



INDUSTRIAL LAND

EAST MAIN ST, MARSHALL, VA 20115

OFFERED AT \$8,000,000

FOR MORE INFORMATION
CRES Inc. | Commercial Real Estate Services |
540.878.1211 | INFO@CRESINC.US





PROPERTY DESCRIPTION

This 12.5-acre industrial property in Marshall, VA offers a prime development opportunity with minimal wetlands and 170 feet of rail frontage. Located less than half a mile from I-66, it provides easy access to Northern Virginia and the D.C. metro area. The site has access to public water, sewer, and electricity. Additionally, a 100 foot easement will be conveyed for access to E Main St., enhancing accessibility. With ample expansion potential, it's ideal for warehousing, distribution, light manufacturing, or other industrial uses in a key Fauquier County industrial corridor.

PROPERTY HIGHLIGHTS

- Prime Location – Less than half a mile from I-66, providing excellent access to Northern Virginia and the D.C. metro area.
- Infrastructure Ready – Access to public water, sewer, and electricity.
- Easement for Road Access – 100 foot easement to be conveyed for convenient access to E Main St.
- Minimal Wetlands & Rail Frontage – Features limited wetlands and 170 feet of direct rail frontage, enhancing development potential.

OFFERING SUMMARY

Sale Price:	\$8,000,000
Lot Size:	12.5 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	10	69	372
Total Population	29	200	1,072
Average HH Income	\$164,656	\$164,052	\$163,933

BILL CHIPMAN **CHRIS BERNARD**

President/Owner Senior Associate
540.347.2610 540.347.2610
bill@cresinc.us chris@cresinc.us



This is to certify that on SEPTEMBER 1, 1995
I made an accurate field survey of the premises
shown hereon from land descriptions of record.
All improvements, purported visible easements
and building encroachments, either way
across the property lines, known to me,
are shown hereupon.

