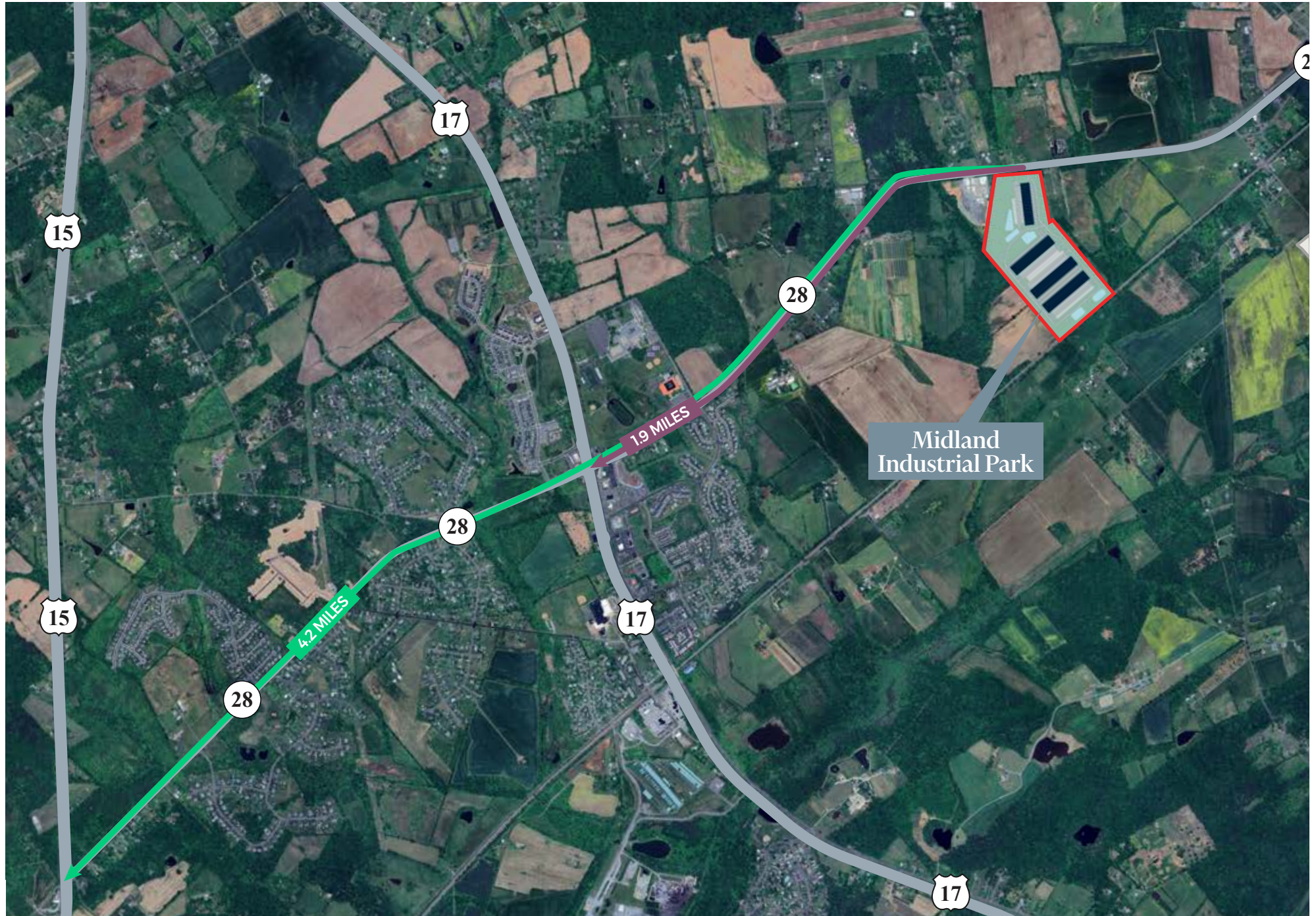
INVESTMENT SNAPSHOT:

- Rare, industrial zoned, Northern Virginia land development opportunity (0.0% vacancy in Fauquier County)
- 87.43 acres of **optimal and scarce I-2 zoned land** allowing for the full range of industrial uses and 45' max building height
- Site can easily accommodate $\pm 744,000$ SF of multi-tenant industrial with market leading truck courts and car parking
- Immediate access to VA Highway 28 with access to the I-95 and the dynamic 'Data Center Alley'
- Site is adjacent to the Class I Norfolk Southern rail line
- Site has the potential for up to 1M gallons per day of high quality, well water capacity

