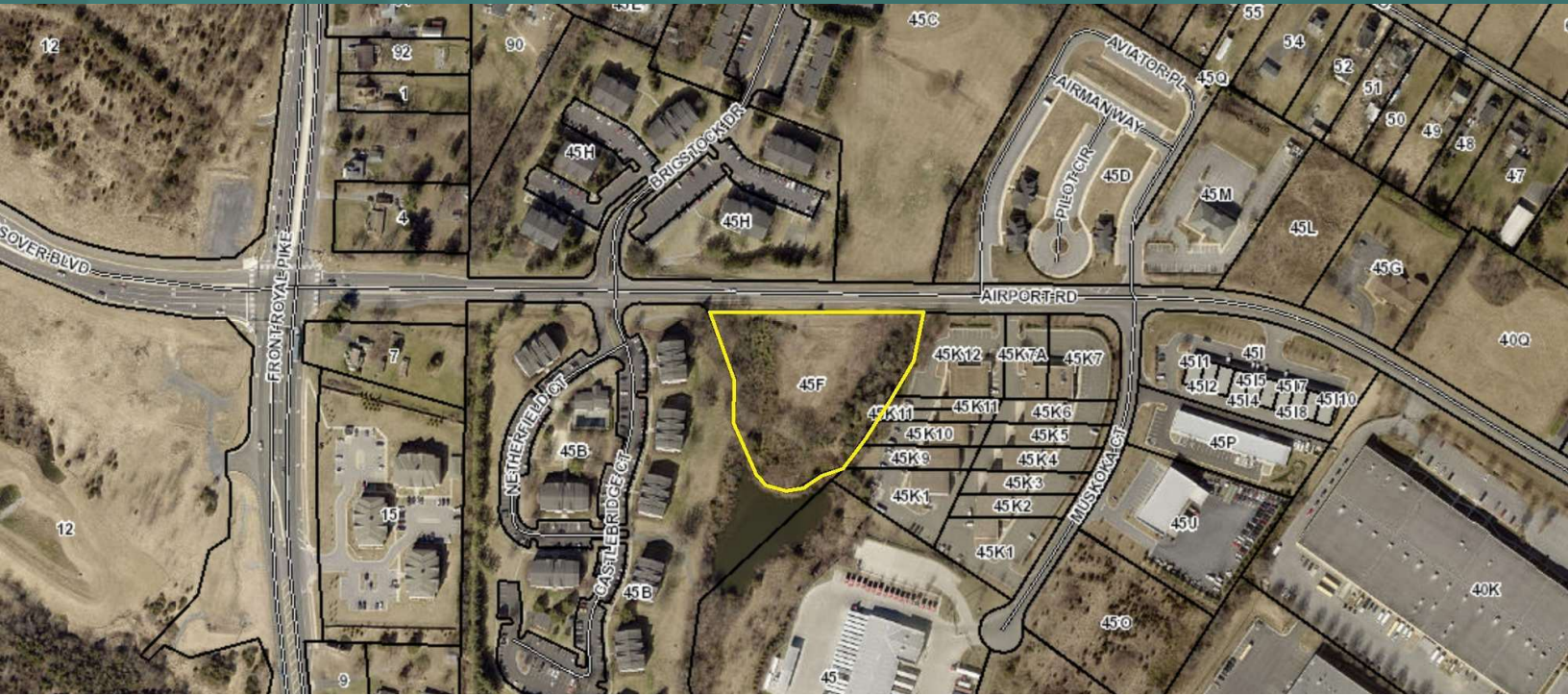


FOR SALE

INDUSTRIAL LAND

0 AIRPORT RD. WINCHESTER, VA 22602



SALE PRICE **\$650,000**

OFFERING SUMMARY

Lot Size: 2.67 Acres
Zoning: M-1
Market: Washington DC
Submarket: Frederick County
Price / SF: \$5.59
Parcel ID: 64-A-45-F

PROPERTY OVERVIEW

This 2.67-acre industrial-zoned parcel presents a prime opportunity for storage or warehouse development. With site plans already in place for a 93-unit self storage facility, the property is well-suited for self-storage, flex warehouse space, or a distribution facility. Zoned M-1, it allows for a wide range of industrial uses, including warehousing, logistics, and light manufacturing. Investors, developers, and owner-users alike can capitalize on this development-ready site in a thriving industrial market.