JAMES G. BUTLER, JR. # 945B

24.7540 ACRES

EASEMENT

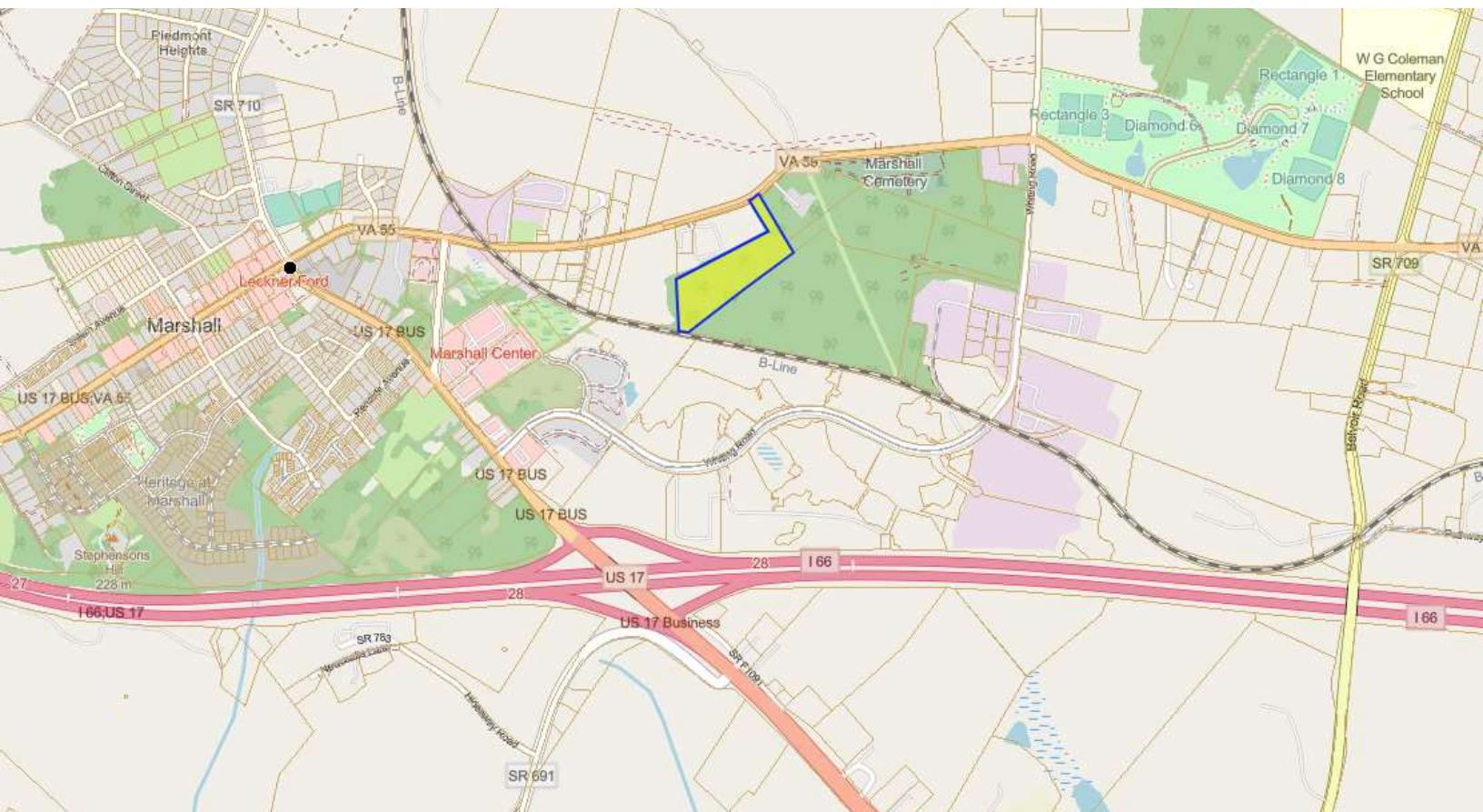
SOUTHERN RAILROAD

MAG. NORTH 1981

soil med. Soil 19E 22B
Leachman's 33B+38B+31C

PLAT OF BOUNDARY SURVEY
WILLIAM R. & JANET L.

JAMES G. BUTLER, JR. & ASSOCIATES, P.C.
LAND SURVEYORS - LAND PLANNERS
21 CULPEPER ST., WARRENTON, VA. 20186
(540) 347-2100



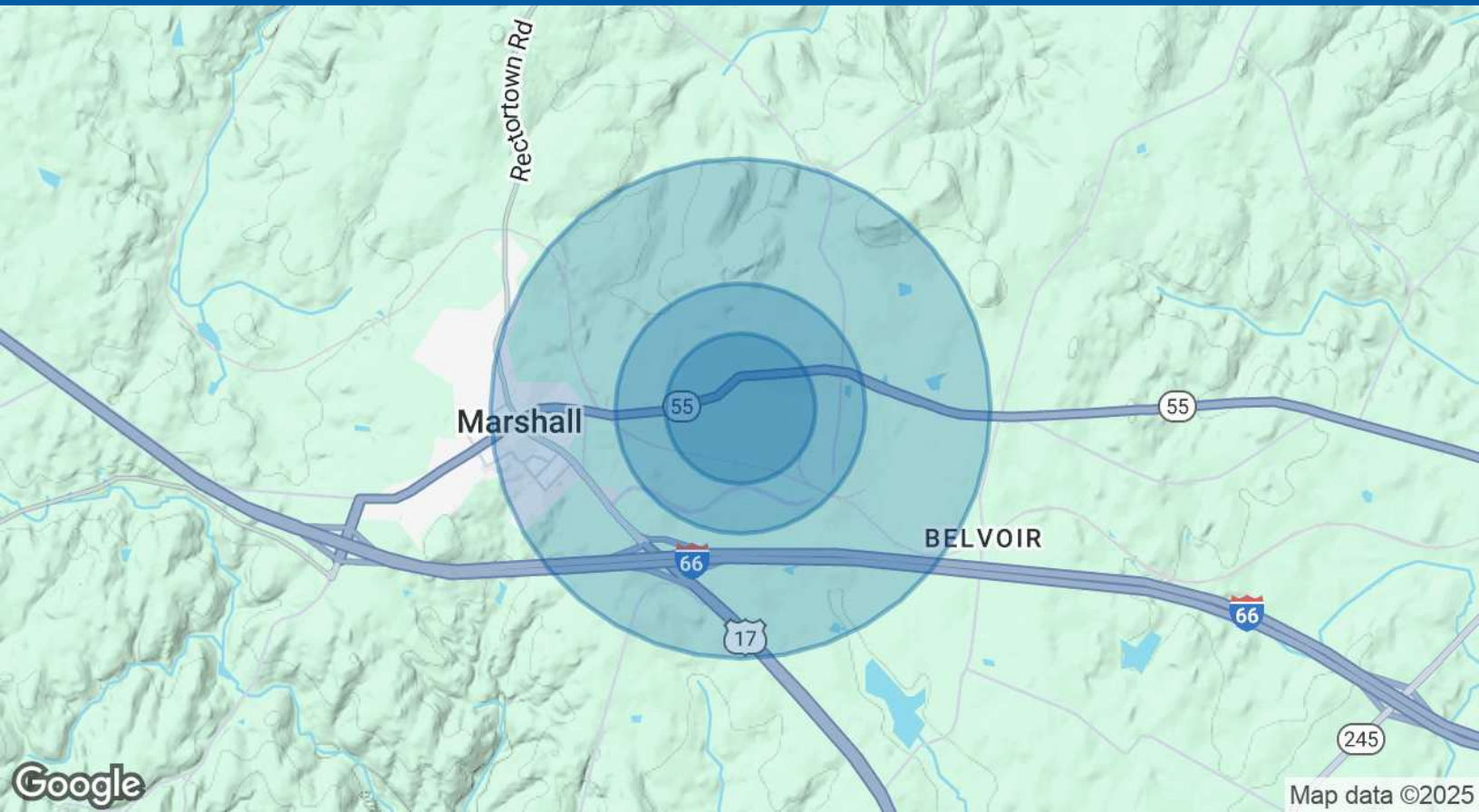


Google

Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	29	200	1,072
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	10	69	372
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$164,656	\$164,052	\$163,933
Average House Value	\$602,129	\$607,735	\$618,451

Demographics data derived from AlphaMap