



COLDWELL BANKER
COMMERCIAL
ELITE



SMALL BAY FLEX/WAREHOUSE FOR LEASE

King George, VA 22485

Development Price:	\$16/SF NNN
Square Footage:	1,500-9,000 SF
Zoning:	C-1

This **9,000 SF** speculative small bay flex/warehouse project presents a rare and much-needed opportunity in the **undersupplied King George industrial market**. Strategically positioned just off Route 301 and **directly across from Naval Surface Warfare Center Dahlgren Division**, the development offers exceptional access to a strong daytime population, major transportation corridors, and robust surrounding amenities.

The building is designed for **maximum flexibility**, allowing for demising down to **1,500 SF** to accommodate a variety of users such as light industrial, service trades, government contractors, and distribution users. Featuring **6 drive-in bay doors**, **16' clear ceiling heights**, and **28 parking spaces**, the property delivers the modern functionality businesses demand. In addition to the main building, **optional contractor storage or laydown yard space is available on the adjacent property**, offering expanded operational capacity.

The project is immediately adjacent to **King George Gateway**, a 200,000+ SF power retail center anchored by national brands and is less than 2 miles from the newly expanded, **4 lane Nice Bridge**, providing seamless connectivity to Maryland and the greater Mid-Atlantic region.

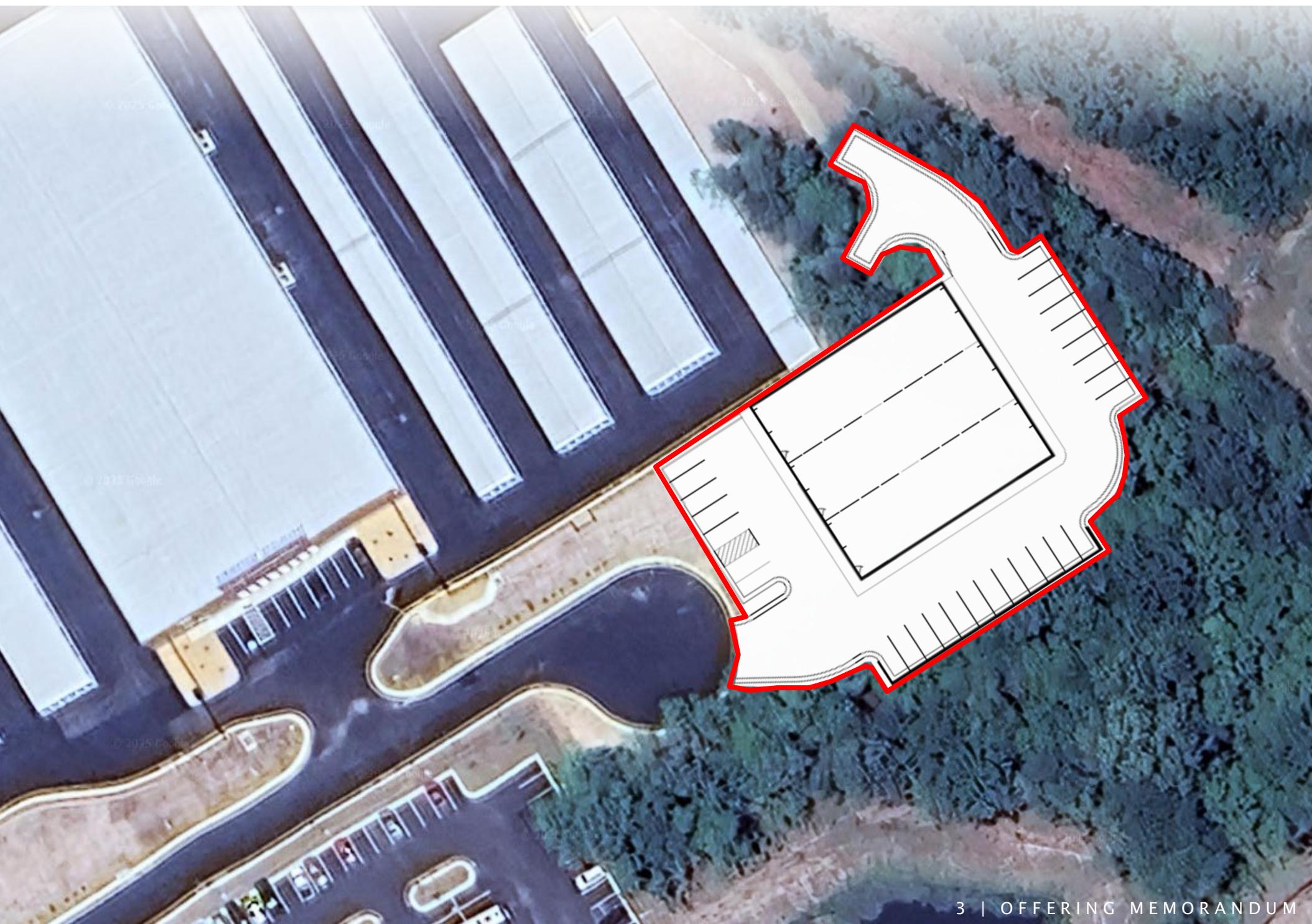
KEY PROPERTY HIGHLIGHTS

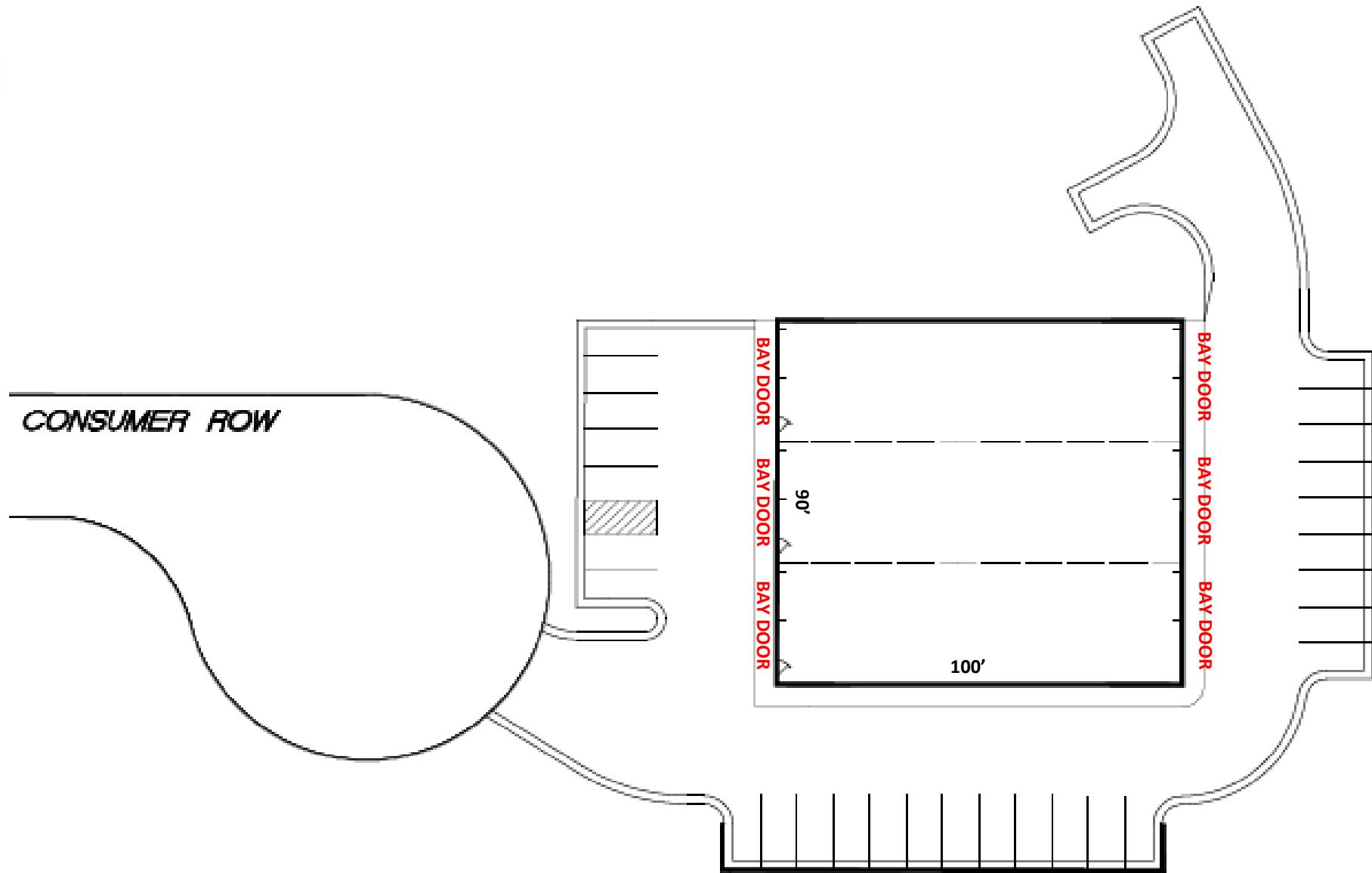
- Prime Location:** Just off Route 301, directly across from Dahlgren Naval Base
- To-Be-Built Speculative Flex/Warehouse:** 9,000 SF total, with flexible demising options down to 1,500 SF
- Loading Access:** 6 drive-in bay doors (10' x 12')
- Building Dimensions:** 90' wide x 100' deep
- Ceiling Height:** 16 feet clear
- Parking:** 28 on-site parking spaces
- Optional Storage:** Additional contractor storage/laydown yard available on adjacent property
- Use Flexibility:** Ideal for light industrial, service, contractor, warehouse, and government contractor users
- Retail Proximity:** Adjacent to King George Gateway — Walmart, TJ Maxx, Starbucks, Chipotle, AutoZone, Petco, Five Guys, Dollar Tree, and more
- Regional Connectivity:** Less than 2 miles to the newly expanded 4-lane Nice Bridge to Maryland

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	4,992	8,660	32,086
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	1,880	3,251	12,312
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$138,550	\$138,729	\$127,960









OFFERING MEMORANDUM

SMALL BAY FLEX/WAREHOUSE

KING GEORGE, VIRGINIA, 22485

FOR MORE INFORMATION PLEASE CONTACT:



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