Disclosure: Agent related to Seller.

LOCATION OVERVIEW

Situated on Airport Road in Winchester, VA, this property offers excellent connectivity to major transportation routes, including I-81 and Route 50. Located near Winchester Regional Airport, it provides easy access to key regional and national distribution channels. Its prime position in Frederick County makes it an attractive choice for businesses looking to expand their industrial operations.

PRESENTED BY:

MIGUEL PIRES
COMMERCIAL AGENT
571.247.7462
miguel@weber-rector.com

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COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

FOR SALE

INDUSTRIAL LAND

0 AIRPORT RD. WINCHESTER, VA 22602

SITE PLAN APPROVAL



COUNTY of FREDERICK

Department of Planning and Development
540/ 665-5651
Fax: 540/ 665-6395

October 17, 2018

Kevin J. Knechtel, PE
Potesta & Associates, Inc.
15 South Braddock Street
Winchester, VA 22601

**Re: Approval for Site Plan #34-17, Airport Road Self-Storage Facility
Property Identification Number (PIN): 64-A-45F**

Dear Mr. Knechtel:

The above-referenced site plan was approved on October 16, 2018. The site plan is approved for a 14,250 square foot (SF) self-storage facility containing 4 mini-warehouse buildings (93 units) in the M1 (Light Industrial) District in the Shawnee Magisterial District on Airport Road. Other site improvements include a security fence, landscaping/screening and building-mounted lighting fixtures.

All requirements of the Frederick County Zoning Ordinance have been met in the approved site plan, including review agency comments from all relevant review agencies. Attached are three (3) copies of the signed site plan from the Zoning Administrator. Please forward these copies to the appropriate representative(s). Furthermore, advise the owner(s) that a copy should be kept for future reference, and an approved copy must be kept on the construction site throughout the development process. Once site development is complete, the owner(s) should contact this office to schedule an on-site inspection. Do not hesitate to contact me if you have any questions or concerns.

Sincerely,

M. Tyler Klein, AICP
Senior Planner

MTK/pd

Attachments

cc: Shannon Trout, Shawnee District Supervisor
Lawrence Ambrogi & H. Paige Manuel, Shawnee District Planning Commissioner
Jane Anderson, Real Estate
Commissioner of Revenue
Mr. Luis Pires, 8195-B Euclid Court, Manassas Park, VA 20111
✓ Potomac Waterproofing, Inc., 8915-B Euclid Court, Manassas Park, VA 20111

