

FOR SALE

SITE PLAN APPROVED INDUSTRIAL LAND

JAMES MADISON HWY WARRENTON, VA 20186



SALE PRICE **\$3,990,000**

OFFERING SUMMARY

Lot Size: 13.17 Acres
Zoning: I-1
Market: Washington DC
Submarket: Fauquier
Price / SF: \$6.96
Parcel ID: 6981-34-0470-000

PROPERTY OVERVIEW

PRICE REDUCED!

This property is approximately 13 acres of industrial zoned land which is **SITE PLAN APPROVED** for an office/warehouse building featuring two stories of office space (6,840 SF Gross Floor Area) and 17,616 SF of warehouse space with abundant parking (50 tractor trailer spaces & 41 regular spaces), & underground SWM.

LOCATION OVERVIEW

Excellent location with frontage and access on James Madison Hwy (Rt. 15/29/17) with 44,000 VPD.

PRESENTED BY:

CHUCK RECTOR

PRINCIPAL

703.330.1224

chuck@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

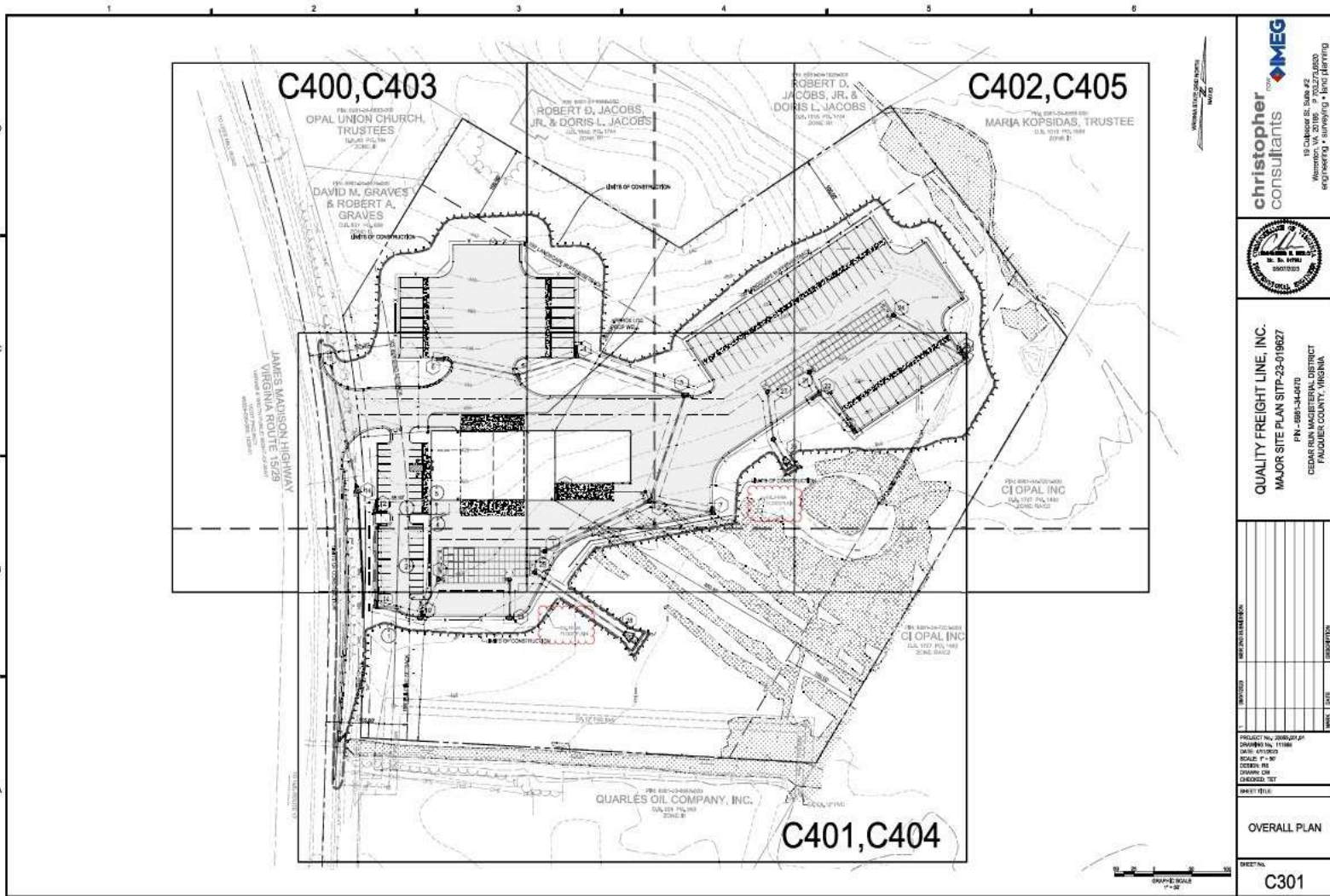
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SITE PLAN - PENDING



christopher consultants **MEG**
 19 Calverton St. Suite 42
 Alexandria, VA 22304-3000
 engineering • surveying • land planning