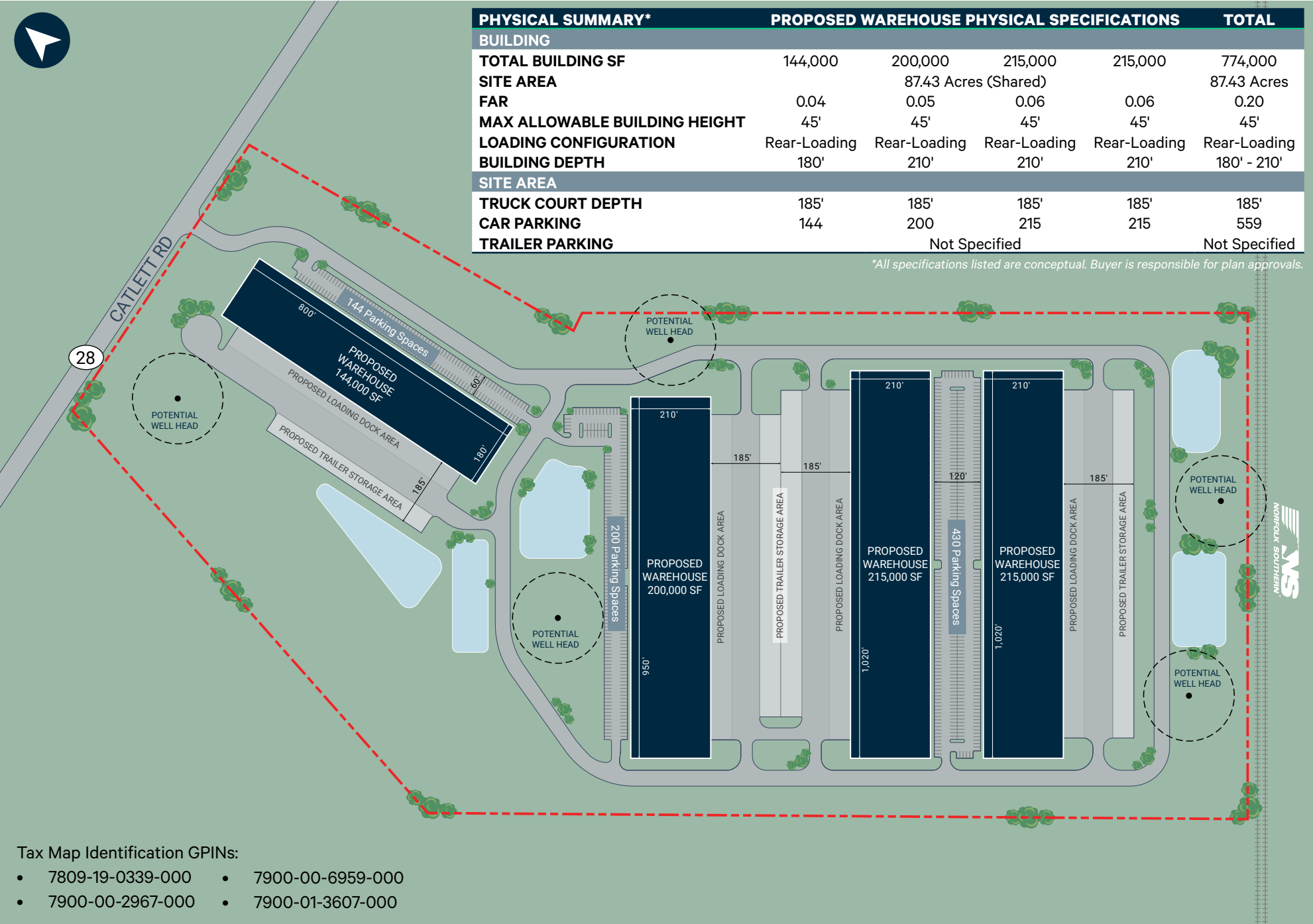
REGIONAL MAP



LOCAL MAP



CONCEPTUAL SITE PLAN



ZONING SUMMARY

INDUSTRIAL GENERAL (I-2) – FAUQUIER COUNTY

The Industrial General (I-2) District allows the full range of industrial uses, including heavier type industry with potentially significant impacts to the environment, surrounding properties, and/or the larger County. Public access uses are discouraged in the district because of the nature of the uses permitted.

