

21.36 ACRES INDUSTRIAL LAND FOR SALE

EASTGATE INDUSTRIAL

Rainville Drive, Winchester, VA 22602



OFFERING SUMMARY

PRICE:	Subject To Offer
LOT SIZE:	21.36 Acres
ZONING:	M-1 Light Industrial
MARKET:	Winchester, VA Frederick County

PROPERTY OVERVIEW

21.36 AC Industrial site available directly off Route 522 and Tasker Road. Zoned M1, Light Industrial, suitable for flex, distribution warehouse. Close access to major routes - 4 miles to I-81; 7.4 miles to Inland Port; 9.5 miles to Rt. 66. Frederick County, Winchester, VA

PROPERTY HIGHLIGHTS

- 21.36 AC off Route 522 and Tasker Road, Eastgate Industrial site
- Zoned M1 , Light Industrial
- 4 miles to I-81 and 7.4 miles to Inland Port

KW COMMERCIAL

1775 Tysons Blvd
Suite 1450
McLean, Va 22102
703.564.4000

BRIDGET SCHMITZ

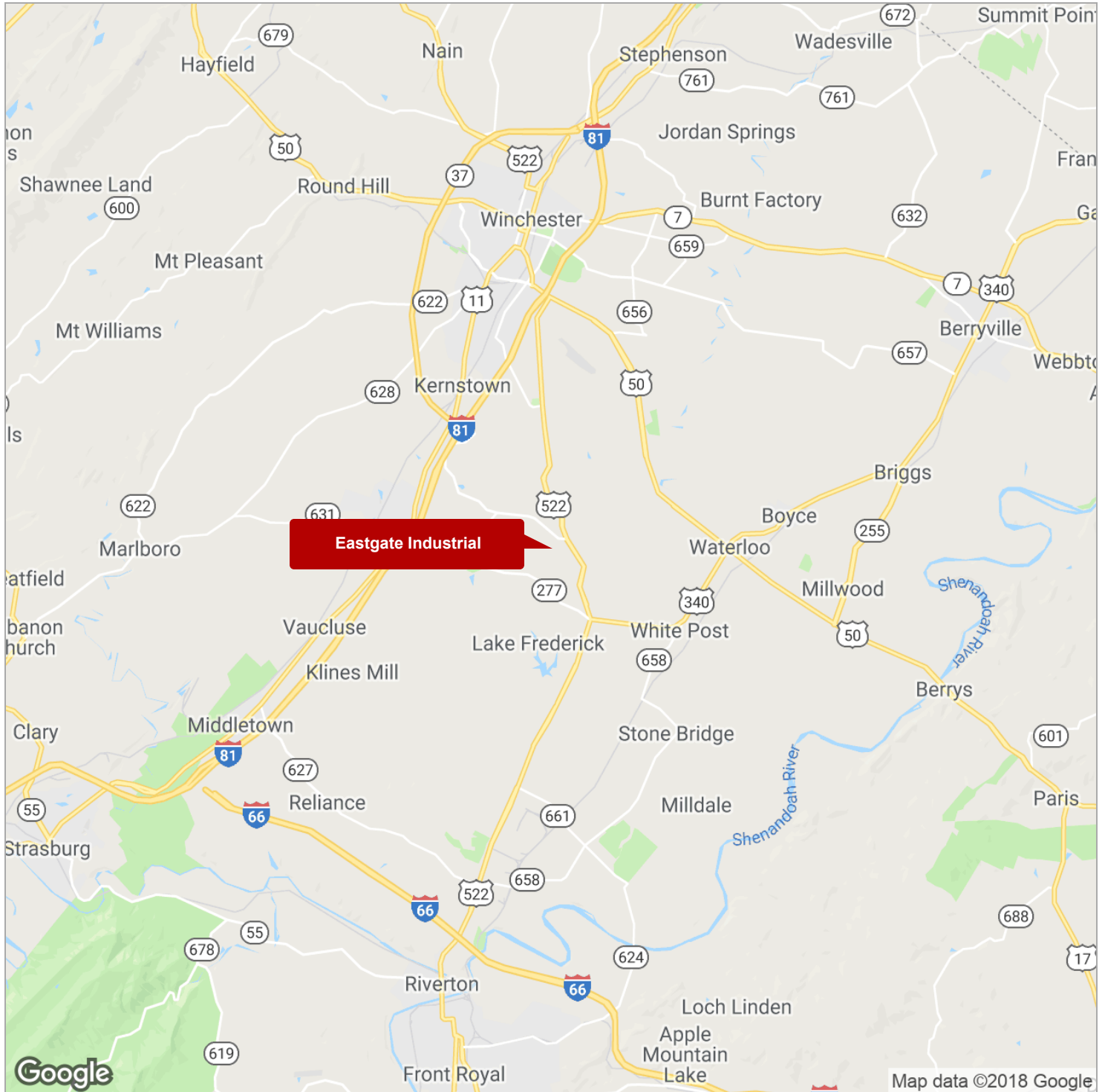
Managing Director
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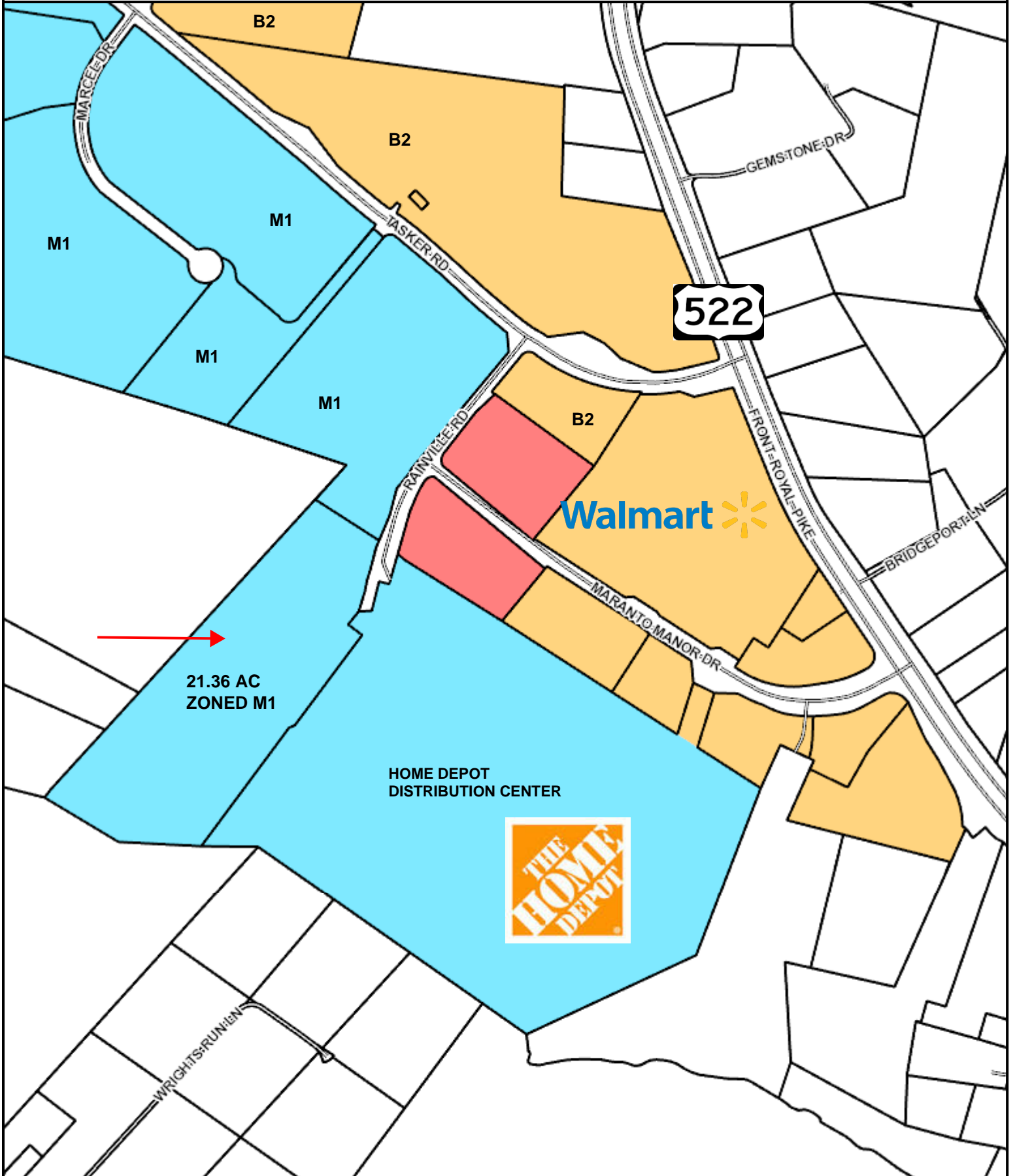
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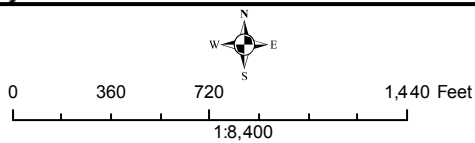
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LOCATION MAP -- RAINVILLE RD 21.36 AC



