

## M1- INDUSTRIAL LAND FOR SALE

# INDUSTRIAL PARCEL 6.68 AC

MARCEL RD, Winchester, VA 22602



PRICE PER ACRE:

\$104,790

LIST PRICE:

\$700,000

### PROPERTY OVERVIEW

Access from Rt. 522 and 5 miles to Rt. 81 near Home Depot distribution center and Walmart SuperCenter. 6.68 AC, Zoned M1. Quick access to Rt.50, Rt. 66, I-81 and Inland Port.

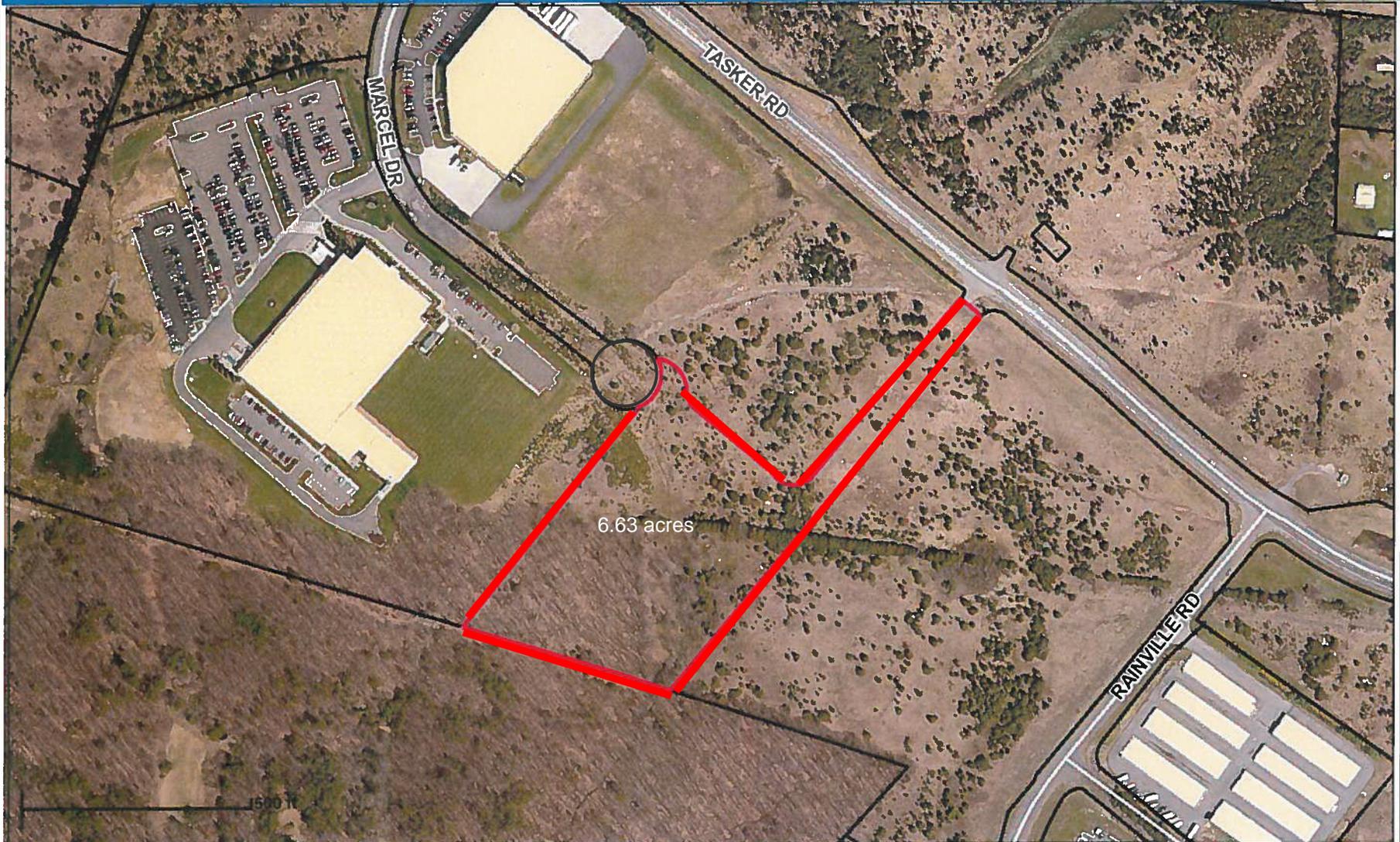
### PROPERTY FEATURES

- Off Rt. 522 and Tasker Road at Marcel Rd
- 6.68 AC , Light Industrial
- 5 miles to Rt. 81, 9 miles to Inland Port
- Utilities to the site

**KW COMMERCIAL**  
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600 World Trade Center  
Norfolk, VA 23510  
Toll Free: 800-446-8098

The Virginia Inland Port (VIP) is an intermodal container transfer facility in Front Royal, Virginia (Warren County) owned by the Virginia Port Authority.

VIP occupies 161 acres of land and is approximately 60 miles west of Washington, D.C. The terminal brings The Port of Virginia 220 miles closer to inland markets and enhances service to the Washington D.C. / Baltimore Metro Region by providing rail service to the terminals in Hampton Roads. VIP also consolidates and containerizes local cargo for export.

The terminal is serviced by 17,820 feet of rail track that runs adjacent to Norfolk Southern's Crescent Corridor. Intermodal rail cars arrive at VIP and gain access via Norfolk Southern rail to Harrisburg, PA and New York/New Jersey region. The facility is a U.S. Customs-designated port of entry, and the full range of customs functions is available to customers.

Containerized rail service is provided five days a week to VIP from both Norfolk International Terminals and the VIG in Portsmouth.

Well-known companies such as Home Depot, Kohl's, Rite Aid and Red Bull have opened up new distribution centers in the Front Royal area to utilize VIP, bringing jobs and economic benefits to the region.

MORE ABOUT VIRGINIA INLAND PORT (VIP)

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[Specs](#)

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[Maps + Directions](#)

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[Gate Hours](#)

