

44710 CAPE CT

44710 Cape Ct, Suite 120, Ashburn, VA 20147



Stephen Karbelk

Director/Partner

CENTURY 21 Commercial

New Millennium

571-481-1037

Stephen@RealMarkets.com

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PROPERTY INFORMATION

Call for Rate

PROPERTY ADDRESS

44710 Cape Ct, Suite 120, Ashburn, VA 20147

RENTABLE AREA

6,301 Sq. Ft.

**44710
CAPE CT**

**44710 Cape Ct, Suite
120 Ashburn, VA
20147**

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

PROPERTY OVERVIEW

Rarely available industrial flex space in Loudoun Parkway Commons with a retail showroom, mezzanine office above, and rear high-ceiling warehouse totaling 6,301 leasable sq ft! Flexible PDIP zoning in premium Ashburn location.



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**CENTURY 21
COMMERCIAL**
New Millennium

PROPERTY DETAILS

Rarely available industrial flex space in Loudoun Parkway Commons with a retail showroom, mezzanine office above, and rear high-ceiling warehouse totaling 6,301 leasable sq ft! Flexible PDIP zoning in premium Ashburn location. Possible uses include flex industrial, distribution, light manufacturing, sports training, school, church, commercial bakery, office & more.

Front showroom (1,600 sq ft) is carpeted with existing retail counter and well-lit with large front windows. Mezzanine office (1,600 sq ft) has expansive windows to the front and rear overlooking both the front parking lot and rear warehouse. Warehouse (3,101 sq ft) with 21'+ high ceilings, concrete flooring, and tracking lighting offers a 4' high rear loading dock with roll-up door. Unit is assigned eleven parking spaces (five in front, six in rear).

Easy access from Routes 28, 7, and the Dulles Toll Rd/267, within minutes from One Loudoun, Dulles Town Center, and Dulles Airport. Triple Net Lease offered at \$15/PSF. (NNN costs estimated \$1,420/month)

Primary Highlights:

- Located in Loudoun Parkway Commons, off of Loudoun County Parkway
- Flex warehouse space with 21' high ceilings, mezzanine office, and rear loading dock
- Signage facing heavily travelled Loudoun County Parkway
- Available immediately
- Seeking 3 to 5 year lease

PROPERTY PHOTOS



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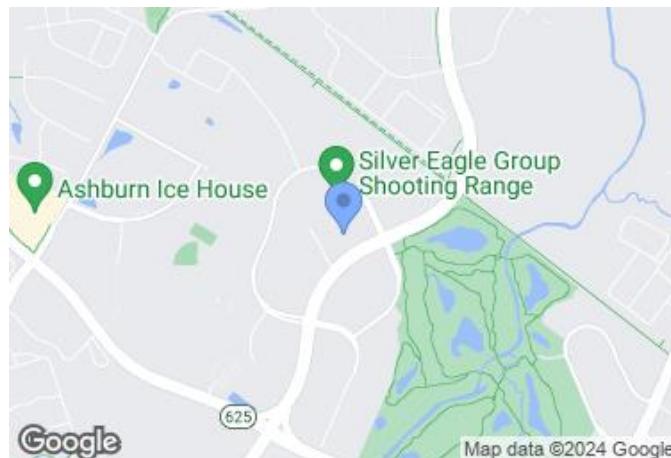
Client Full

44710 Cape Ct #120, Ashburn, VA 20147

Active

Commercial Lease

 \$7,876.00



Recent Change: **03/11/2024 : DOWN : \$8,926->\$7,876**

MLS #:	VALO2062220	Leasable SQFT:	6,301
Tax ID #:	060103176011	Price / Sq Ft:	\$1.25
Unit Entry Floor:	1	Business Use:	Flex, Other/General Retail, Warehouse
Sub Type:	Industrial	Year Built:	2006
Waterfront:	No		

Location

County:	Loudoun, VA	School District:	Loudoun County Public Schools
In City Limits:	No	Election District:	4
Legal Subdivision:	LOUDOUN PARKWAY COMMONS		

Association / Community Info

Prop Mgmt Company: CGR Commercial Management, LLC
Property Manager: Yes

Taxes and Assessment

Zoning: PD-IP

Commercial Lease Information

Date Available:	12/18/23	Current Use:	Warehouse
Business Type:	Flex, Other/General Retail, Warehouse	Leasable SQFT:	6,301
Total Restrooms:	1	Retail SQFT:	1,600
Tenant Pays:	Common Area Maintenance, Insurance, Utilities - All	Office SQFT:	1,600
		Warehouse SQFT:	3,101