107 North Kent Street, Suite 202 • Winchester, Virginia 22601-5000

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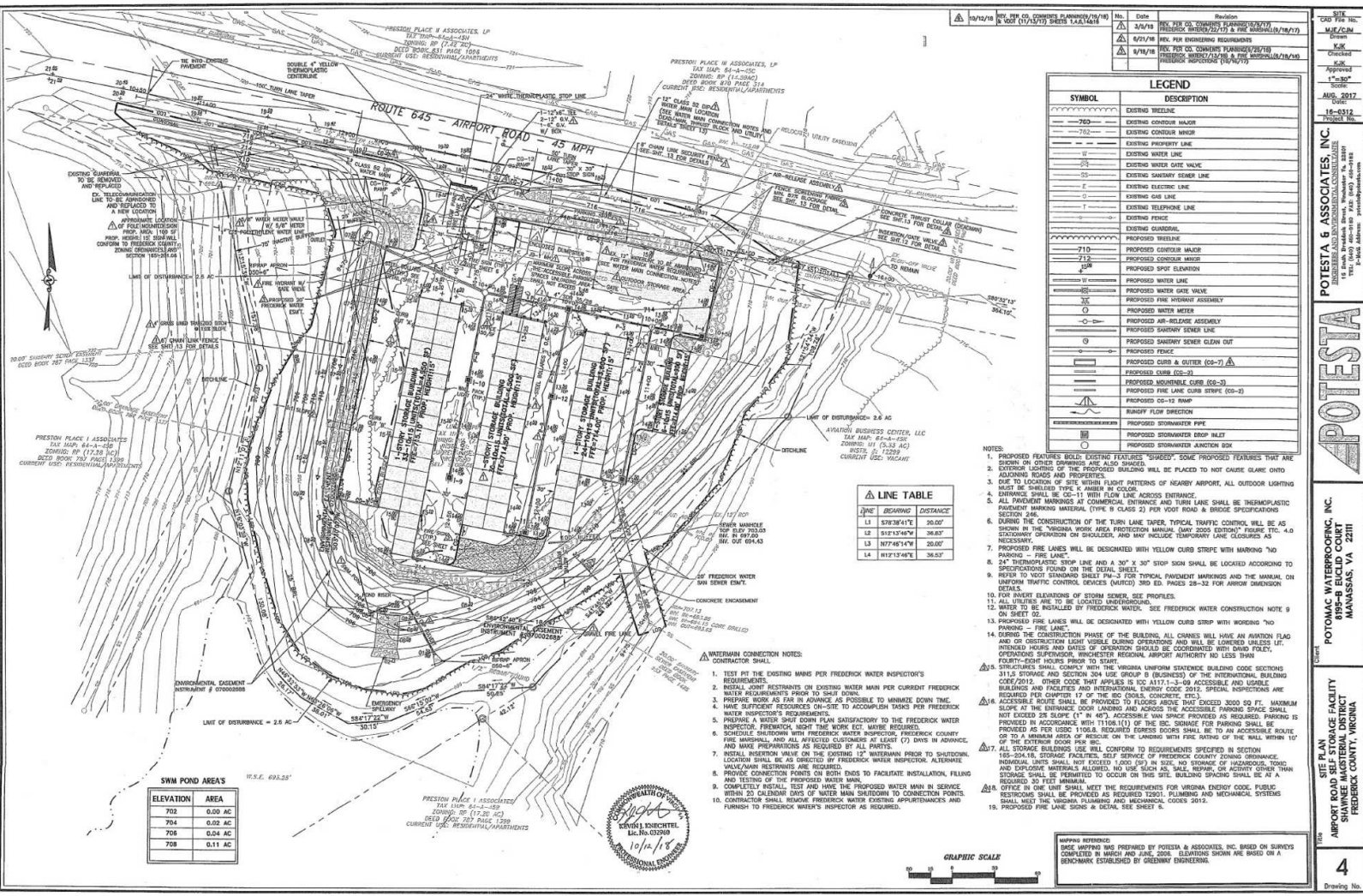
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SITE PLAN



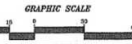
SYMBOL	DESCRIPTION
---	EXISTING BOUNDARY
---	EXISTING CONTOUR MAJOR
---	EXISTING CONTOUR MINOR
---	EXISTING WATER LINE
---	EXISTING WATER GATE VALVE
---	EXISTING SANITARY SEWER LINE
---	EXISTING ELECTRIC LINE
---	EXISTING GAS LINE
---	EXISTING TELEPHONE LINE
---	EXISTING FENCE
---	EXISTING SURROUND
---	PROPOSED CONTOUR MAJOR
---	PROPOSED CONTOUR MINOR
---	PROPOSED SPOT ELEVATION
---	PROPOSED GATE VALVE
---	PROPOSED WATER GATE VALVE
---	PROPOSED FIRE HYDRANT ASSEMBLY
---	PROPOSED WATER METER
---	PROPOSED FIRE HYDRANT ASSEMBLY
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED SANITARY SEWER CLEAN OUT
---	PROPOSED FENCE
---	PROPOSED CURB & GUTTER (CG-7)
---	PROPOSED CURB (CG-3)
---	PROPOSED MOVABLE CURB (CG-3)
---	PROPOSED FINE LINE CURB STRIP (CG-5)
---	PROPOSED FINE LINE CURB STRIP (CG-5)
---	PROPOSED FLOW DIRECTION
---	PROPOSED STORMWATER PIPE
---	PROPOSED STORMWATER DROP INLET
---	PROPOSED STORMWATER JUNCTION BOX