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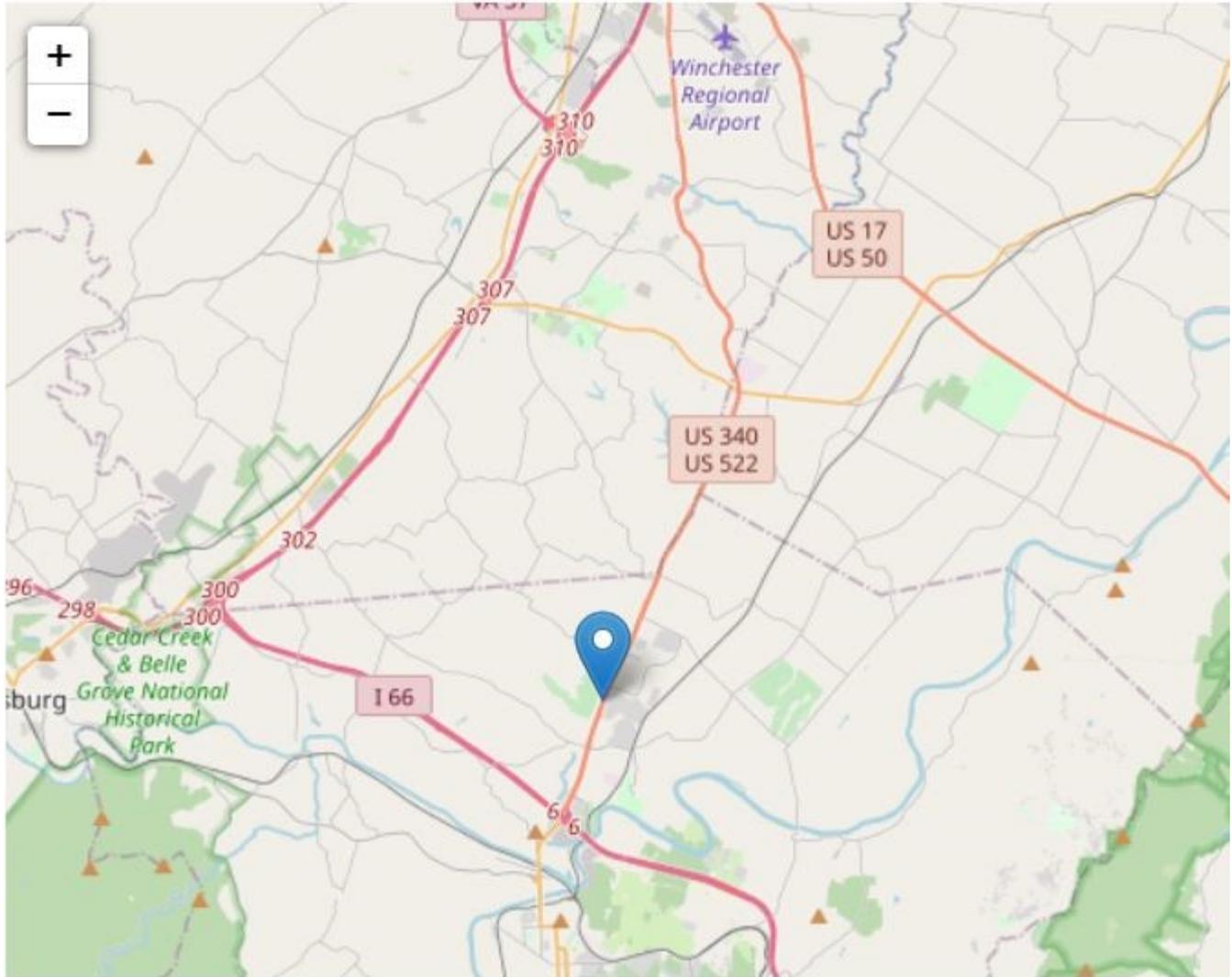
[Policies + Resources](#)

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*Virginia Inland Port is managed by Virginia International Terminals, LLC (VIT), a private operating company, through a Service Agreement with the Virginia Port Authority (VPA).*

