



5600 WELLINGTON ROAD

GAINESVILLE, VA 20155



J. CARTER WILEY

703.753.9600

carter@thewileycompanies.com

5600 WELLINGTON ROAD

FOR SALE | LAND

Gainesville, VA 20155



SALE PRICE **\$4,575,000**

OFFERING SUMMARY

Property Type:	Land
APN:	7497-12-1189
Zoning:	M-1
Lot Size:	3.53 Acres
Price / SF:	\$29.77

LOCATION OVERVIEW

Located directly off of Wellington Road near the intersection of University Blvd.

PROPERTY HIGHLIGHTS

- 3.53 acres
- M-1 Zoning
- Excellent road frontage on Wellington Road
- Curb cut
- Verizon easement



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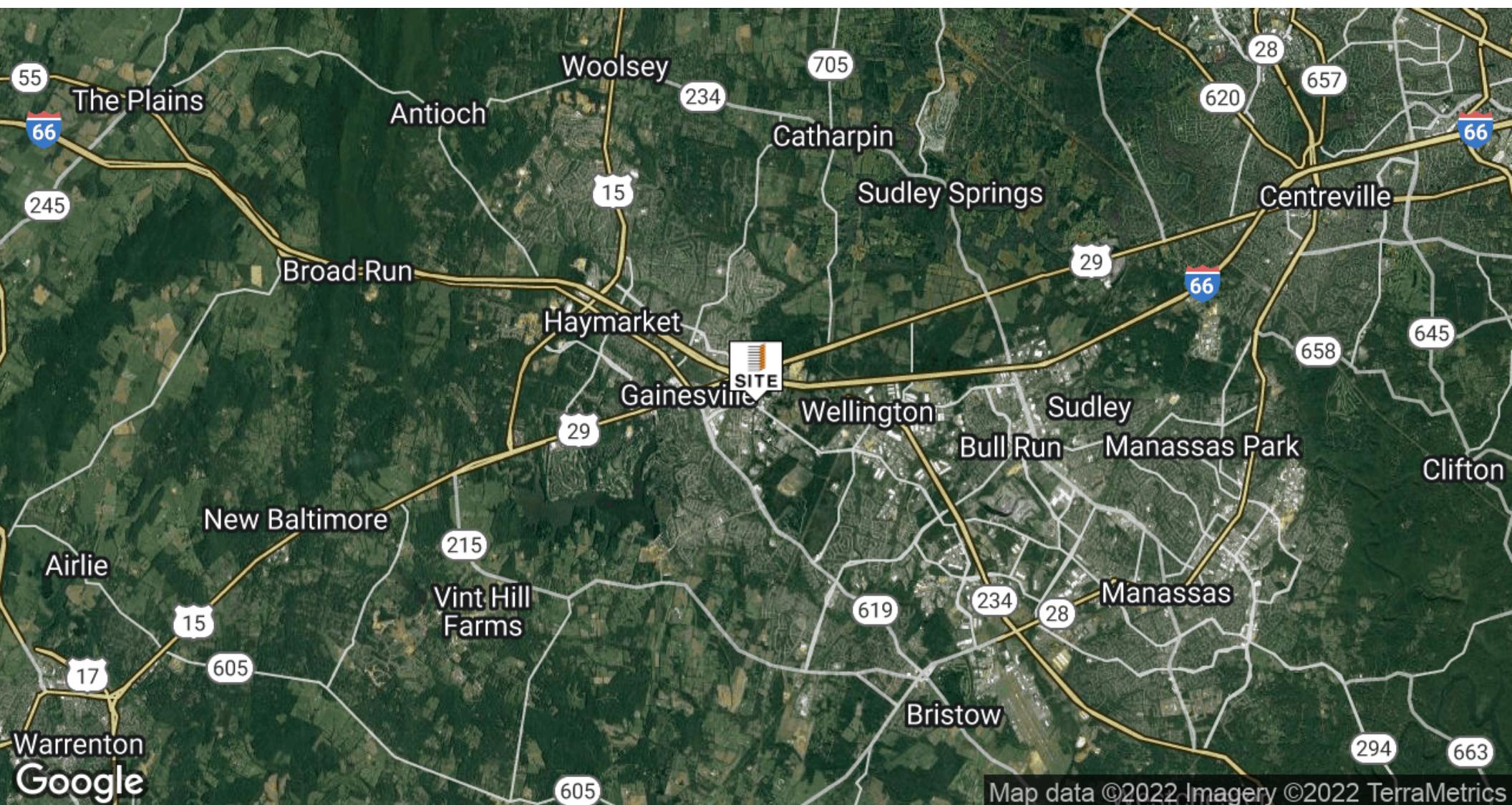
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The enclosed information is subject to errors, omissions, change in price, rental or other conditions, prior sale lease or financing, or withdrawal without notice and we make no guarantee, warranty, or representation about it.