LINE	BEARING	DISTANCE
L1	S78°38'41"E	20.00'
L2	S12°13'41"W	26.83'
L3	N17°48'14"W	20.00'
L4	N12°13'46"E	26.83'

- NOTES:
- PROPOSED FEATURES BOLD EXISTING FEATURES "VOIDED" SOME PROPOSED FEATURES THAT ARE SHOWN ON OTHER DRAWINGS ARE ALSO SHOWN.
 - EXTERIOR LIGHTING OF THE PROPOSED BUILDING WILL BE PLACED TO NOT CAUSE GLARE ON ADJACENT ROADS AND PROPERTIES.
 - ENRICHMENT SHALL BE 0.5-1.5 WITH FLOW LINE ACROSS ENTRANCE.
 - ALL PAVED AREAS AT COMMERCIAL ENTRANCE AND TURN LANE SHALL BE THERMOPLASTIC SURFACE MARKING MATERIAL (TYPE B CLASS 2) FOR FOOT ROADS & INSIDE SPECIFICATIONS SECTION 216.
 - WORK IN THE "VOIDABLE" WORK AREA PROTECTION MANUAL (MAY 2005 EDITION) POLICE ETC. NO NECESSARY.
 - PROPOSED FIRE LINES WILL BE DEMONSTRATED WITH YELLOW CURB STRIPS WITH MARKING "NO PARKING - FIRE LANE".
 - 24" THERMOPLASTIC STOP LINE AND A 30" X 30" STOP SIGN SHALL BE LOCATED ACCORDING TO SPECIFICATIONS FOUND ON THE DETAIL SHEET.
 - REFER TO VDOT STANDARD SPEC. FOR TYPICAL PAVEMENT MARKINGS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) 3RD ED. PAGES 28-32 FOR ARROW DIMENSION FOR THESE ELEVATIONS OF STORM SEWER. SEE PROFILE.
 - PROPOSED FIRE LINES WILL BE DEMONSTRATED WITH YELLOW CURB STRIPS WITH MARKING "NO PARKING - FIRE LANE".
 - FOR THE CONSTRUCTION PHASE OF THE BUILDING, ALL CHANGES WILL HAVE AN ARROW FLAG AND OR CONSTRUCTION LIGHT VISIBLE DURING OPERATIONS AND WILL BE LOWERED UNDER LIT. EXTENDED HOURS AND DATES OF OPERATION SHOULD BE COORDINATED WITH DAVIS POLLEY, OPERATIONS SUPERVISOR, WINCHESTER REGIONAL AIRPORT AUTHORITY NO LESS THAN FOURTY-EIGHT HOURS PRIOR TO START.
 - STRUCTURES SHALL COMPLY WITH THE VIRGINIA UNIFORM STATE BUILDING CODE SECTIONS 311.5 STORAGE AND SECTION 314 USE GROUP (B) DIVISION OF THE INTERNATIONAL BUILDING CODE 2012. OTHER CODE THAT APPLIES IS IFC A117.1-3-09 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES AND INTERNATIONAL ENERGY CODE 2012. SPECIAL INSTRUCTIONS ARE REQUIRED PER CHAPTER 17 OF THE IBC (SOILS, CONCRETE, ETC.).