PERMITTED USES:

- General Industrial Use, substantially screened from view
- Contractors offices, shops and material storage yards with all equipment and materials contained entirely within a building or completely screened from view
- Sawmills

SPECIAL EXCEPTION USES:

- Heavy Industrial Uses
- Explosives Storage
- Abattoir (more than 4 acres)

SPECIAL PERMIT USES:

- Abattoir (up to 4 acres)

ADMINISTRATIVE SPECIAL PERMIT REQUIRED:

- Storage or Disposal of Nonagricultural

USE LIMITATIONS:

- Minimum Lot Size: None
- Minimum Lot Width: 80 Feet
- Minimum Front Yard:
 - Local Road or Minor Collector: 75 Feet
 - Major Collector: 90 Feet
 - All Minor Arterial or Interstate; and Freeway/Expressway, or Principal Arterial outside Service Districts: 105 Feet
- Minimum Side and Rear Yard
 - Adjoining Commercial Districts: 25 Feet
 - Adjoining Industrial Districts: 0 Feet
 - Adjoining Rural or Residential Districts: 75 Feet
- Maximum Building Height: 45 Feet
- Maximum Lot Coverage: 70%
- Minimum Landscaped Green Space: 10%

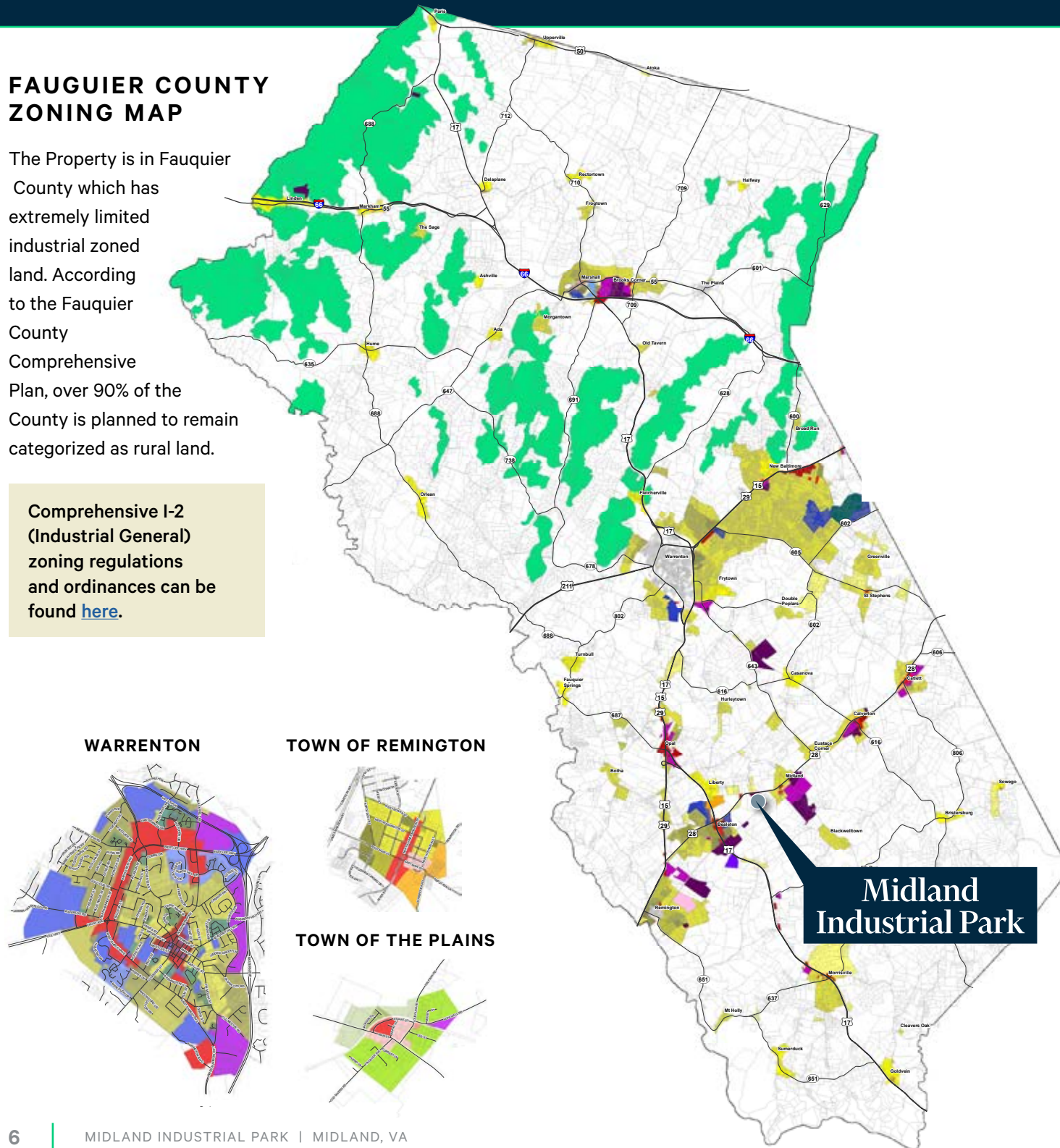
Comprehensive I-2 (Industrial General) zoning regulations and ordinances can be found [here](#).