Expenses

Common Area Maint.: \$16,596.20
CAM Price Per SQFT: 2.63

Building Info

Building Level Count:	2	Construction Materials:	Block
Building Total SQFT:	6,301 / Estimated	Total Loading Docks:	1
		Total Levelers:	0
		Total Drive In Doors:	0

Lot

Lot Acres / SQFT: 0a / 0sf / Assessor Lot Features: Landscaping, Level

Parking

Car Parking Spaces	11	Features:	Parking Lot
Total Parking Spaces	11		

Interior Features

Interior Features: Accessibility Features: Level Entry - Main; Security System

Utilities

Utilities: Central A/C; Heating: Heat Pump(s); Heating Fuel: Electric; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Public: Rarely available industrial flex space in Loudoun Parkway Commons with a retail showroom, mezzanine office above, and rear high-ceiling warehouse totaling 6,301 leasable sq ft! Flexible PDIP zoning in premium Ashburn location. Possible uses include flex industrial, distribution, light manufacturing, sports training, school, church, commercial bakery, office & more. Front showroom (1,600 sq ft) is carpeted with existing retail counter and well-lit with large front windows. Mezzanine office (1,600 sq ft) has expansive windows to the front and rear overlooking both the front parking lot and rear warehouse. Warehouse (3,101 sq ft) with

21'+ high ceilings, concrete flooring, and tracking lighting offers a 4' high rear loading dock with roll-up door. Unit is assigned eleven parking spaces (five in front, six in rear) plus plenty of additional open parking spaces for staff and customers. Easy access from Routes 28, 7, and the Dulles Toll Rd/267, within minutes from One Loudoun, Dulles Town Center, and Dulles Airport. Triple Net Lease offered at \$15/PSF. (NNN costs estimated at \$1,420/month)

Directions

From Dulles Toll Road, travel North towards Ashburn for approximately 2.5 miles, turn left on Cape Court, and proceed to 44710 Cape Court. From One Loudoun, travel South for approximately 2.7 miles heading towards the Dulles Toll Road. The property will be on your right.

Listing Details

Original Price:	\$8,926.00	Previous List Price:	\$8,926.00
Listing Term Begins:	12/18/2023	DOM:	85

Compensation

For more information about offers of compensation, see BrightMLS.com/offer-comp.

Buyer Agency Comp:	2.5% Of Yearly Rent	Dual/Var Comm:	No
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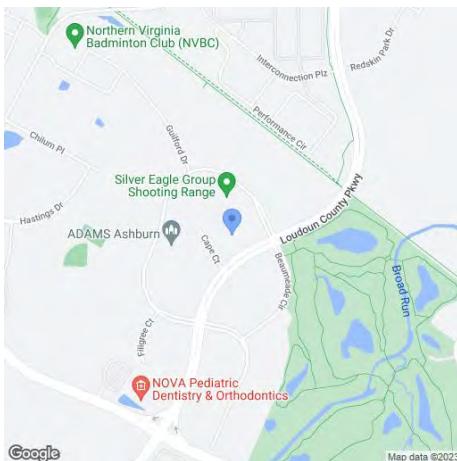


Agent 360

44710 Cape Ct Unit #120, Ashburn, VA 20147-6224

Unincorporated

Tax ID 060103176011



Summary Information

Owner:	Premier Funding Llc	Property Class:	Commercial
Owner Address:	44710 Cape Ct	Condo:	Yes
Owner City State:	Ashburn VA	Annual Tax:	\$8,870
Owner Zip+4:	20147-6224	Record Date:	06/30/21
Owner Occupied:	Yes	Sale Amount:	\$1,134,180
Company Owner:	PREMIER FUNDING LLC	Book:	2021
Owner Carrier Rt:	R020	Page:	71912
		Tax Record Updated:	05/04/23

Geographic Information

County:	Loudoun, VA	Legal Unit:	120
Municipality:	Unincorporated	Sub District:	0
High Sch Dist:	Loudoun County Public Schools	Legal Subdivision:	LOUDOUN PARKWAY COMMONS
Tax ID:	060103176011	Bldg/Complex Name:	LOUDOUN PARKWAY COMMONS
Tax Map:	400WC		
Tax ID Alt:	060103176011		
City Council Dist:	4		