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## The Virginia Inland Port

7685 Winchester Road

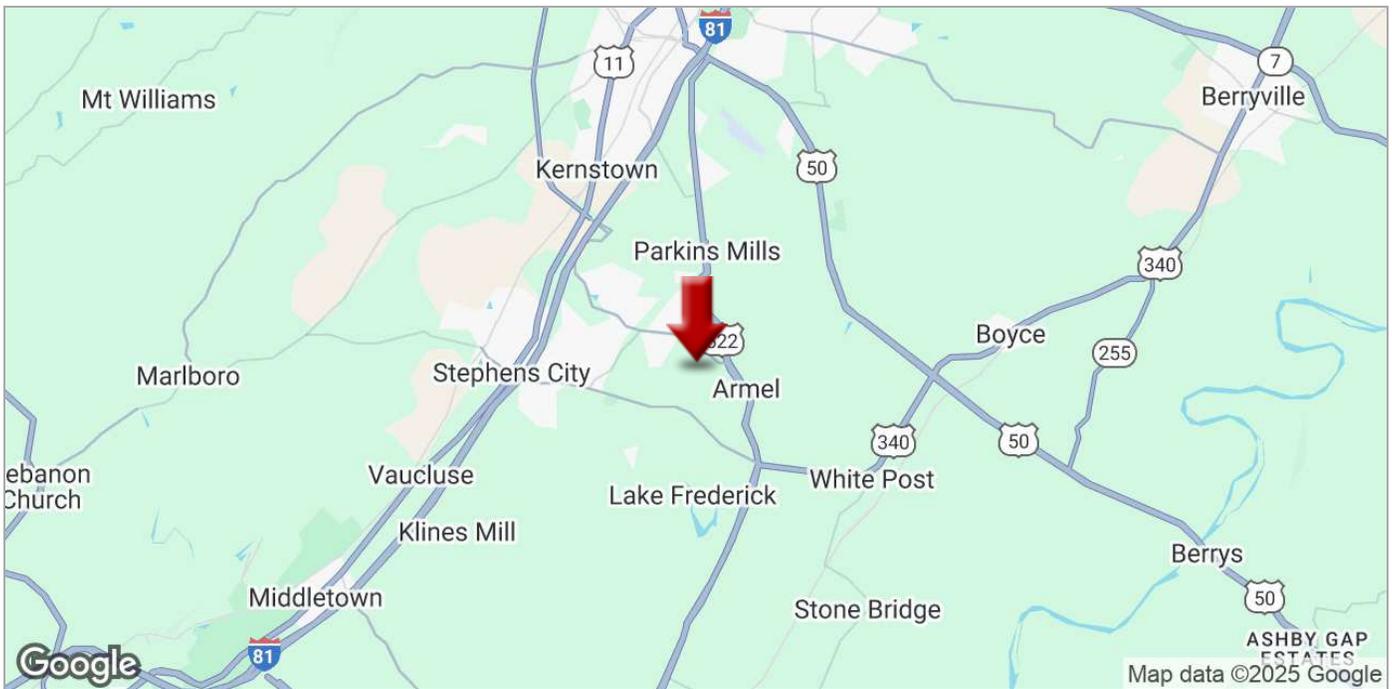
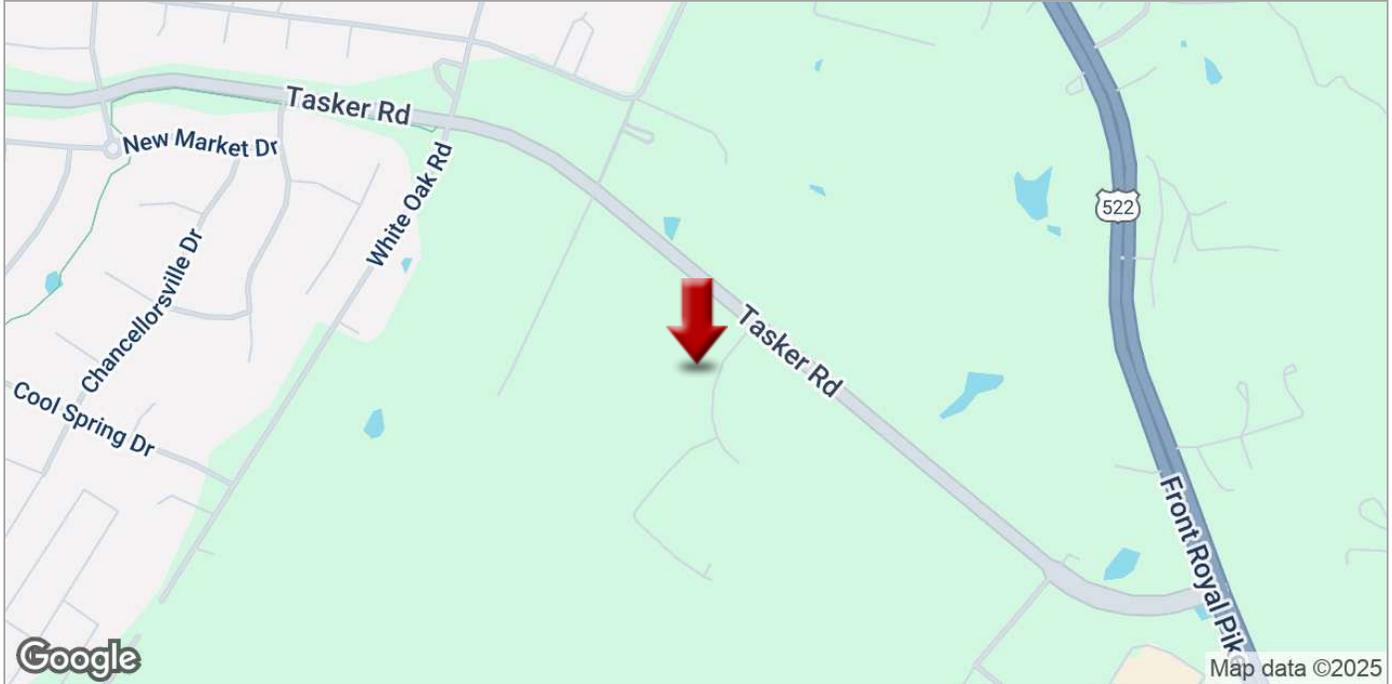
Front Royal, VA, 22630

