

STONEWALL INDUSTRIAL PARK

klnb
Buligo

CHASE STEWART
cstewart@klnb.com
703-268-2732

RYAN GOELLER
rgoeller@klnb.com
703-268-2731

JEFF TARAE
jtarae@klnb.com
703-268-2741

257 TYSON DR

SUITE 3

- Office
- 1,250 SF

SUITE 4

- Office
- 1,250 SF



SITE PLAN



PARK SIZE:
134,122 SF



ZONING:
M1 (LIGHT INDUSTRIAL)



CLEAR HEIGHT:
20 FT



COLUMN SPACING:
50 FT x 30 FT



LOADING DOCK:
24



DRIVE IN:
2

257
TYSON DR

OFFICE

LEASED

LEASED

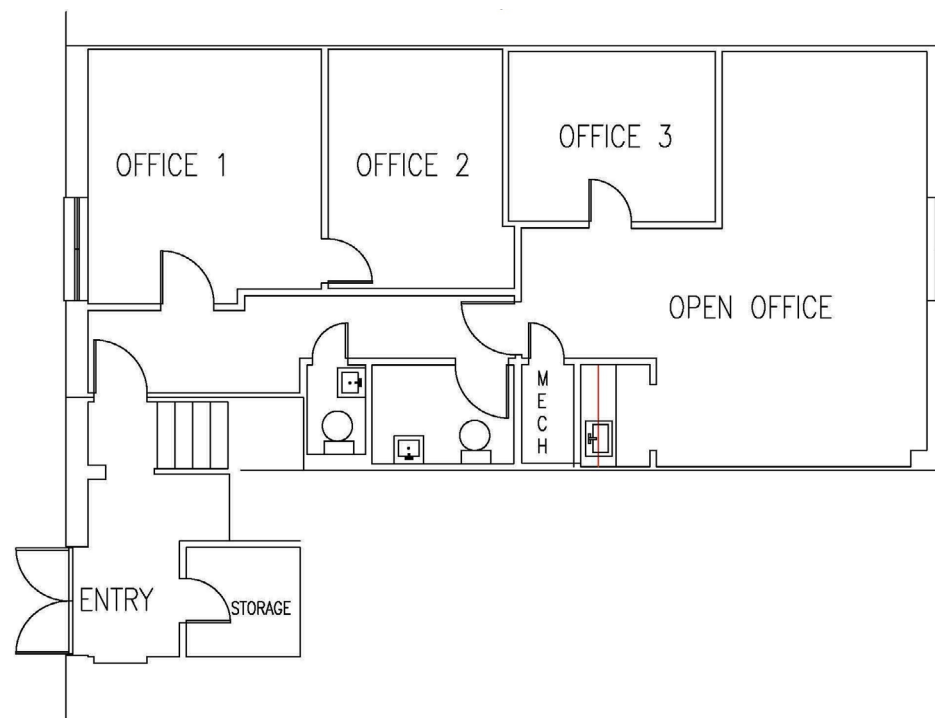
LEASED

LEASED

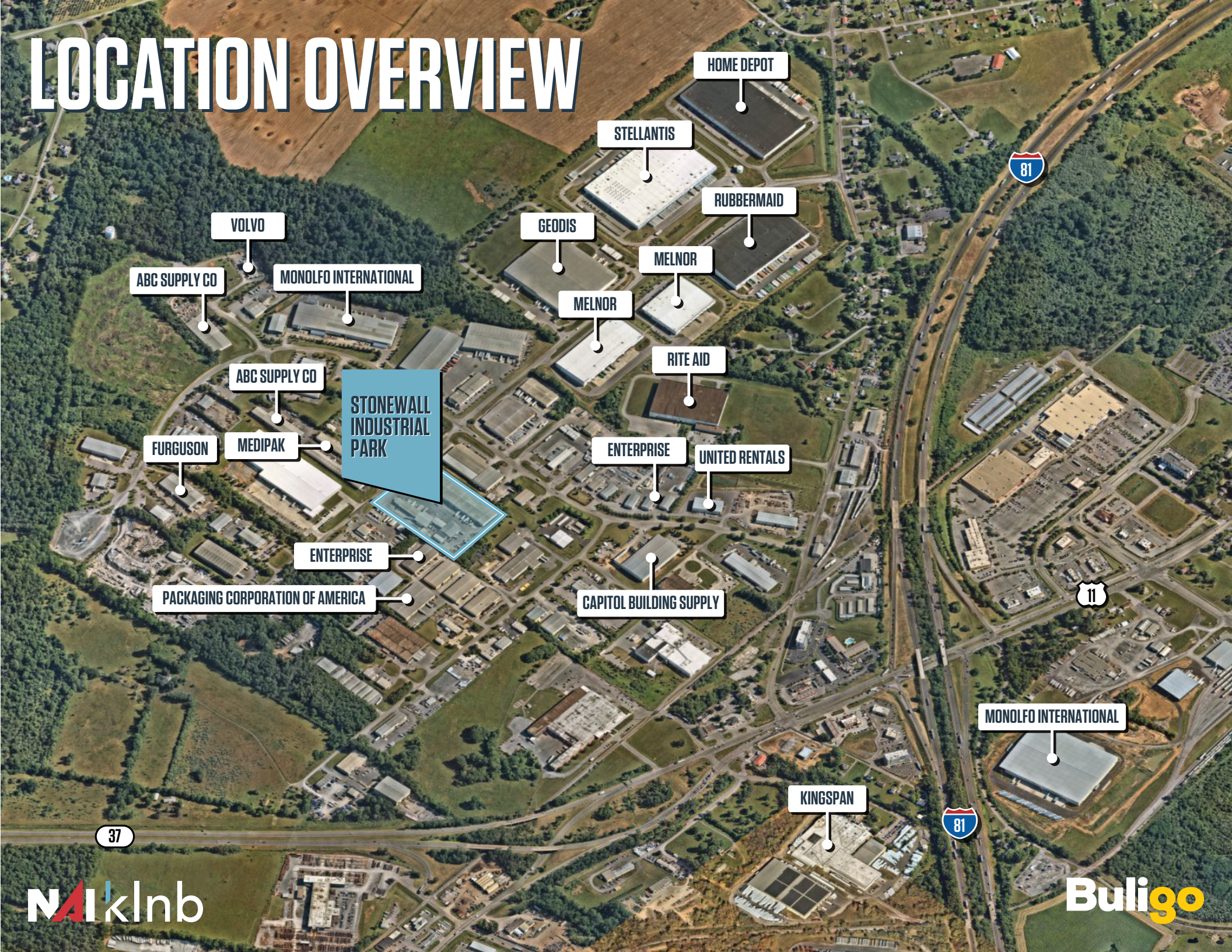
LEASED

TYSON DRIVE

257 TYSON DRIVE



LOCATION OVERVIEW



ABC SUPPLY CO

VOLVO

MONOLFO INTERNATIONAL

ABC SUPPLY CO

FURGUSON

MEDIPAK

STONEWALL INDUSTRIAL PARK

ENTERPRISE

PACKAGING CORPORATION OF AMERICA

GEODIS

MELNOR

ENTERPRISE

CAPITOL BUILDING SUPPLY

STELLANTIS

MELNOR

UNITED RENTALS

HOME DEPOT

RUBBERMAID

RITE AID

KINGSPAN

MONOLFO INTERNATIONAL

**STONEWALL
INDUSTRIAL
PARK**

WINCHESTER

LABOR FORCE OVERVIEW

BUSINESS SUMMARY (2025)

10 Minute Drive 20 Minute Drive 30 Minute Drive

Total Employees

5,600 51,310 88,269

Total Construction Businesses

36 (8.9%) 319 (7.3%) 560 (7.7%)

Total Construction Employees

334 (6%) 2,326 (4.5%) 3,641 (4.1%)

Total Manufacturing Businesses

36 (8.9%) 162 (3.7%) 244 (9.6%)