Assessment & Tax Information

Tax Year:	2023	Annual Tax:	\$8,870	Taxable Total Asmt:	\$996,670
County Tax:	\$8,870	Taxable Land Asmt:	\$117,500		
Asmt As Of:	2023	Taxable Bldg Asmt:	\$879,170		
		State/County Tax:	\$8,870		
				Exempt Class:	00
				Class Code:	NON-EXEMPT

Lot Characteristics

Zoning: PDIP
Zoning Desc: PLAN DEV - INDUSTRIAL PARK

Building Characteristics

Model:		Patio/Deck SQFT:	0	Total Garage SQFT:	0
Fireplace Total:	0	Elec:	Hooked-Up		
Attic SQFT:	0	Other Bldgs:	Yes		
		Property Class:	400		
		Code:			
Sec 1 Construction:		Sec 1 Area:	0	Sec 1 Story Type:	
Sec 2 Construction:		Sec 2 Area:	0	Sec 2 Story Type:	
Sec 3 Construction:		Sec 3 Area:	0	Sec 3 Story Type:	
Sec 4 Construction:		Sec 4 Area:	0	Sec 4 Story Type:	
Sec 5 Construction:		Sec 5 Area:	0	Sec 5 Story Type:	

Codes & Descriptions

County Legal Desc: LOUDOUN PKWY COMMONS PH.1 200608070067963 200602150014479P BLDG A UNIT 120

MLS History

MLS Number	Category	Status	Status Date	Price
VALO2052260	COML	Active	07/01/23	\$8,926.00
VALO2001766	COM	Closed	06/30/21	\$1,134,180
1004128392	COML	Closed	10/31/12	\$4,600.00
1009566016	COML	Canceled	08/06/12	\$4,425.43
1006856246	COML	Expired	01/31/12	\$4,800.00

Annual Tax Amounts

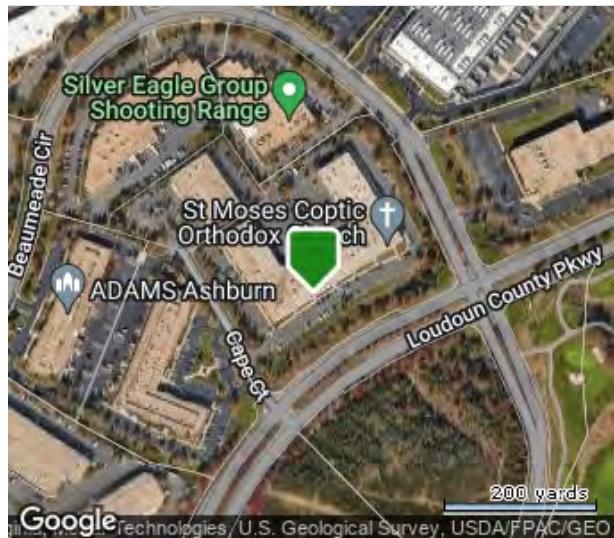
Year	County	Municipal	School	Annual
2023	\$8,870			\$8,870
2022	\$7,820			\$7,820
2021	\$7,090			\$7,090
2020	\$7,245			\$7,245
2019	\$7,315			\$7,315
2018	\$7,493			\$7,493
2017				\$7,769

Annual Assessment

Year	Land	Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2023	\$117,500	\$879,170	\$996,670			
2022	\$117,500	\$761,150	\$878,650			
2021	\$117,500	\$606,020	\$723,520			
2020	\$117,500	\$582,510	\$700,010			
2019	\$117,500	\$582,510	\$700,010			
2018	\$117,500	\$573,110	\$690,610			
2017	\$117,500	\$573,110	\$690,610			
2016	\$117,500	\$526,100	\$643,600			

Record Date: 06/30/2021 Book: 2021
Settle Date: Page: 71912
Sales Amt: \$1,134,180 Doc Num:
Sale Remarks:
Owner Names: Premier Funding Llc

Record Date: 04/27/2006 Book: 2006
Settle Date: Page: 67963
Sales Amt: \$698,530 Doc Num:
Sale Remarks:
Owner Names: ANNE R/S
Robert Martin Kelly Jr & Anne Kelly



