



10210 MARSH RD BUILDING 2 UNIT 2

10210 Marsh Rd, Bealeton, VA 22712

FOR LEASE

AHMAD AZZARKANI
571.359.9047
ahmad@srg-commercial.com

KHALED AL HAJBEH
571.230.5456
khaled@srg-commercial.com

SRG Commercial
Real Estate

SRG Commercial | www.srg-commercial.com | 4500 Pond Way, Suite 100, Woodbridge, VA 22192 | 571.359.9047

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PROPERTY DESCRIPTION

SRG Commercial Real Estate is pleased to present Unit 2, Building 2 at 10210 Marsh Road, a ±3,239 SF industrial warehouse unit available for immediate occupancy in Bealeton, Virginia. The unit delivers a rare combination of functional infrastructure and operational readiness difficult to find at this size in the Fauquier County market. Highlights include four 16' × 14' drive-in doors — one motor-operated — spanning both the front and side walls, 20-foot clear ceiling height, two 200-amp electrical panels with 2-phase power, two oil-fired unit heaters, a large industrial ceiling fan, a private restroom, and a generous 10 parking spaces with ample truck maneuvering room. Zoned I-1 (Industrial Park) the unit accommodates a broad range of industrial and commercial uses by right with no waiting on buildout.

Located on US Route 17 at the Opal junction — where Routes 15, 17, and 29 converge at over 47,000 VPD — the property offers direct access to I-95 (Fredericksburg, 27 miles) and I-66 (Warrenton, 10 miles), with Route 28 less than a half-mile away connecting northeast to Manassas and Prince William County.

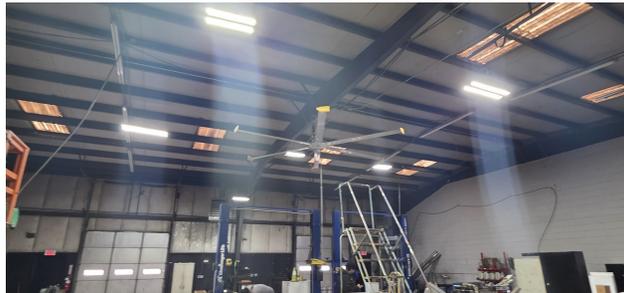
This unit works perfectly for contractors and trades businesses needing secure, drive-in accessible staging; fleet and vehicle service operators requiring heavy power and multi-door access; light manufacturers and fabricators seeking move-in ready space; and distributors or logistics operators running routes along the I-95/I-66 corridor. With immediate availability and infrastructure already in place, this unit at 10210 Marsh Road is one of the most turnkey industrial opportunities currently available in the Bealeton submarket for Lease.



PROPERTY HIGHLIGHTS

- **±3,239 SF | 20' Clear | 4 Drive-In Doors (16' × 14') — Functional small-bay warehouse with exceptional drive-in access across both the front and side walls, including one motor-operated door**
- **Heavy Power | Move-In Ready — Two 200-amp, 2-phase electrical panels, two oil-fired unit heaters, and a large industrial ceiling fan already in place — no buildout required**
- **Fauquier County I-1 Zoning — Broad by-right industrial and commercial use permissions covering contractors, fleet operations, light manufacturing, distribution, trades, and more**
- **Prime Route 17 Location | 47,000+ VPD at Opal Junction — Direct access to I-95 and I-66 via the convergence of Routes 15, 17, and 29, with Route 28 less than a half-mile away toward Manassas and Prince William County**
- **Immediate Occupancy | Competitive Submarket Pricing — One of the few move-in ready industrial units available in the Bealeton corridor, offering Northern Virginia functionality at Fauquier County rates**

ADDITIONAL PHOTOS



AERIAL MAP

