

M1- LIGHT INDUSTRIAL FOR SALE

M1 PARCELS SOUTH MARKETPLACE & TASKER ROAD

0 Tasker Road, Winchester, VA 22602



SALE PRICE:	\$323,750 - 2.59 AC \$691,250 - 5.53 AC \$833,750 - 6.67 AC
PRICE PER ACRE:	\$125,000
PARCELS:	2.59 Acres 5.53 Acres 6.67 Acres

PROPERTY OVERVIEW

Access from Rt. 522 and 5 miles to Rt. 81 near Home Depot distribution center and Walmart SuperCenter. Three parcels available. 2.59AC on Tasker Road can be combined with adjacent site of additional 5.53 AC.

Zoned M1

PROPERTY FEATURES

- Off Rt. 522 and Tasker Road at South Marketplace Industrial
- 5 miles to Rt. 81
- Close to distribution center for Home Depot
- 3 parcels - 2.59AC , 5.53AC, 6.67 AC
- Frontage on Tasker Road with up to 8.12 AC combined

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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60m
200ft
Source: ©2015 Esri.



M1 PARCELS FOR SALE

Winchester, VA

Three parcels available. RT. 522 & Tasker Road

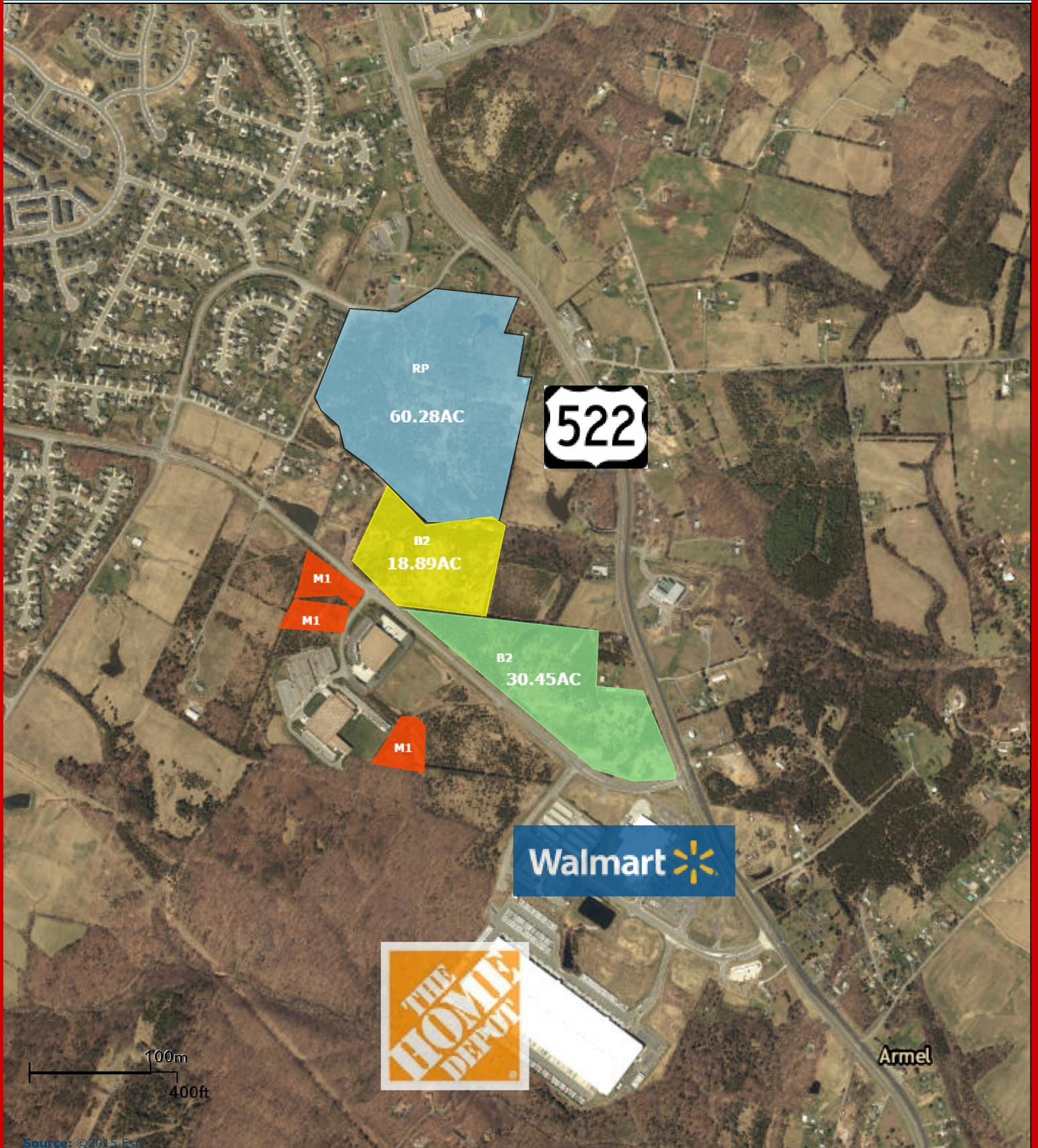


April 12, 2017



LAND PARCELS - FOR SALE

Winchester, Va



Source: ©2015 Esri

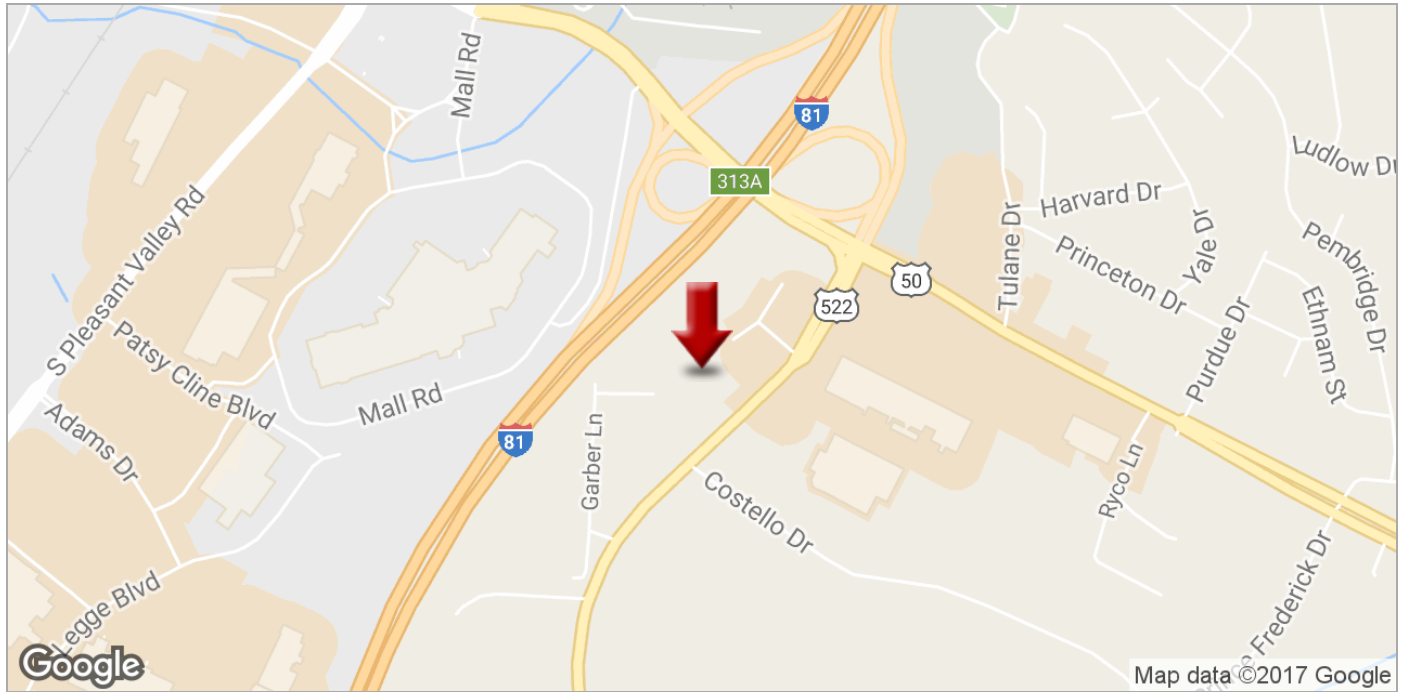
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,993	78,351	115,426
MEDIAN AGE	35.9	36.2	38.0
MEDIAN AGE (MALE)	33.7	34.5	36.7
MEDIAN AGE (FEMALE)	37.4	37.5	39.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,551	29,736	43,709
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$65,028	\$67,868	\$71,850
AVERAGE HOUSE VALUE	\$278,451	\$306,117	\$303,944
RACE	1 MILE	5 MILES	10 MILES
% WHITE	87.0%	84.8%	87.4%
% BLACK	6.4%	8.1%	6.8%
% ASIAN	1.8%	2.0%	1.7%
% HAWAIIAN	0.4%	0.2%	0.2%
% INDIAN	0.5%	0.5%	0.4%
% OTHER	2.4%	2.9%	2.3%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	12.0%	10.2%	9.2%

* Demographic data derived from 2010 US Census

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§ 165-606.02. Allowed uses.