Additional waypoint – Less than three miles north of I-66, exit 6.

# M1- LIGHT INDUSTRIAL FOR SALE

## 6.68 AC - M1 PARCEL

0 MARCEL RD, Winchester, VA 22602



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PART 606

**M1 Light Industrial District**

**[Amended 5-13-1992; 6-9-1993; 2-7-1995; 12-11-1996; 2-11-1998; 10-27-1999; 8-24-2004; 2-13-2008; 5-12-2010; 9-28-2011; 1-11-2017; 1-8-2020; 5-10-2023; 12-13-2023]**

**§ 165-606.01. Intent.**

The intent of this district is to provide for a variety of light manufacturing, commercial office and heavy commercial uses in well-planned industrial settings. Uses are allowed which do not create noise, smoke, dust or other hazards. Uses are allowed which do not adversely affect nearby residential or business areas. Such industrial areas shall be provided with safe and sufficient access. The North American Industry Classification System (NAICS) shall be used to assist the Zoning Administrator in classifying the permitted uses.

**§ 165-606.02. Allowed uses. [Amended 7-10-2024]**

Allowed uses are as follows:

<b>Allowed Uses</b>
Landscape and Horticultural Services
Offices and Storage Facilities for Building Construction Contractors, Heavy Construction Contractors and Special Trade Contractors
Food, Beverage, and Tobacco Manufacturing excluding Seafood Product Preparation and Packaging and Animal Slaughtering and Processing
Textile Products and Textile Mill Products
Apparel Manufacturing
Veneer, Plywood, and Engineered Wood Product Manufacturing
Furniture and Related Production Manufacturing
Converted Paper Product Manufacturing
Printing, Publishing and Allied Industries
Pharmaceutical and Medicine Manufacturing
Plastics and Rubber Products Manufacturing including Footwear Manufacturing
Miscellaneous Manufacturing
Concrete Block and Brick and Related Products
Fabricated Metal Products Manufacturing, excluding Coating, Engraving and Allied Services, Ammunition (except for small arms), Ordnance and Accessories
Machinery Manufacturing and Computer and Electrical Product Manufacturing
Electrical Equipment, Appliance, and Component Manufacturing

