



## HEAVY INDUSTRIAL SITE FOR SALE

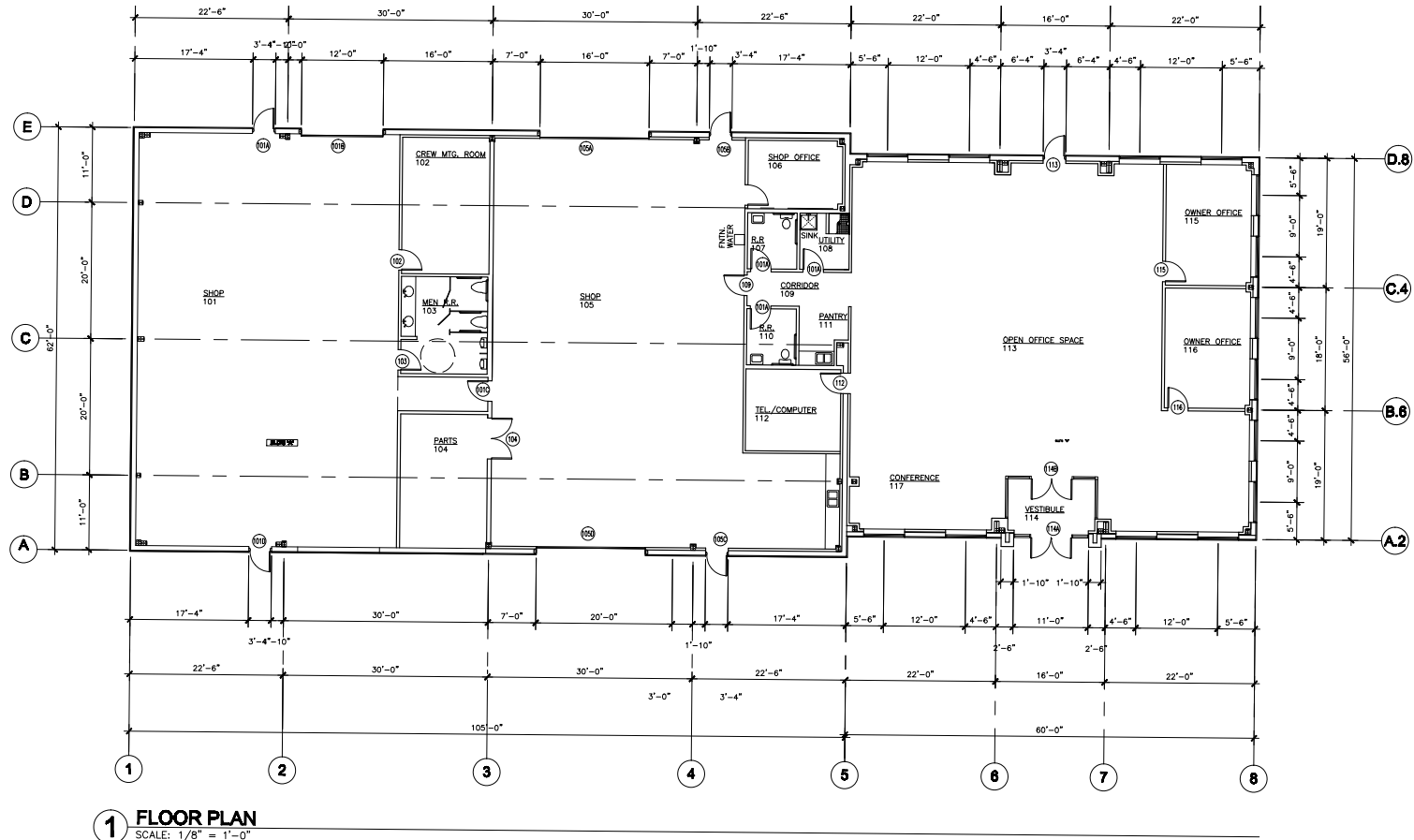
### PROPERTY HIGHLIGHTS:

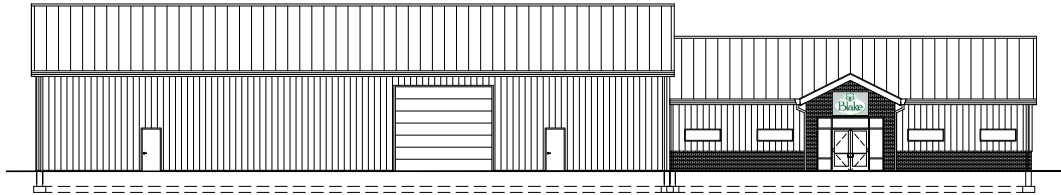
- 8.99 acres
- Existing industrial building on-site - 9,843 SF
- Sewer/water coming
- Zoned: PDGI
- Data center development by-right
- Heavy industrial uses by-right
- Outdoor storage

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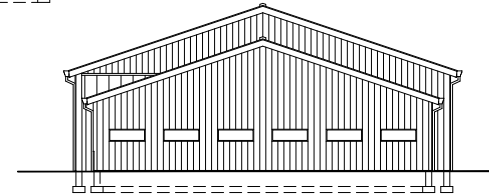
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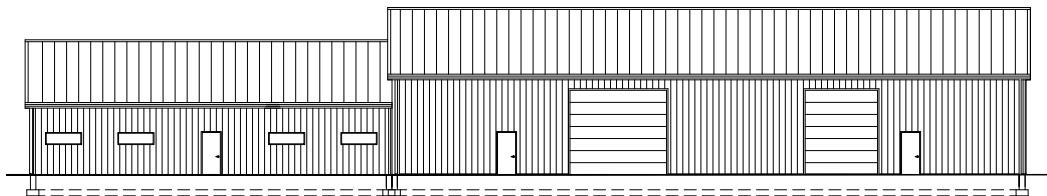




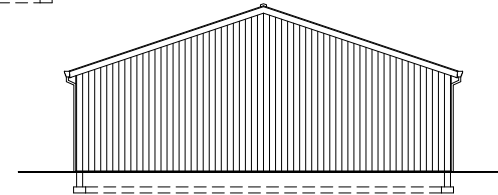
**1 FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 RIGHT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



# CLOSE-UP

## 19473 SAMUELS MILL CT

LEESBURG, VA 20175



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# AERIAL

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