PARID: 060103176011
PREMIER FUNDING LLC

44710 CAPE CT

Owner

Name	PREMIER FUNDING LLC
Care Of	
Mailing Address	2005 RIVIERA CT
Instrument Number	RALEIGH NC 27604-5859
Book	202106300071912
Page	

Parcel

Primary Address	44710 CAPE CT
Tax Map #	/80/E/1P1/120/
State Use Class	Commercial/Indust
Total Land Area (Acreage)	0
Total Land Area (SQFT)	
Election District	BROAD RUN
Billing District	Broad Run District
Billing Split Notes 1	
Billing Split Notes 2	
Special Ad Valorem Tax District	Rt 28 Taxable
Special Project District	
Living Units	
Structure Occupancy	COMMERCIAL CONDO
Garage/PrkgSp Community	NO
Subdivision	LOUDOUN PARKWAY COMMONS
Affordable Dwelling Unit (Y/N)	NO: PROPERTY IS NOT ADU.
Ag District	
Ag District Starting Date	
Ag District End Date	
Deactivation Status	
Solar Exemption?	NO

Legal Description

Legal Description	LOUDOUN PKWY COMMONS PH.1 200608070067963 200602150014479P BLDG A UNIT 120
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General Information

Loudoun County is providing public record information as a public service in accordance with Virginia Code Title 58.1-3122.2 (1998). The Loudoun County Commissioner of the Revenue provides annual valuations and maintenance of fair market values for equitable assessments on all types of real property.

The property information made available on this site includes ownership and deed information, legal description, sales information, assessment values and house characteristics and can be searched by Parcel ID Number, Address and Tax Map Number. The site is updated weekly. Parcels are linked to the Loudoun County GIS, with map overlays displaying boundary and environmental information such as topography, soils, flood plain and major roads.

Condominium garage units or assigned parking spaces associated with condominiums may have separate parcel identification numbers - and may be assessed separately.

Tax History / Payment

Click on the Parcel ID to view its related document
[060103176011](#)

2022 Values

Fair Market Land	\$117,500
Fair Market Building	\$761,150

Prorated Bldg						\$0
Effective Date						
Fair Market Total						\$878,650
Land Use Value						\$0
Total Taxable Value						\$878,650
*Deferred Land Use Value						\$0
Tax Exempt Code						TAXABLE
Tax Exempt Land						\$0
Tax Exempt Building						\$0
Tax Exempt Total						\$0
Revitalized Real Estate						
Solar Exemption						

2021 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice	\$117,500	\$606,020		\$723,520		\$723,520
Landbook	\$117,500	\$606,020		\$723,520		\$723,520

2020 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Landbook	\$117,500	\$582,510		\$700,010		\$700,010
Notice	\$117,500	\$582,510		\$700,010		\$700,010

2019 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice	\$117,500	\$582,510		\$700,010		\$700,010
Landbook	\$117,500	\$582,510		\$700,010		\$700,010

2018 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice	\$117,500	\$573,110		\$690,610		\$690,610
Landbook	\$117,500	\$573,110		\$690,610		\$690,610

2017 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice	\$117,500	\$573,110		\$690,610		\$690,610
Landbook	\$117,500	\$573,110		\$690,610		\$690,610

2016 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice	\$117,500	\$526,100		\$643,600		\$643,600
Landbook	\$117,500	\$526,100		\$643,600		\$643,600

2015 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Landbook	\$117,500	\$526,100		\$643,600		\$643,600
Notice	\$117,500	\$526,100		\$643,600		\$643,600

2014 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice	\$117,500	\$526,100		\$643,600		\$643,600
Landbook	\$117,500	\$526,100		\$643,600		\$643,600

2013 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice	\$117,500	\$639,330		\$756,830		\$756,830
Landbook	\$117,500	\$639,330		\$756,830		\$756,830

2012 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice	\$129,300	\$639,300		\$768,600		\$768,600
Landbook	\$129,300	\$639,300		\$768,600		\$768,600

2011 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice	\$141,000	\$653,600		\$794,600		\$794,600
Landbook	\$141,000	\$653,600		\$794,600		\$794,600

2010 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice	\$164,500	\$653,600		\$818,100		\$818,100
Landbook	\$164,500	\$653,600		\$818,100		\$818,100

2009 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice	\$164,500	\$630,100		\$794,600		\$794,600
Landbook	\$164,500	\$630,100		\$794,600		\$794,600

2008 Values

Process Type	FM Land	FM Building Effective Date	Supp/(Exon)	FM Total	LU Deferred	Taxable Value
Notice	\$164,500	\$630,100		\$794,600		\$794,600
Landbook	\$164,500	\$630,100		\$794,600		\$794,600

Note

FM (Fair Market) = All land/buildings if 100% complete as of January 1.
 Prorated value = The building value added as of the effective date for any new construction.
 Taxable value = For details select Tax History / Payment.