Frederick County Information Technologies
107 N Kent St Winchester, VA 22601
540-665-5614

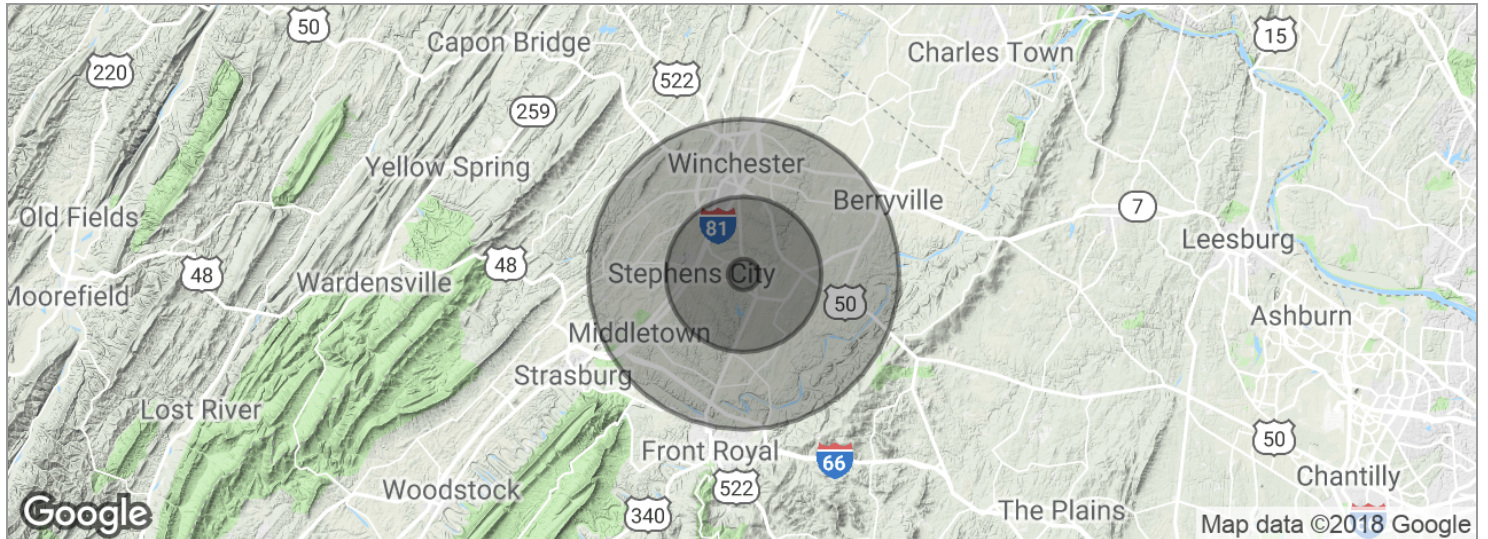
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,632	29,694	114,196
Median age	36.4	36.9	37.5
Median age (male)	36.1	36.1	36.4
Median age (Female)	38.2	38.2	38.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	924	11,289	43,156
# of persons per HH	2.8	2.6	2.6
Average HH income	\$78,865	\$72,222	\$72,372
Average house value	\$249,564	\$257,003	\$309,566

** Demographic data derived from 2010 US Census*

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Your Move. Our Commitment.