Total Manufacturing Employees

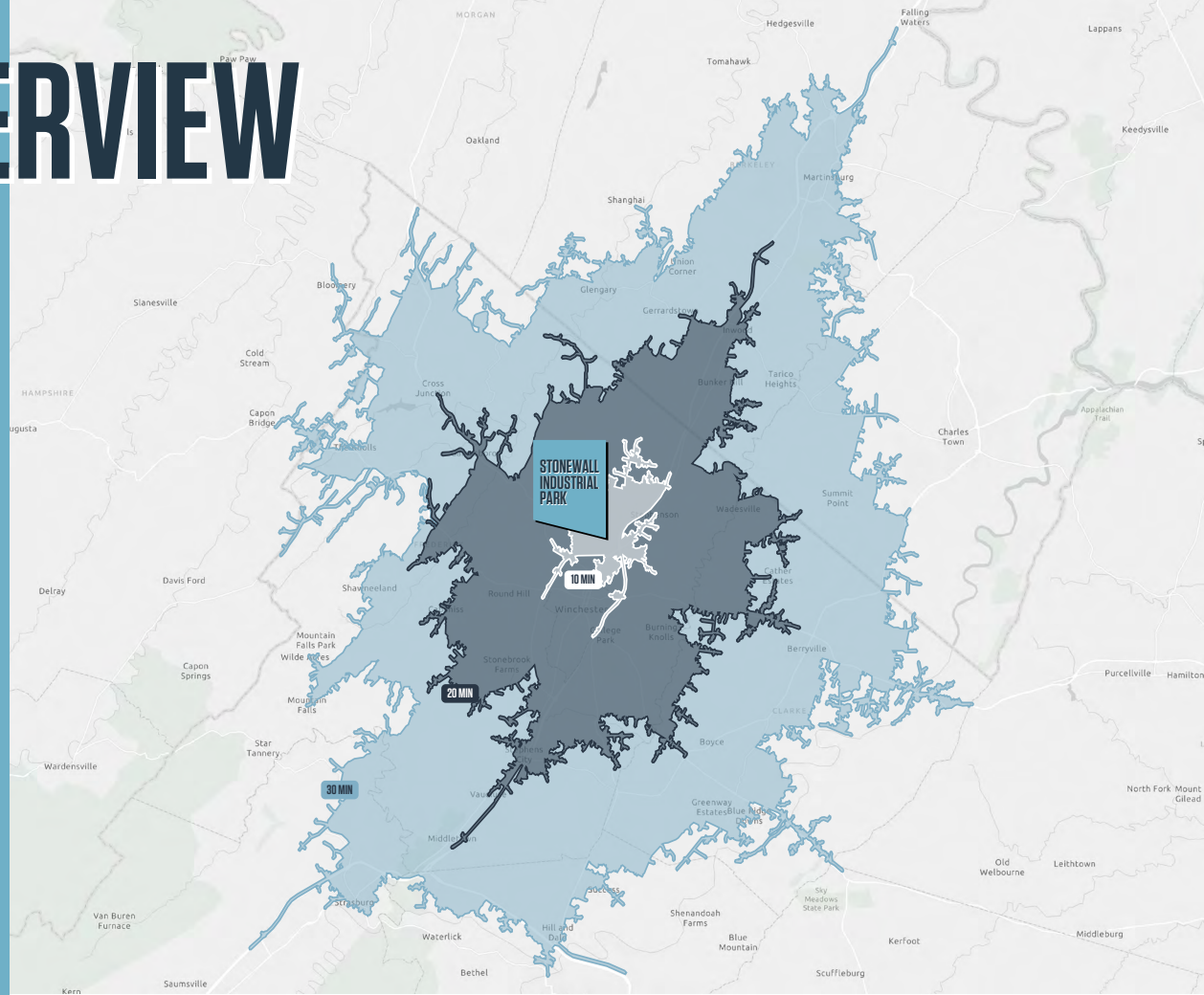
1,529 (27.3%) 6,071 (11.8%) 8,456 (9.6%)

Total Transportation and Warehousing Businesses

12 (3%) 78 (1.8%) 131 (2.1%)

Total Transportation and Warehousing Employees

165 (3%) 898 (3.8%) 1,841 (2.1%)



CIVILIAN LABOR FORCE PROFILE WITHIN A TEN MINUTE DRIVE (2025)

POPULATION (EMPLOYED) BY AGE GROUP

16-24	25-54	55-64	64+
559 (344)	1,876 (1,404)	592 (488)	899 (210)

LABOR FORCE BY INDUSTRY

Construction	Manufacturing	Wholesale Trade	Transportation/ Warehousing
266 (11.1%)	210 (8.7%)	339 (1.6%)	151 (6.3%)

BLUE COLLAR EMPLOYEES

672 (27.9%)



STONEWALL INDUSTRIAL PARK

FOR MORE INFORMATION, PLEASE CONTACT:

CHASE STEWART

cstewart@klnb.com
703-268-2732

RYAN GOELLER

rgoeller@klnb.com
703-268-2731

JEFF TARAE

jtarae@klnb.com
703-268-2741

klnb
Buligo

klnb.com



CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.