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REVIEWED AND APPROVED
RECEIVED
DEC 14 '93

PROFFER STATEMENT

Record Owner/Applicant: STONEWOOD DEVELOPMENT CORPORATION
PRINCE WILLIAM COUNTY TAX MAP PARCELS #126-07-1A, 2A,
4, 5, 6A, 8A, 9A and A

GPIN NOS. 7497-12-8149, 7497-12-5926, 7497-12-4201,
7497-12-0426, 7497-12-2252, 7497-12-4279, 7497-12-6160
and 7497-02-9456

Rezoning #94-04

Date: December 14, 1993

I hereby proffer that the use and development of this property shall be in strict accordance with the following conditions. In the event the referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void. The headings of the proffers set forth hereinbelow have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein shall be provided at the time of development of that portion of the site served by the improvement, unless otherwise specified. The terms "Applicant" and "Developer" include all future owners and successors in interest. The "Plan" shall refer to the generalized development plan entitled "Plat Showing Resubdivision and Easements-Progress Business Center", prepared by Harris, Smariga, Orsillo, Inc., dated Revised March, 1990.

1. UTILITIES:

A. The property shall be served with public sewer and water.

B. Any future utilities provided in connection with the development shall be placed underground.

2. ENVIRONMENT:

A. Any owner or tenant on the property who handles or produces hazardous chemical wastes or petroleum products shall be responsible for preparing a Spill Contingency Plan, keeping the same posted on the premises and notifying the Fire Marshal's office in a timely manner in the event of a spill, resulting from or relating to his operations, of any such hazardous chemical waste or petroleum product on the property. Said owner or tenant shall assume full responsibility for all public expenses incurred in the cleanup of such a spill, whether on his site or elsewhere on the property.

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PROFFER/DEVELOPMENT PLAN

7/1/94

May 4, 1994

Date

OFFICE OF PLANNING

B. There shall be no discharge of petroleum products, solvents or any other potential pollutant on-site, or into ground or surface water resources. All such materials shall be properly disposed of on a regular basis.

C. The Applicant shall provide stormwater management designed to Best Management Practices criteria.

3. BUFFERING: The Applicant shall provide a fifty-foot (50') buffer zone planted to the requirements of the Prince William County Design and Construction Standards Manual along the eastern boundary of the property known as Tax Map Parcel #126-01-26 unless, at the time of site development, the adjacent property is compatibly zoned or a waiver of the screening and buffering requirements (Agreement to Compatible Use) has been obtained.

4. SIGNAGE: Freestanding signage shall be monument type and shall not exceed ten feet (10') in height.

5. ARCHITECTURE: The following restrictions shall apply to site development within one hundred fifty feet (150') of Wellington Road:

A. Exterior building walls facing Wellington Road shall be of brick, masonry, architectural concrete, architectural metal skin or similar substitute materials, and in no event will the exterior walls facing Wellington Road be corrugated metal or grid metal.

B. Exterior mechanical and electrical equipment, including air conditioning equipment, air handling equipment, transformers, vents and fans, and pumphouses directly visible from Wellington Road, shall be screened by the building exterior walls or by building materials similar to those used in the principal structure or by means of berthing or landscaping.

C. All service loading and storage areas shall be located or screened by use of landscaping, walls or decorative fencing so as to minimize visibility from Wellington Road to the extent possible.

D. Dumpsters shall be located as unobtrusively as possible on the property and shall be screened by material similar to the principal structure.

E. All parking areas shall be located a minimum of twenty feet (20') from the right-of-way of Wellington Road.

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PROFFER/DEVELOPMENT PLAN

7/22/94

174741994

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F. There shall be a forty-foot (40') building setback from the Wellington Road right-of-way.

G. The Applicant will construct no above-ground improvements (other than landscaping or utilities) within thirteen feet (13') of the property line adjacent to the Wellington Road right-of-way as of the date of this proffer.

6. LANDSCAPING:

A. Landscaping shall be provided by the owners/developers of the individual lots as those lots are developed.

B. Wellington Road Frontage. Landscaping along the Wellington Road frontage shall consist of a mixture of native deciduous and evergreen trees. Trees may be planted in clusters but shall be planted at an equivalent rate of one (1) tree every twenty-five (25) linear feet of roadway frontage. Existing trees or vegetation will be utilized where possible. New trees shall be four feet (4') to six feet (6') in height at planting. Location and species of trees shall be in accordance with a street landscaping plan for the Wellington Road frontage to be prepared and submitted by the Applicant with the submission of the first site plan for property fronting Wellington Road. This plan will ensure consistent landscaping along the Wellington Road frontage and will take into account existing vegetation, topography, utility lines and connections and landscaping planned or existing on adjacent parcels.