Frederick County has earned a long-standing reputation as a top economy in the Commonwealth of Virginia and the Shenandoah Valley region. Proximity, workforce, business diversity, and recognized economic performance are but a few of the reasons people and businesses choose Frederick County.



Central & Essential

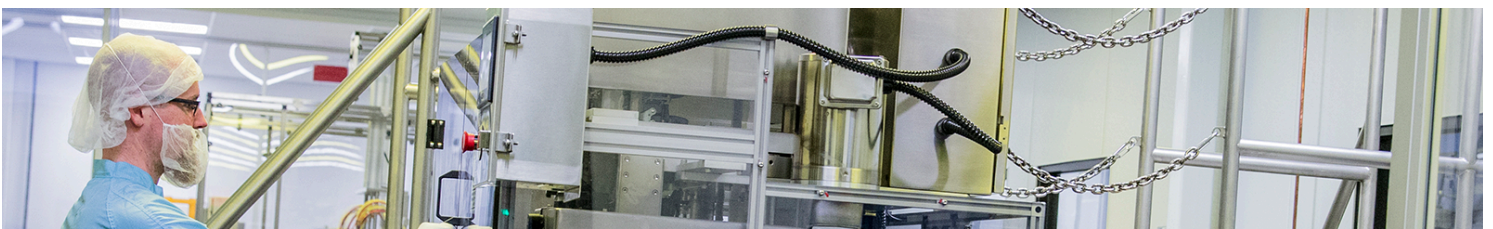


Frederick County serves a range of industries – from manufacturers and financial institutions, to IT companies and startups – that benefit from our strategic geographic advantages in the heart of the East Coast.

Located only 80 miles from Washington, D.C., Frederick County is a central part of the **Winchester, VA-WV Metropolitan Statistical Area (MSA)**, which includes Frederick County’s independent city-center, Winchester, as well as Hampshire County, West Virginia. Our county’s advantageous location places businesses and residents near Washington D.C.’s established business market, both in the public and private sectors.

The region’s efficient transportation network – with easy access to major highways, including

Interstates 81 and 66, CSX and Winchester & Western railways, three international airports (IAD, DCA, BWI), one general aviation airport (OKV), and the Virginia Inland Port – allows companies to reach customers anywhere in the world. Two-thirds of the U.S. and Canadian population can be reached within a day’s drive.





Winchester MSA Recognition

Leading Metro Locations - No. 98

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Winchester MSA is No. 98 on Area Development List

- No. 2 Among Virginia Metros
- Top 20% of Small Metros Nationwide

2023's Leading Metro Locations: Hotspots for Economic Growth

Area Development has ranked leading metro areas poised for long-term growth in its listing of 2023's Leading Metro Locations: Hotspots for Economic Growth. The ranking utilizes JobsEq data over a five-year timeframe, and includes factors like local gross domestic product, unemployment rates, growing occupations, the needs of employers relative to what the labor market has to offer, activity in hot sectors such as high-tech manufacturing and R&D, and occupations linked to science, technology, engineering, and math (STEM).

Overall Rank	Virginia Rank	Economic Strength	Core Economic Indicators	Job Growth Indicators	Wage & Salary Growth	Prime Workforce	Workforce Readiness
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Winchester 98 2 159 279 89 67 137 60
MSA

Winchester, VA-WV Metropolitan Statistical Area (Winchester MSA) is comprised of Frederick County and the City of Winchester in Virginia, and Hampshire County, West Virginia. Winchester MSA's No. 98 ranking places it second among Virginia MSAs. Blacksburg-Christiansburg, VA, ranks No. 1 in Virginia at No. 49.

Winchester MSA ranks most favorably in the areas of Job Growth, Wage & Salary Growth, and Workforce Readiness. [View the Area Development article here.](#)



Learn more about doing business in Frederick County, Virginia, at YesFrederickVA.com.
Get a bird's-eye view of [development projects underway](#) in Frederick County, Virginia.
View a recent list of [expansions and locations](#).