QUALITY FREIGHT LINE, INC.
 MAJOR SITE PLAN SITP-23-019627
 P.N. 088-14-1470
 CEASAR ROAD DISTRICT
 FAUQUIER COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION

PROJECT NO. 20180104P
 DRAWING NO. 11186
 DATE 07/2018
 SCALE: 1" = 30'
 EXCERPT
 DRAWN BY
 CHECKED BY

OVERALL PLAN
 SHEET NO.
C301

PRESENTED BY:
CHUCK RECTOR
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 703.330.1224
 chuck@weber-rector.com

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FUTURE BUILDING ELEVATIONS

REAR ELEVATION SCALE 1/4"=1'-0"

FRONT ELEVATION SCALE 1/4"=1'-0"

RIGHT ELEVATION SCALE 1/4"=1'-0"

LEFT ELEVATION SCALE 1/4"=1'-0"

FOR INFORMATIONAL PURPOSES ONLY. PLEASE REFER TO THE BUILDING PLANS FOR DETAILS.

DATE 09-08-22 SHEET NO. A6

C800

THE DRAWING IS THE PROPERTY OF
S.E. Wagner, Architect
10775 Nokes Corporate Blvd.
Suite 2000
Falls Church, VA 22044-1884
478.242.4400
www.sewagner.com
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QUALITY TRUCKING CENTER
JAMES MADISON HIGHWAY
FAUQUIER COUNTY
ELEVATIONS