 - STRUCTURES SHALL BE PROVIDED TO HAVE A MINIMUM CLEARANCE OF 3000 SQ FT. MAXIMUM SLOPE AT THE ENTRANCE DOOR LANDING AND ACROSS THE ACCESSIBLE PARKING SPACE SHALL NOT EXCEED 8% SLOPE (1" IN 12"). ACCESSIBLE PARKING SPACES AS REQUIRED. PARKING IS PROVIDED IN ACCORDANCE WITH 1108.1(1) OF THE IBC. SIGNAGE FOR PARKING SHALL BE PROVIDED AS PER USGS 1108.8 REQUIRED SIGNAGE SHALL BE TO AN ACCESSIBLE ROUTE OR TO A MINIMUM AREA OF RESCUE ON THE LANDING WITH FIRE RATINGS OF THE WALL MINOR 10' OF PARKING - FIRE LANE.
 - ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
 - WATER TO BE INSTALLED BY FREDRICK WADE. SEE FREDRICK WATER CONSTRUCTION NOTE # 9 ON SHEET 02.
 - ENRICHMENT FIRE LINES WILL BE DEMONSTRATED WITH YELLOW CURB STRIPS WITH MARKING "NO PARKING - FIRE LANE".
 - DURING THE CONSTRUCTION PHASE OF THE BUILDING, ALL CHANGES WILL HAVE AN ARROW FLAG AND OR CONSTRUCTION LIGHT VISIBLE DURING OPERATIONS AND WILL BE LOWERED UNDER LIT. EXTENDED HOURS AND DATES OF OPERATION SHOULD BE COORDINATED WITH DAVIS POLLEY, OPERATIONS SUPERVISOR, WINCHESTER REGIONAL AIRPORT AUTHORITY NO LESS THAN FOURTY-EIGHT HOURS PRIOR TO START.
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- WATERMAN CONNECTION NOTES:
- TEST PIT THE EXISTING MAIN PER FREDRICK WATER INSPECTOR'S REQUIREMENTS.
 - INSTALL JOINT RESTRAINTS ON EXISTING WATER MAIN PER CURRENT FREDRICK WATER REQUIREMENTS PRIOR TO SHUT DOWN.
 - PREPARE WORK AS FAR IN ADVANCE AS POSSIBLE TO MINIMIZE DOWN TIME. HAVE SUFFICIENT RESOURCES ON-SITE TO ACCOMPLISH TASKS PER FREDRICK WATER INSPECTOR'S REQUIREMENTS.
 - PREPARE A WATER SHUT DOWN PLAN SATISFACTORY TO THE FREDRICK WATER INSPECTOR'S REQUIREMENTS.
 - SCHEDULE SHUTDOWN WITH FREDRICK WATER INSPECTOR, FREDRICK COUNTY FIRE MARSHALL AND ALL AFFECTED CUSTOMERS AT LEAST (7) DAYS IN ADVANCE, AND MAKE PREPARATIONS AS REQUIRED BY ALL PARTIES.
 - INSTALL BASKET VALVE ON THE EXISTING 12" WATERMAIN PRIOR TO SHUTDOWN. LOCATION SHALL BE AS DIRECTED BY FREDRICK WATER INSPECTOR. ALTERNATE WATERMAIN RESTRAINTS ARE REQUIRED.
 - PROTECT CONNECTION POINTS ON BOTH ENDS TO FACILITATE INSTALLATION, FLING AND TESTING OF THE PROPOSED WATER MAIN.
 - COMPLETELY INSTALL, TEST AND HAVE THE PROPOSED WATER MAIN IN SERVICE WITHIN 24 CALENDAR DAYS OF WATER MAIN SHUTDOWN TO CONNECTION POINTS.
 - CONTRACTOR SHALL RELIEVE FREDRICK WATER EXISTING APPLURTHESSES AND FURNISH TO FREDRICK WATER'S INSPECTOR AS REQUIRED.