Sales / Transfers

Date	Sale Price	Buyer
06/30/2021	\$1,134,180	PREMIER FUNDING LLC
08/07/2006	\$799,244	KELLY, ROBERT MARTIN JR & ANNE R/S
04/27/2006	\$698,530	ACKBARI, FREDRICK & UTE ACKBARI T/C

Sales / Transfers Details

1 of 3

Sale Date	06/30/2021
Sale Price	\$1,134,180
Seller	KELLY, ROBERT MARTIN JR & KELLY, ANNE E
Buyer	PREMIER FUNDING LLC
Valuation Code	MARKET SALE
Instrument Number	202106300071912
Recordation Date	06/30/2021
Deed Book and Page	-
Multi-Parcel Sale (# of Parcels)	1
Additional Notes	

Note

Detached Accessory Structures

Card

1

Card	Line	Structure Type	Size Yr Blt.	Quality	Condition	Value
1	1	COMMERCIAL CONDO	4,701 2006			705150
1	3	COMMERCIAL CONDO	1,600 2006	Average	Average	56000

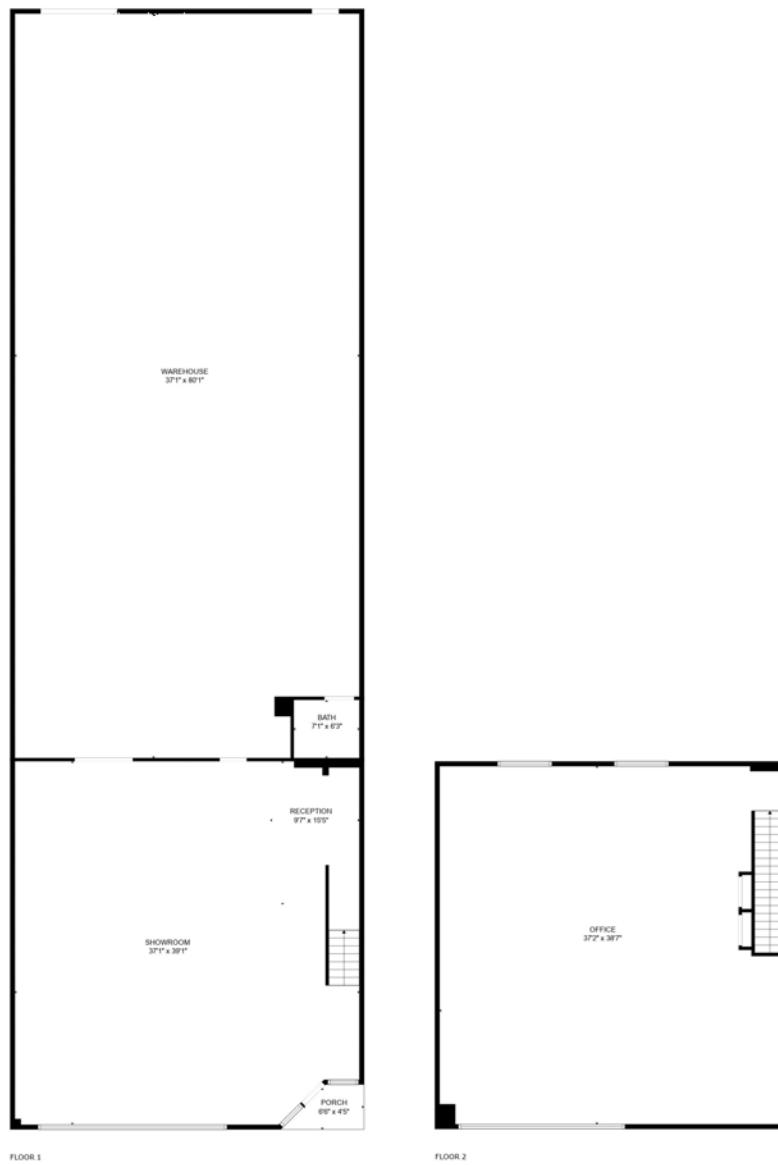
Tax History / Payment

Click on the Parcel ID to view its related document

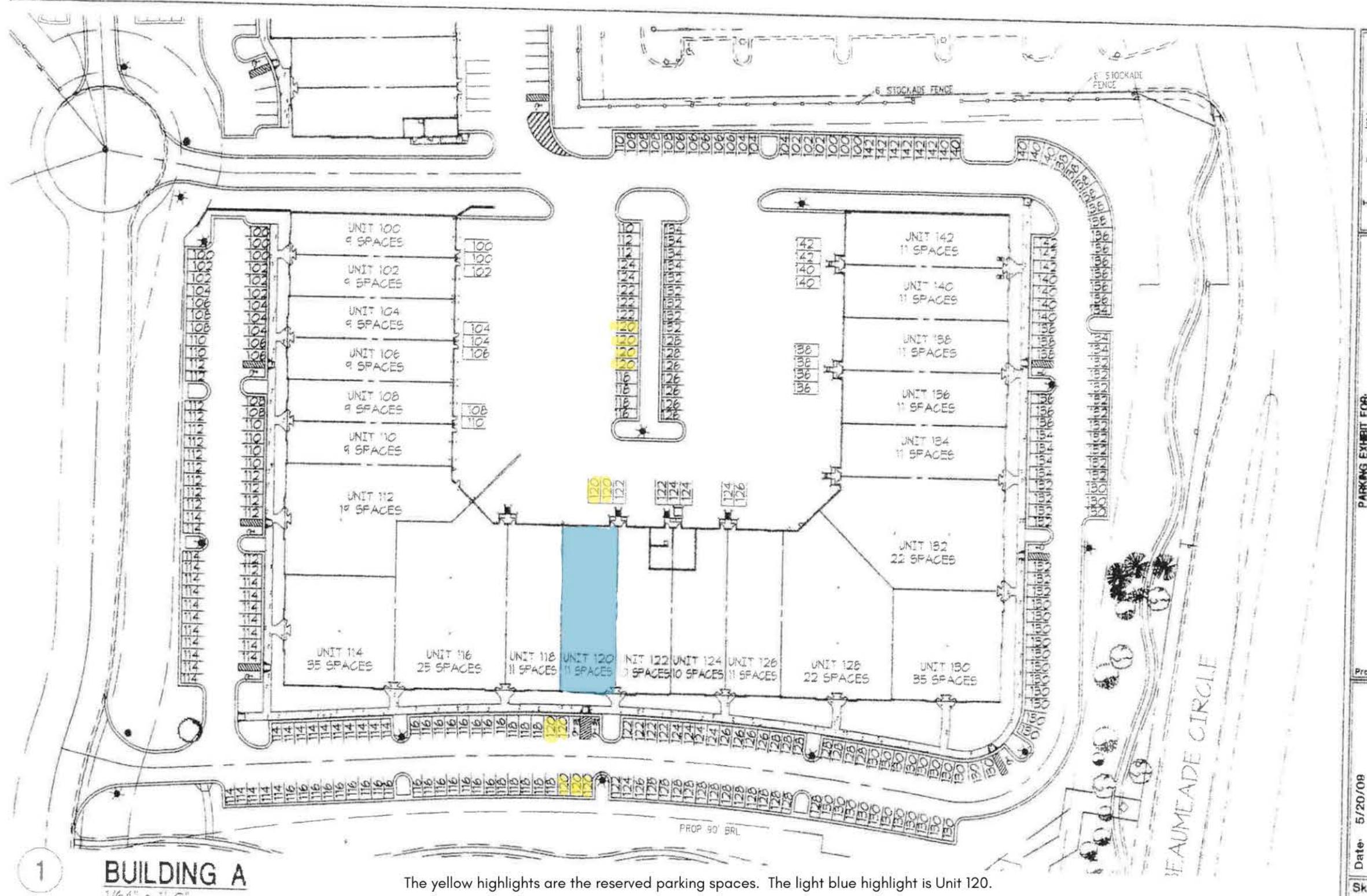
[060103176011](#)**Map It**

Click on the Parcel ID to view its related document

[060103176011](#)



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



The yellow highlights are the reserved parking spaces. The light blue highlight is Unit 120.