The conditions set forth in this Proffer Statement supersede all conditions set forth in previous proffer statements submitted as a part of this application.



JAY DU VON
Attorney for Applicant

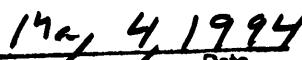
12/14/93
0556JDV

APPROVED

PROFFER/DEVELOPMENT PLAN



Signed



May 4, 1994
Date

OFFICE OF PLANNING

SURVEYORS CERTIFICATE

I, FRANKLIN R. CORBIN, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY DELINEATED BY THIS PLAT AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS THE PROPERTY OF

STONEWOOD DEVELOPMENT CORPORATION

RECORDED AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA, AS REFERENCED BELOW:

PARCEL NO.	DEED BOOK	PAGE NO.
	1435	0551

I FURTHER CERTIFY THAT THE LAND SHOWN HEREON LIES ENTIRELY WITHIN THE BOUNDS OF THE ORIGINAL TRACTS, THAT THIS PLAT REPRESENTS AN ACCURATE SURVEY OF SAME AND ALL COURSES ARE REFERENCED TO NORTH OF RECORD.

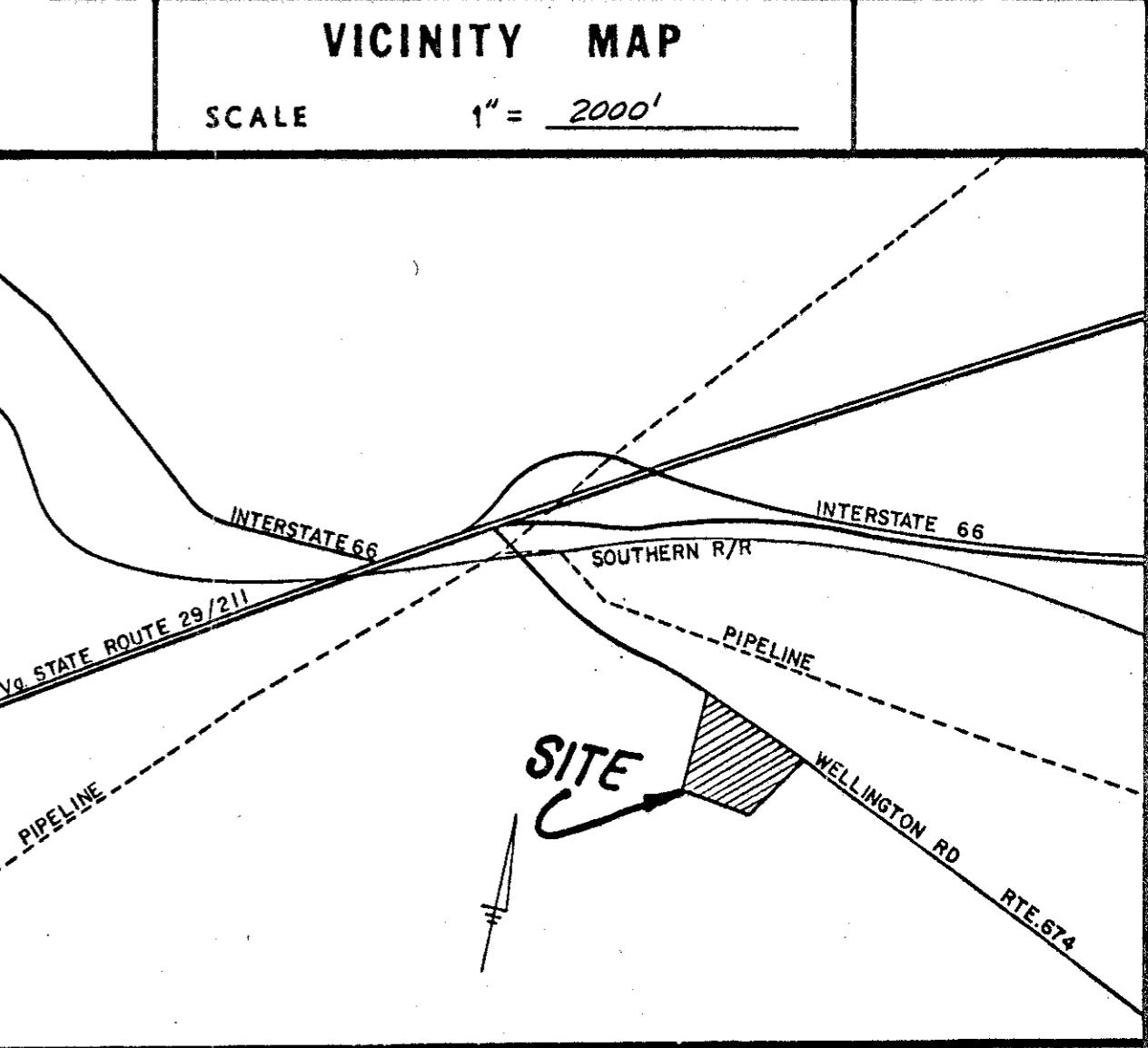
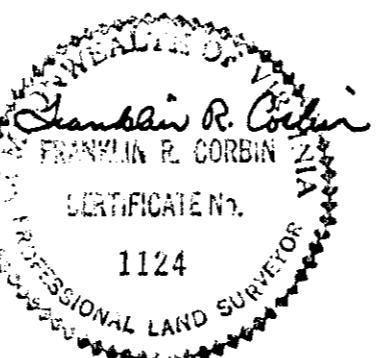
GIVEN UNDER MY HAND THIS 6th DAY OF JUNE, 1989.