<b>Allowed Uses</b>
Storage Batteries and Primary Battery Manufacturing
Transportation Equipment Manufacturing
Transit and Ground Passenger Transportation
Truck Transportation
Air Transportation
Travel Arrangement and Reservation Services
Telecommunication Facilities and Offices, Broadcasting and Content Providers, including wired and wireless telephone, radio, television and other satellite communications
Computing Infrastructure Providers, Data Processing, and Data Centers
Public Utilities
Wholesale Trade
Food Services, Restaurants, and Other Eating Places
Linen Supply and Drycleaning and Laundry Services except Coin Operated Laundries
Professional, Scientific and Technical Services, including Business Offices not providing services to the general public on a primary basis
Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing
General Automotive, Motorcycle and Truck Repair, Services and Parking
Commercial and Industrial Machinery and Equipment Repair and Maintenance
Machinery Cleaning
Solid Waste Collection, Materials Recovery Facilities, Septic Tank and Related Services, and Other Miscellaneous Management Services
Fabricated Metal Product Manufacturing
Technical and Trade Schools
Business, Professional, Labor, Political and Similar Organizations
Public Administration and Government Support Buildings including Fire and Ambulance Services
Residential uses which are accessory to allowed business uses
Public Utilities
Parks
Regional Criminal Justice, Enforcement, and Detention Facilities
Truck or Fleet Maintenance Facilities
Self-Service Storage Facilities

**Allowed Uses**

Flex-Tech

**§ 165-606.03. Conditional uses. [Amended 7-10-2024]**

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

**Conditional Uses**

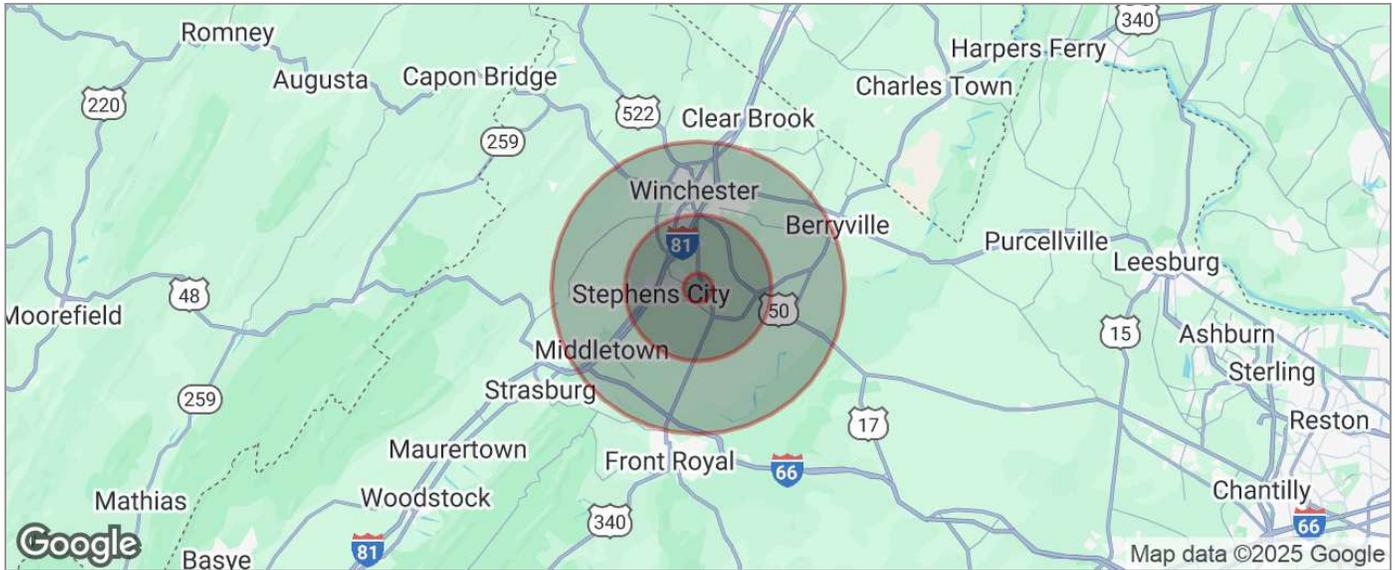
Tractor Truck and Tractor Truck Trailer Parking

Commercial Recreation, Indoors (as defined), including Fitness and Recreational Sports Centers

# M1- LIGHT INDUSTRIAL FOR SALE

## 6.68 AC - M1 PARCEL

0 MARCEL RD, Winchester, VA 22602



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 2020 ACS - US Census

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