FAUGUIER COUNTY ZONING MAP

The Property is in Fauquier County which has extremely limited industrial zoned land. According to the Fauquier County Comprehensive Plan, over 90% of the County is planned to remain categorized as rural land.

Comprehensive I-2 (Industrial General) zoning regulations and ordinances can be found [here](#).



Fauquier County Zoning Classifications

- RA - Rural Agricultural
- RC - Rural Conservation
- V - Village
- RR2 - Rural Residential
- R1 - Residential 1, Dwelling Units/Acre
- R2 - Residential 2, Dwelling Units/Acre
- R4 - Residential 4, Dwelling Units/Acre
- TH - Townhouse
- MDP - Manufactured Dwelling Park
- GA - Garden Apartment
- MR - Marshall Residential
- MT - Marshall Town
- MG - Marshall Gateway
- PRD - Planned Residential Development
- CV - Commercial Village
- C1 - Commercial Neighborhood
- C2 - Commercial Highway
- C3 - Shopping Center, Community/Regional
- BP - Business Park
- I1 - Industrial Park
- I2 - INDUSTRIAL GENERAL**
- PCID - Planned Commercial Ind Development
- MU-BLTN - Mixed Use Bealeton

Warrenton Zoning Classifications

- R6 - Residential -6 Dwelling Units/Acre
- R10 - Residential -10 Dwelling Units/Acre
- R15 - Residential -15 Dwelling Units/Acre
- RO - Residential Office
- RT - Residential Townhouse
- RMF - Residential Multi Family
- C - Commercial
- CBD - Commercial Business
- PSP - Public-Semi-Public Institutional
- PUD - Planned Unit Development
- I - Industrial

The Plains Zoning Classifications

- R1 - Residential
- R2 - Residential
- R3 - Residential
- M1 - Light Industrial
- VC1 - Village Center General
- VC1C - Village Center General Conditional
- VC2 - Village Center Industrial

Remington Zoning Classifications

- C1 - Limited Commercial
- C2 - General Commercial
- M1 - Limited Industrial
- R1 - Single Family
- R2 - Single Family & Duplex
- R3 - Townhouse & Multifamily

GREATER NORTHERN VIRGINIA MARKET OVERVIEW | 4Q 2025



GREATER NORTHERN VIRGINIA MARKET FUNDAMENTALS

1,517	72.9 MSF	5.1%	9.0 MSF	7.5 MSF	63.0%
# of Buildings	Market Base	Direct Vacancy 4Q 2025	Deliveries Past 5-Yrs	Net Absorption Past 5-Yrs	Rent Growth Past 5-Yrs
YEAR / QUARTER	# BUILDINGS	INVENTORY (RSF)	DIRECT VACANCY (%)	DELIVERIES	NET ABSORPTION
4Q 2025	1,517	72,918,624	5.1%	530,349	309,322
3Q 2025	1,515	72,388,275	4.7%	382,700	290,173
2Q 2025	1,512	72,005,575	4.5%	53,543	541,388
1Q 2025	1,510	71,952,032	5.2%	547,236	564,334
2024	1,508	71,404,796	5.5%	1,145,717	(227,121)
2023	1,497	70,259,079	3.8%	1,596,096	722,019
2022	1,486	68,662,983	2.8%	2,898,761	3,511,407
2021	1,461	65,764,222	3.7%	1,451,674	1,386,500
2020	1,447	64,312,548	3.8%	900,257	1,297,371

Source: CBRE Research

Filters: Market: Alexandria, Arlington, Fairfax City, Falls Church, Fairfax, Fauquier, Fredericksburg, Loudoun, Manassas City, Manassas Park, Prince William, & Stafford Counties