ISSUED FOR REVIEW 10-21-2022

SEAL
STEPHEN E. WAGNER
Professional No. 011675
ARCHITECT
VA

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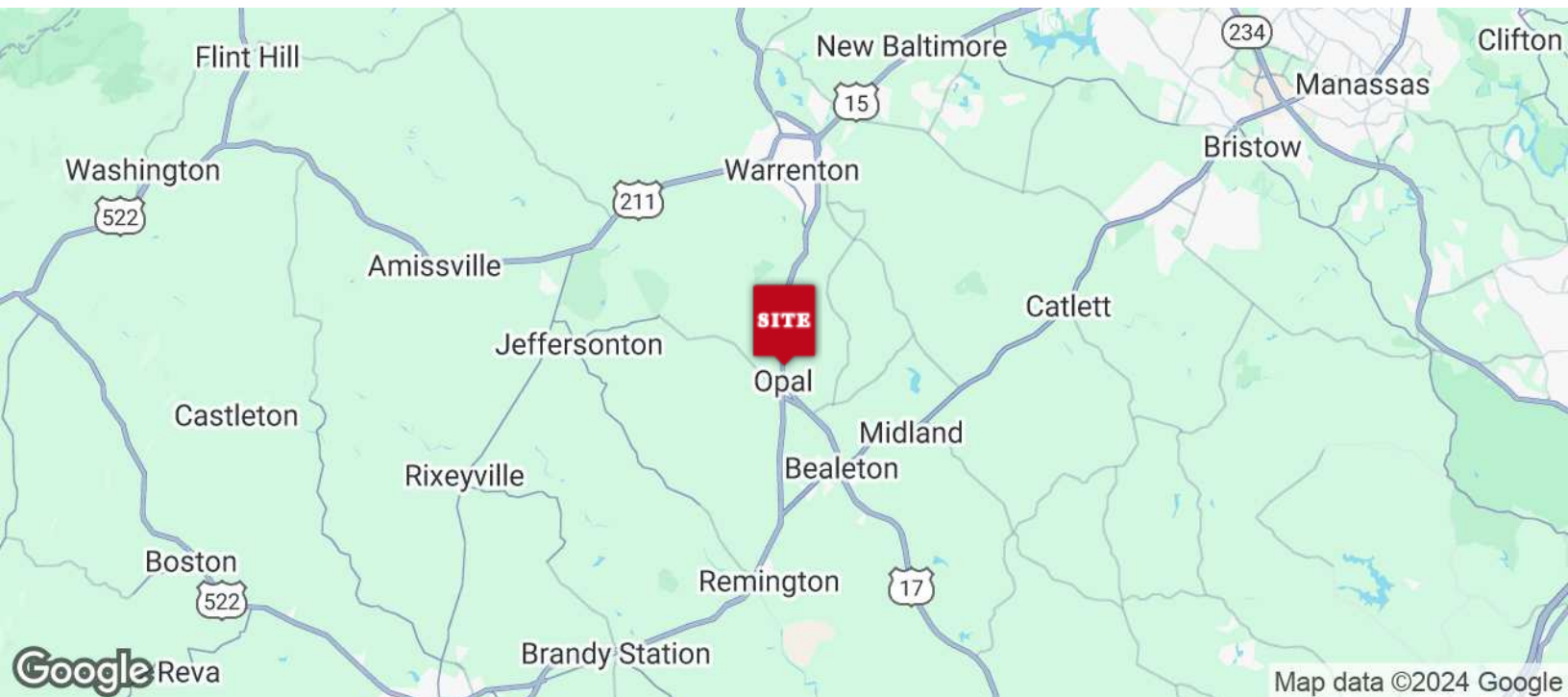
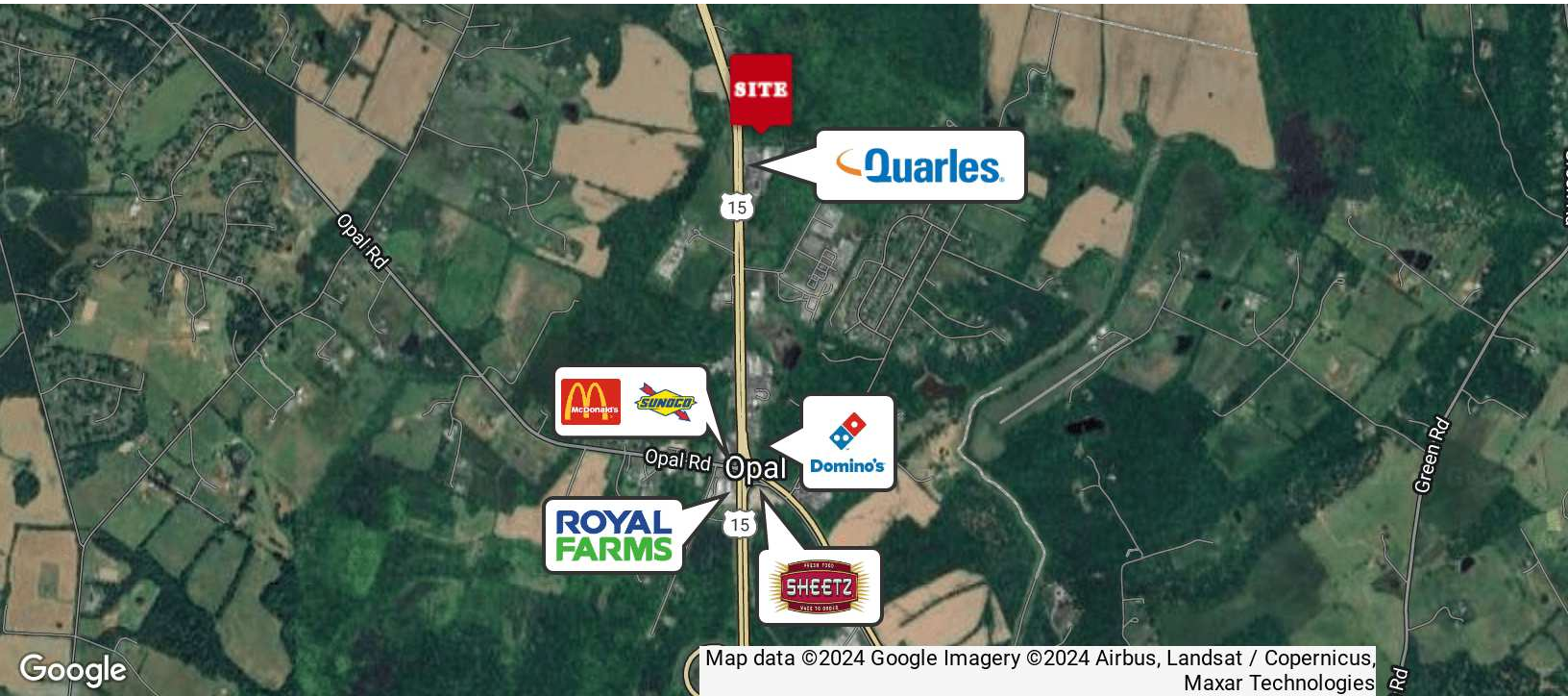
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LOCATION MAP



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