



REAL ESTATE INVESTMENT AND MANAGEMENT

FOR LEASE 0 CROSBY ROAD, FRONT ROYAL, VA 22630



PROPERTY FEATURES

- Located in Front Royal, VA
- Zoned: I-1
- Lot size: 12,445 (.29 ac)
- Easy access. Diagonal to Front Royal Baseball Stadium
- Zoned for Auto Sales, fleet vehicle parking, lumber storage and contractor yard.
- And many more uses available.

AREA HIGHLIGHTS

This is rare industrial zoned land in the heart of Front Royal, VA. Thousands of commuters travel between Warren County, Rappahannock County and Paige County each day. Within proximity to I-66 and just minutes away from an abundance of local retailers, restaurants, and contractors.

FOR MORE INFORMATION

GEORGE BOOSALIS

President/Principal Broker

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JAMES MURRAY

Commercial Leasing Agent

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BOOSALIS PROPERTIES

13562 Richmond Highway, Suite 100

Woodbridge, VA 22191

www.BoosalisProperties.com

This information has been obtained through sources deemed reliable, but accuracy can not be guaranteed.



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175-55 - USES PERMITTED BY RIGHT (I-1)

Subject to the standards and requirements set forth in this Chapter, except as prohibited or restricted by separate restrictions of record that may pertain to property within the I-1 District, the following uses of land and buildings are permitted by-right in the I-1 District:

COMMERCIAL:

Automobile and truck sales lots and leasing agencies, in accordance with Section 175-44.E.

Automobile garage (auto repair).

Automobile service stations (gas stations).

Coal and wood yards, lumberyards and feed/seed stores.

Commuter parking facilities.

Contractor's offices, display rooms and storage.

Furniture stores.

Lumber and building supply.

Veterinary hospitals.

INDUSTRIAL:

Distribution facilities.

Light Manufacturing.

Woodworking and upholstery shop.

Wholesale.

ORGANIZATIONAL:

Laboratory, pharmaceutical and/or medical.

MISCELLANEOUS:

Accessory uses, structures and buildings.

Home occupations.

Open Space.

Public facilities.

Public parks and playgrounds.

Public utilities.

Signs, as set forth in Section 175-106.

Special childcare services.

Such other uses as determined similar to one (1) or more enumerated uses by the Zoning Administrator.

(Ord. of 4-14-03; Ord. of 7-25-05; Ord. of 6-22-15)

175-56 - USES PERMITTED BY SPECIAL PERMIT (I-1)

The following uses are permitted within the I-1 District only by approval of a special use permit, except as prohibited or restricted by separate restrictions of record that may pertain to property within the I-1 District:

COMMERCIAL:

Assembly Halls.

Business Offices.

Clubs.

Barber and beauty shops.

Kennels.

Professional Offices.

Recreation facility, commercial.

Restaurant, including drive-in restaurants.

Retail Stores.

Technology Business.

INDUSTRIAL:

Medium Industrial.

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