

# FOR SALE OR LEASE

INDUSTRIAL LOTS FROM 1-8.67 ACRES

TBD Airport Road North Dinwiddie, VA 23803



## OFFERING SUMMARY

Sale Price:	\$694,000
Lot Size:	8.67 Acres
Price / Acre:	\$80,000
Zoning:	M-1

## PROPERTY HIGHLIGHTS

- Desirable M-1 zoning works for most industrial uses including Industrial Outdoor Storage (IOS).
- Available for sale or lease: divisible from 1 acre to 8.67 acres.
- Compelling self-storage development site: the owner has a concept plan for 254 units.
- Excellent ingress and egress along with immediate access to Route 460, Route 1 and Interstate 85.
- Strong tenancy in the corridor: new Wawa and Sheetz along with Walmart, Amazon and Aldi Distribution Centers.
- Ownership will consider lease-to-own and creative financing deal structures for qualified prospects.
- Property can be located on the map by searching for the adjacent address: 23432 Airport Road North Dinwiddie, VA 23803.

**Zach Bruss**  
(757) 229-1507

**David Burks**  
(804) 366-2754

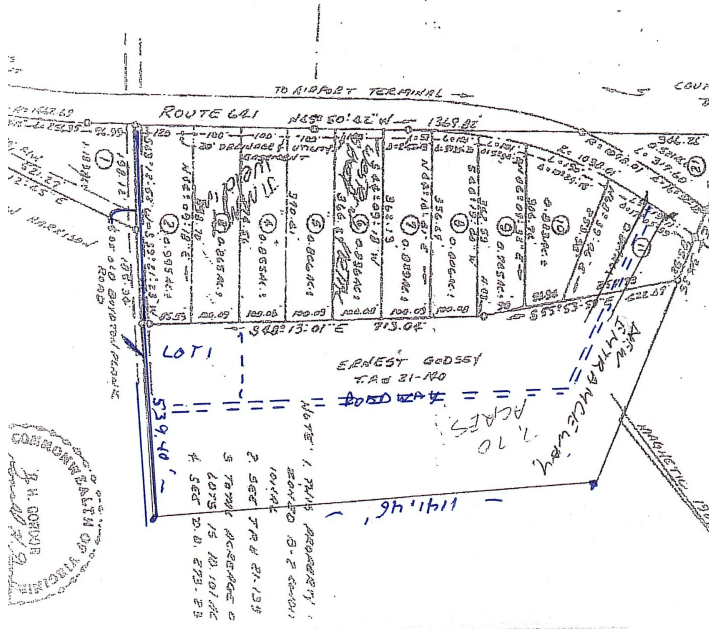


**COLDWELL BANKER**  
**COMMERCIAL**  
BROOKS REAL ESTATE

# FOR SALE OR LEASE

INDUSTRIAL LOTS FROM 1-8.67 ACRES

TBD Airport Road North Dinwiddie, VA 23803



## PROPERTY DESCRIPTION

Uncover the versatility of this exceptional property, perfectly suited for a wide range of industrial uses. Zoned M-1 and strategically located in the sought-after North Dinwiddie area, this property offers an ideal setting for various industrial and manufacturing ventures. Additionally, the concept plan for 245 self-storage units adds further value, presenting a lucrative opportunity for a self-storage facility. With its prime location and M-1 zoning, this property is an attractive prospect for investors looking to capitalize on its potential for industrial and self-storage development. Embrace the limitless possibilities of this property and make your mark in the dynamic North Dinwiddie area.

## LOCATION DESCRIPTION

Discover the possibilities in North Dinwiddie, VA, a burgeoning area known for its prime location and strong economic potential. Situated near major transportation routes, the area offers convenient access to major highways, making it an ideal location for commercial development. Nearby, investors will find a thriving business community, attracting a diverse range of industries. With its proximity to notable landmarks and amenities, including local dining and shopping options, the area presents an opportunity for a strategic investment in land. Don't miss the chance to be a part of the dynamic growth in this prime location.

**Zach Bruss**  
(757) 229-1507

**David Burks**  
(804) 366-2754



**COLDWELL BANKER  
COMMERCIAL**  
BROOKS REAL ESTATE