Type: Industrial

Status: Existing and Under Construction

Size: 10,000 SF+

FAUQUIER COUNTY MARKET FUNDAMENTALS

52	1.7 MSF	0.0%	0.1 MSF	0.3 MSF	63.9%
# of Buildings	Market Base	Direct Vacancy 4Q 2025	Deliveries Past 5-Yrs	Net Absorption Past 5-Yrs	Rent Growth Past 5-Yrs
YEAR / QUARTER	# BUILDINGS	INVENTORY (RSF)	DIRECT VACANCY (%)	DELIVERIES	NET ABSORPTION
4Q 2025	52	1,712,804	-	-	-
3Q 2025	52	1,712,804	-	-	8,800
2Q 2025	52	1,712,804	0.5%	-	-
1Q 2025	52	1,712,804	0.5%	-	18,100
2024	52	1,712,804	1.6%	-	(14,868)
2023	52	1,712,804	-	129,600	130,968
2022	51	1,583,204	0.8%	134,306	120,906
2021	49	1,448,898	-	-	40,585
2020	49	1,448,898	2.8%	-	75,844

Source: CBRE Research

Filters: Market: Fauquier County

Type: Industrial

Status: Existing and Under Construction

Size: 10,000 SF+

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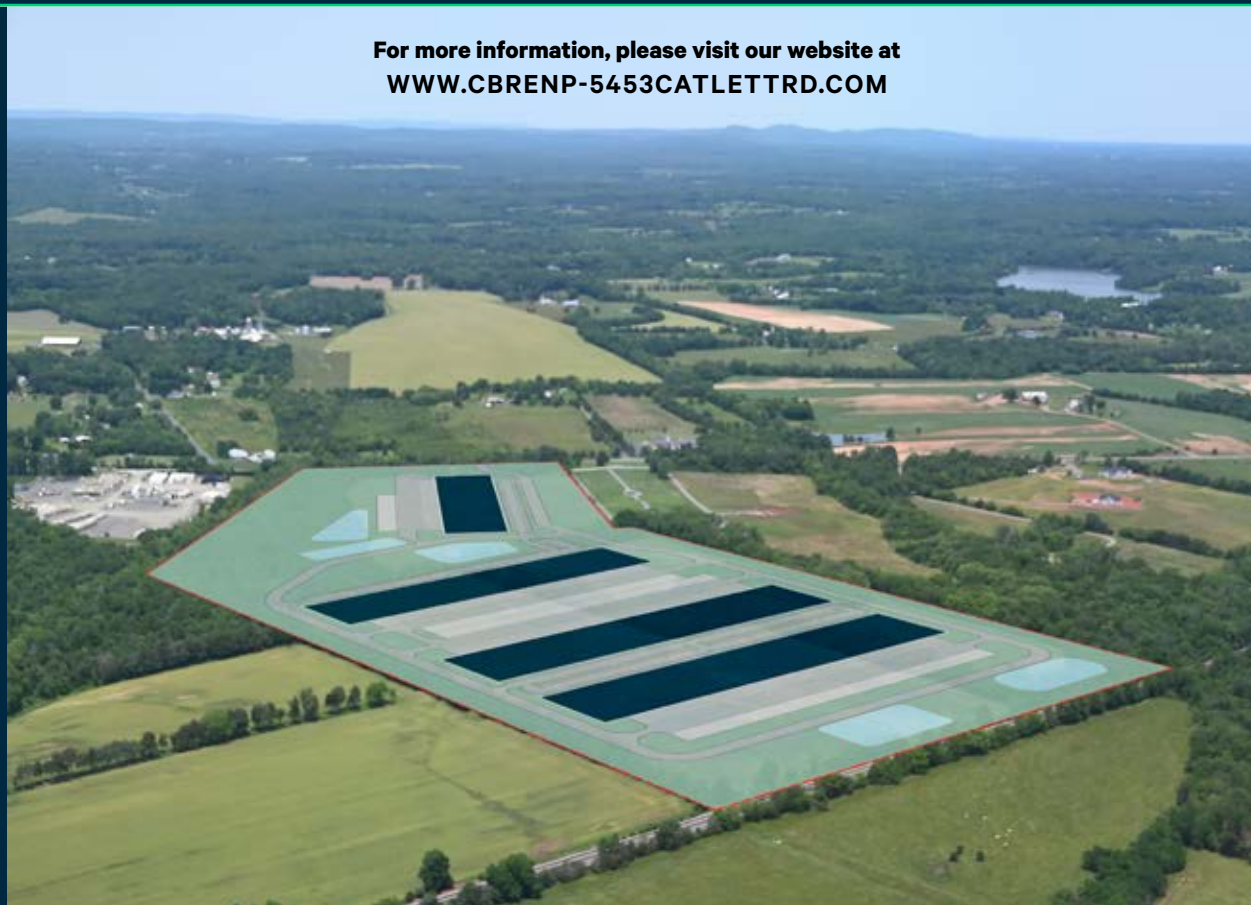
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