ELEVATION	AREA
702	0.00 AC
704	0.02 AC
706	0.04 AC
708	0.11 AC



WARNING: THIS SITE PLAN WAS PREPARED BY POTESTA & ASSOCIATES, INC. BASED ON SURVEYS COMPLETED IN WHICH AND DATE 2018. NO OTHER SURVEYS SHOWN ARE BASED ON A BENCHMARK ESTABLISHED BY GREENWAY ENGINEERING.

POTESTA & ASSOCIATES, INC.
 ENGINEERS AND ARCHITECTS
 1000 W. MARKET STREET, SUITE 200
 MANASSAS, VA 22110
 TEL: (703) 760-1000 FAX: (703) 760-1001
 E-MAIL: info@potesta.com potesta.com

POTESTA

POTOMAC WATERPROOFING, INC.
 8195-B EUCLID COURT
 MANASSAS, VA 22110

SITE PLAN
 AIRPORT ROAD DEVELOPMENT
 SHANNON ROAD
 FREDERICK COUNTY, VIRGINIA

4 Drawing No.

PRESENTED BY:

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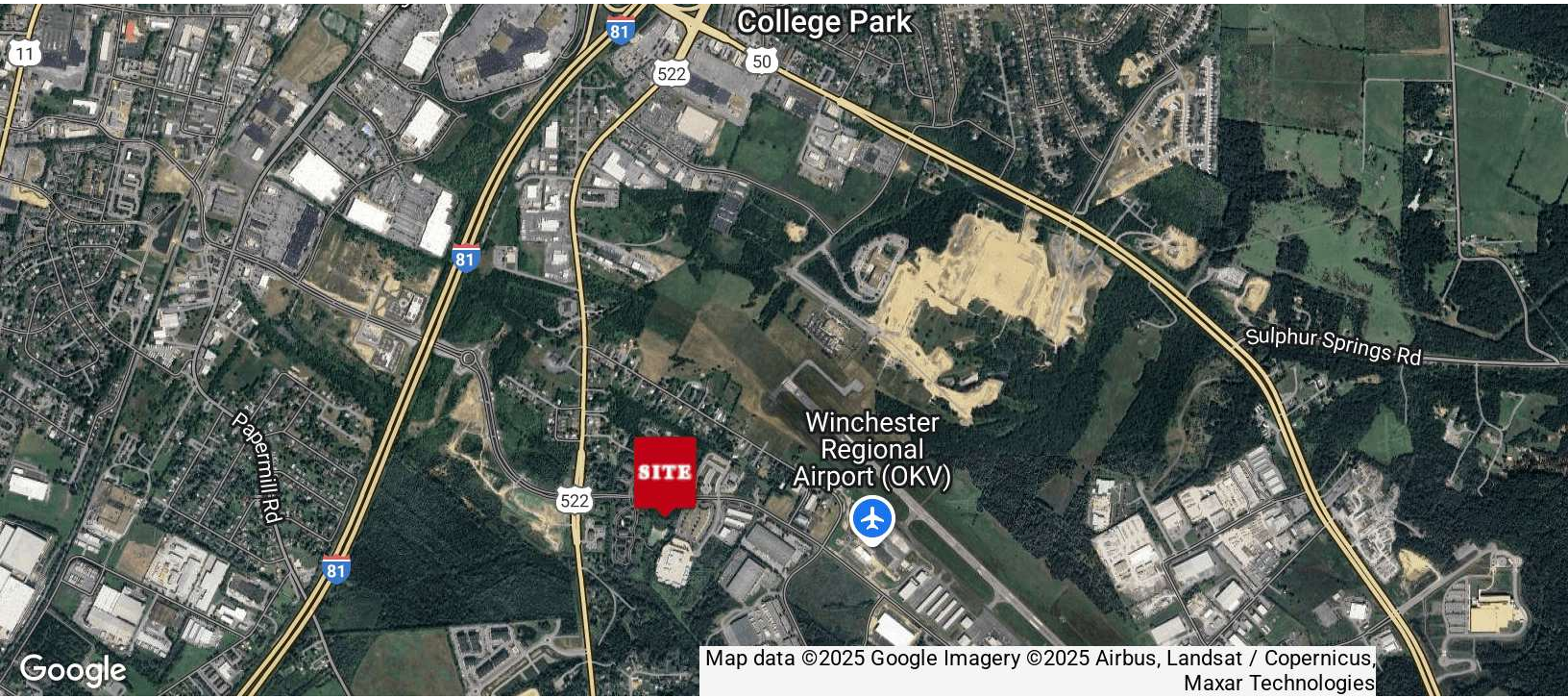
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LOCATION MAP



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