



FOR SALE  
**3343 MINERAL DRIVE**  
EARLYSVILLE, VIRGINIA

Colliers

## FOR MORE INFORMATION

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### CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Colliers International, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Colliers International.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Colliers International.

# THE OFFERING

This rare airport location is in a highly desirable location, offering direct access to the Charlottesville Regional Airport and Route 29. The property is zoned light industrial, allowing for a wide range of potential uses and immense development opportunities.

The office building is fully built out over 2 floors with 12 offices, conference room, kitchen, large bull pen area and lobby/reception. Further amenities include full bathroom with a shower, large outdoor deck and abundant parking. The layout supports a multi-tenant configuration. Great opportunity for owner-occupants, investors, or businesses seeking a strategic location with flexibility.

## ASSET DESCRIPTION:

<b>Property Address</b>	3343 Mineral Drive, Earlysville, VA
<b>Tax map Parcel ID</b>	032000000057A0
<b>Zoning</b>	LI
<b>Land Area</b>	4.16 Acres
<b>Building Height</b>	2-stories
<b>Building Size</b>	4,792 SF
<b>Parking</b>	30 spaces



**RARE, HIGHLY DESIRABLE AIRPORT LOCATION**

- Well-designed and appointed interior with office amenities
- Light Industrial zoning with expansion capability

**3343 MINERAL DR**  
Address

**4,792 SF**  
Building Size

**\$1,895,000**  
Offering Price



# STRATEGIC LIGHT INDUSTRIAL LOCATION WITH UNMATCHED ACCESSIBILITY

**Market Opportunity & Scarcity:** This 4.16-acre Light Industrial zoned property offers exceptional flexibility for high-demand commercial development in one of Central Virginia's most supply-constrained markets. Light Industrial zoning near Charlottesville is increasingly scarce and highly coveted due to explosive demand for small bay warehouses, flex warehouse space, and self-storage facilities. The Charlottesville market faces a critical shortage of inventory in these product types, creating exceptional development and investment opportunities.

**Economic Benefits:** The combination of limited LI-zoned inventory and high market demand creates strong development fundamentals, while the strategic location offers lower operational costs than urban alternatives. The 4.16-acre size provides expansion capability while remaining manageable for medium-scale operations.

This property represents a rare opportunity to capitalize on undersupplied market segments in a proven, high-growth corridor with the convenience of urban proximity and logistical advantages of airport access.

## HIGH-DEMAND DEVELOPMENT POTENTIAL

- Small Bay Warehouses: Perfect for e-commerce fulfillment, small businesses, and contractors who need flexible warehouse space. An opportunity to serve multiple small businesses in a supply-starved market
- Flex Warehouse Facilities: Ideal for the growing demand from tech companies, startups, and service businesses requiring combination office/warehouse space
- Self-Storage: Underserved market with strong demographics and university population driving consistent demand

## LOCATION ADVANTAGES

- Airport Adjacent: Direct access to aviation operations, cargo capabilities, and expedited shipping
- Minutes to Charlottesville: Access to skilled workforce, university resources (UVA), and urban amenities
- Major Thoroughfare Access: Seamless connectivity for efficient logistics and regional market reach

## North Fork - UVA Discovery Park

North Fork is a thriving discovery park where the University of Virginia's spirit of ingenuity leads to dynamic collaboration. Just a few miles north of Charlottesville, the park spans more than 500 acres that will ultimately contain more than 3.5 million SF of science and technology firms, government agencies, academic institutions, start-ups, and nonprofits.

[www.discovernorthfork.com](http://www.discovernorthfork.com)



# CHARLOTTESVILLE: BUSINESS FRIENDLY COMMUNITY

- A well educated workforce including access to talent and resources at UVA
- A diverse and stable economy built around the University, medical services, financial services, clean energy, and life sciences
- Proximity to major U.S. markets
- A state-of-the-art telecommunications infrastructure with an extensive fiber optic network and digital switching capability
- Strategic location near Washington D.C. and Richmond
- Well developed transportation network that includes air, rail, and interstate highway options

## 2024 DEMOGRAPHICS

	1 miles	5 miles	10 miles
<b>Population</b>	14,854	100,724	134,823
<b>Daytime Population</b>	19,166	141,206	170,174
<b>Households</b>	7,156	41,399	54,588
<b>Average Household Income</b>	\$115,455	\$118,066	\$131,653

Detailed demographics available upon request

# STRONG & EXCITING BUSINESS CLIMATE

*Virginia is consistently ranked one of the best places to do business by CNBC (#1 2024) and Forbes (#4 2022) due to a range of compelling business incentives, attractive employment demographics, central location, low cost of doing business, robust infrastructure, quality of life features, and future economic development opportunities.*

Albemarle County is one of Virginia's most thriving localities, and among the most highly regarded, dynamic and desirable places to work and live in the country. Low student-teacher ratios and high graduation rates demonstrate why the Albemarle County school system is among the top 10% in the state, and those wishing to continue their education and professional development will find numerous workforce development facilities as well as higher education facilities such as the University of Virginia and Piedmont Virginia Community College. Over 50% of the county's residents have a bachelor's degree or higher. There are an estimated 105,000 people living in the county, which is comprised of 726 square miles.

Charlottesville is centrally located in the eastern foothills of the Blue Ridge Mountains in Central Virginia

Charlottesville is strategically located just 40 miles south of the Washington D.C. CMSA and under 60 miles west of the Richmond's West End, and provides direct access to our across the nation through Interstate and rail service.

**"#4 Top 50 best cities for entrepreneurs"**



**"10 hippest Mid-Sized Cities in America"**



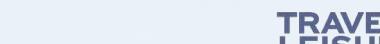
**"Top 10 Best Places to Retire"**



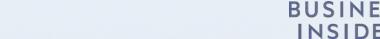
**"Top five destinations in the country"**



**"One of the country's favorite mountain towns"**



**"One of the happiest and healthiest"**





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