OWNERS CONSENT

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE PROPERTY SHOWN HEREON, DO HEREBY ADOPT AND CONSENT TO THE EASEMENTS, RIGHT-OF-WAY DEDICATIONS AND PROPERTY LINE ADJUSTMENTS AS SHOWN ON THIS PLAT.

John S. Lashmore
OWNER

1/11/90
DATE



John S. Lashmore
TITLE

126-01-000-0025
ADDRESS

NOTARY PUBLIC

I, John S. Lashmore, A NOTARY PUBLIC, IN AND FOR THE STATE OF VIRGINIA AT LARGE, WHOSE COMMISSION WILL EXPIRE ON 1/11/1992, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) ARE SIGNED TO THE FOREGOING OWNERS CONSENT DATED 1/11/90, 1988, HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE AFORESAID.

GIVEN UNDER MY HAND THIS 1st DAY OF January, 1991
IN FAIRFAX COUNTY

John S. Lashmore
NOTARY PUBLIC

1. NO TITLE REPORT FURNISHED.
2. THIS LOT DOES NOT LIE WITHIN ANY KNOWN 100 YR. FLOOD PLAIN.
3. PRECISION OF BOUNDARY SURVEY EXCEEDS 1:10000.
4. OWNER: STONEWOOD DEVELOPMENT CORP.
5. THE PARCEL IDENTIFICATION NUMBER FOR THE PROPERTY SHOWN HEREON IS 126-01-000-0025 EX. ZONE: M2, EX. USE: VACANT.
6. THE OWNER OF FEES TITLE TO THE PROPERTY ON WHICH AN ESMT. IS SHOWN FOR STORM DRAINAGE OR STORMWATER MANAGEMENT PURPOSES SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES LOCATED THEREIN.
7. PARCEL 'A' TO BE USED FOR A CONTEL TELEPHONE REMOTE SWITCH ONLY. NO OCCUPANCY PERMIT ALLOWED. CONTEL IS RESPONSIBLE FOR MAINTENANCE.
8. ACCESS SHALL BE PROVIDED FOR LOT 9A TO PROGRESS COURT WHEN LOT 8A OR LOT 6A IS DEVELOPED WHICH EVER OCCURS FIRST.

Do Not Remove
File Copy

Rez 94-0004

RECEIVED

SEP 10 '93 (14)

Planning Office
Prince William County, Va.

126-01-000-0025
126-01-25A, WHICH IS CURRENTLY UNDER REVIEW IN PWC (SP. 90-53F)
LOTS 1A, 8A AND THE REMAINING PORTION OF LOT 2A SHALL BE SERVICED BY INDIVIDUAL SWM FACILITIES TO BE LOCATED ON THE INDIVIDUAL SITES.
LOT 9A IS CURRENTLY UNDER APPROVAL IN PWC, (SP. 90-07F), THIS SITE PLAN SHOWS AN ON-SITE SWM. FAC.

PLAT SHOWING

RESUBDIVISION & EASEMENTS

FOR
GAINESVILLE INDUSTRIAL PARK, HEREBY RENAMED
PROGRESS BUSINESS CENTER

PWC NO. SD 90-12F
REZONED TO M-1, Heavy Industrial
BY THE PRINCE WILLIAM BOARD OF COUNTY
SUPERVISORS ON May 3, 1994
SCALE: 1" = 100'
ORDINANCE 94-27 DATE: JUNE 6 1989
REVISED: MARCH 1990 REVISED: NOVEMBER 29, 1989

Harris, Smariga, Orsillo, Inc.

Planners/Engineers/Surveyors

Fair Center/Suite 100

11240 Waples Mill Road/Fairfax, VA 22030
(703) 385-3566

DB 1816
PG 838
7/23/91