Allowed uses are as follows:

Allowed Uses	Standard Industrial Classification (SIC)
Landscape and horticultural services	078
Offices and storage facilities for building construction contractors, heavy construction contractors and special trade contractors	15, 16 and 17
Manufacturing as follows:	--
Dairy products	202
Canned, frozen and preserved fruits, vegetables and soup mixes	203
Bakery products	205
Sugar and confectionary products	206
Beverages [Amended 8-12-2009]	208
Miscellaneous food preparations and products, excluding the following:	209
Canned and cured fish and seafood	2091
Fresh or frozen fish and seafood	2092
Textile mill products	22
Apparel or other finished products made from fabrics and similar material	23
Lumber and wood products, excluding the following:	24
Logging	241
Sawmills and planing mills	242
Wood preserving	2491
Furniture and fixtures	25
Paperboard containers and boxes	265
Converted paper and paperboard products, except containers and boxes	267
Printing, publishing and allied industries	27
Drugs	283
Rubber and miscellaneous plastics products	30
Concrete block and brick and related products	3271

Allowed Uses	Standard Industrial Classification (SIC)
Fabricated metal products, excluding the following: [Amended 9-23-2009]	34
Coating, engraving and allied services	347
Ammunition, except for small arms	3483
Ordnance and accessories, not elsewhere classified	3489
Industrial and commercial machinery and computer equipment	35
Electronics and other electrical equipment and components, excluding the following:	36
Lead acid batteries [Amended 5-12-2010]	3691
Primary batteries	3692
Transportation equipment	37
Measuring, analyzing and controlling instruments; photographic, medical and optical goods; and watches and clocks	38
Miscellaneous manufacturing industries	39
Local and suburban transit and interurban highway passenger transportation	41
Motor freight transportation and warehousing	42
Transportation by air	45
Transportation services	47
Communication facilities and offices, including telephone, telegraph, radio, television and other communications	48
Electric, gas and other utility facilities and offices and trucking and warehousing [Amended 8-24-2004]	49
Wholesale trade	-
Advertising specialties - wholesale [Added 8-24-2004]	5199
Restaurants	58
Linen supply [Added 8-24-2004]	7213
Dry cleaning plants [Added 8-24-2004]	7216
Business services	73

Allowed Uses	Standard Industrial Classification (SIC)
Truck rental and leasing, without drivers [Added 2-7-1995]	7513
Automotive repair shops [Added 5-13-1992; amended 9-28-2011]	753
Welding repair [Added 8-24-2004]	7692
Agricultural equipment repair [Added 8-24-2004]	7699
Boiler cleaning and repair [Added 8-24-2004]	7699
Cesspool cleaning [Added 8-24-2004]	7699
Coppersmithing [Added 8-24-2004]	7699
Engine repair [Added 8-24-2004]	7699
Farm machinery and tractor repair [Added 8-24-2004]	7699
Industrial truck repair [Added 8-24-2004]	7699
Machinery cleaning [Added 8-24-2004]	7699
Measuring and controlling instrument repair; mechanical [Added 8-24-2004]	7699
Meteorological instrument repair [Added 8-24-2004]	7699
Motorcycle repair service [Added 1-11-2017]	7699
Precision instrument repair [Added 8-24-2004]	7699
Repair of optical instruments [Added 8-24-2004]	7699
Repair of service station equipment [Added 8-24-2004]	7699
Scale repair service [Added 8-24-2004]	7699
Septic tank cleaning service [Added 8-24-2004]	7699
Sewer cleaning service [Added 8-24-2004]	7699
Tank and boiler cleaning service [Added 8-24-2004]	7699
Tank truck cleaning service [Added 8-24-2004]	7699
Tinsmithing [Added 8-24-2004]	7699
Vocational schools	824
Business associations	861
Professional membership organizations	862
Labor unions and similar labor organizations	863

Allowed Uses	Standard Industrial Classification (SIC)
Engineering, accounting, research, management and related services	87
Testing laboratories [Added 8-24-2004]	8734
General business offices, including corporate, government or other offices not providing services to the general public on a regular basis as the primary use	--
Accessory retailing	--
Public buildings	--
Public utility distribution facilities	--
Business signs	--
Signs allowed in § 165-201.06B [Amended 2-13-2008]	--
Freestanding building entrance signs [Amended 2-13-2008]	--
Multi-tenant complex signs [Added 2-13-2008]	--
Electronic message signs [Added 2-13-2008]	--
Residential uses which are accessory to allowed business uses	--
Parks	--
Regional criminal justice, enforcement and detention facilities for Frederick County, Clarke County and the City of Winchester	--
Industrial launderers [Added 6-9-1993]	7218
Truck or fleet maintenance facilities [Added 6-9-1993]	--
Self-service storage facilities [Added 12-11-1996]	--
Flex-Tech [Added 2-11-1998]	--
Fire stations, companies and rescue squads [Added 10-27-1999]	--

§ 165-606.03. Conditional uses. [Added 5-12-2010; amended 1-11-2017]

Uses permitted with a conditional use permit shall be as follows:

**Standard Industrial
Classification**

Conditional Uses

(SIC)

Tractor truck and tractor truck trailer parking

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Commercial recreation, indoor:*

- Professional sports clubs 7941
- Physical fitness facilities 7991
- Membership sports and recreation clubs 7997
- Amusement and recreation services (to include only fitness and sports instruction facilities) 7999

*This use will not be permissible in the M2 Zoning District.