1

BUILDING A

164-0-1-0

Date: 5/20/08
PARKING | BUILDING
Sketch: Scale: 1/84" - 1'

Project 24104.01

PARKING EXHIBIT E08.

**LOUDOUN PARKWAY COMMONS
BUILDING A**

LOUDOUN COUNTY, VIRGINIA

ARCHITECTURE
INCORPORATED

1891 ALEXANDER BELL
DRIVE, SUITE 240
REDON, VIRGINIA 20197

TEL - 703.476.3990
FAX - 703.264.0731

Section 4-500

PD-IP Planned Development - Industrial Park.

4-501

Purpose. The district is established for light and medium industrial uses, and necessary supporting accessory uses and facilities, designed with a park-like atmosphere to complement surrounding land uses by means of appropriate siting of buildings and service areas, attractive architecture, and effective landscape buffering.

4-502

Size and Location. PD-IP districts shall be located in areas served by one or more major arterial or collector roads, by public water and sewer, and consistent with locations identified in the Comprehensive Plan for industrial use. When mapped, the district shall be no less than twenty (20) acres in size. Incremental and contiguous additions of a minimum of one (1) acre to an existing PD-IP zoning district shall be allowed. Incremental additions must demonstrate their relationship and compatibility with the previously approved district to which it is being added.

4-503

Permitted Uses. The following uses shall be permitted in any PD-IP district, subject to the requirements and limitations of these regulations.

- (A) Adult day care center.
- (B) Agriculture, horticulture, forestry, or fishery.
- (C) Commuter parking lot.
- (D) Distribution facility.
- (E) Flex industrial use, pursuant to Section 5-608.
- (F) Manufacture, processing, fabrication and/or assembly of products such as, but not limited to: scientific and precision instruments, photographic equipment, communication, computation equipment, drugs, medicines, pharmaceutical, household appliances, toys, sporting and athletic goods, die-cut paperboard and cardboard, glass products made of purchases glass, electric lighting and wiring equipment, service industry machines, lithographic and printing processes, industrial controls, radio and TV receiving sets, watches and clocks, bags and containers, sanitary paper products, optical goods, electrical machinery.
- (G) Post office, drop off and pick up.
- (H) Radio and television recording studio.

- (I) Recycling drop off collection center, small, pursuant to Section 5-607.
- (J) Research, experimental testing, or development activities.
- (K) Wholesale trade establishment.
- (L) Uses which are supportive and complementary to (which serve the users of) existing permitted and principal uses [within a specific industrial park], such as, but not limited to restaurants excluding drive-throughs, business service establishments, personal service establishments, banks and financial institutions, health and fitness centers, and automobile service stations, not to exceed a total of five percent (5%) of the total [allowable] floor area of the [industrial] park [shown on a concept development plan].
- (M) Bakery, commercial.
- (N) Bank or financial institution, excluding drive-through facilities.
- (O) Dwelling, accessory to a permitted or special exception use.
- (P) Printing service.
- (Q) Warehousing facility.
- (R) Auction house.
- (S) Business service establishment.
- (T) Health and fitness center.
- (U) Park.
- (V) Postal service, including overnight courier collection and overnight mail distribution facility.
- (W) Restaurant, carry-out only.
- (X) Water pumping station.
- (Y) Utility substation, dedicated.
- (Z) Conference or training center.
- (AA) Sewer pumping station.

- (BB) Utility substation, distribution, pursuant to Section 5-616.
- (CC) Church, synagogue, and temple.
- (DD) Motor vehicle service and repair, light.
- [(EE) Removed pursuant to ZOAM 1995-0002.]
- (FF) [Telecommunications antenna, pursuant to Section 5-618(A).]
- [(GG) Telecommunications monopole, pursuant to Section 5-618(B)(1).]

4-504

Special Exception Uses. The following uses may be approved by the Board of Supervisors pursuant to the provisions of Section 6-1300.

- (A) Office, administrative, business and professional, provided:
 - (1) The specific site and size of each building or part thereof to be so used is identified as such on an approved development plan, and
 - (2) The plan for development demonstrates a coordinated relationship between planned industrial uses and the offices under consideration.
- (B) Civic, social, fraternal association meeting place.
- (C) Educational institution.
- (D) Facility for lessons in dance, gymnastics, judo and sports training.
- (E) Golf driving range.
- (F) Heliport, helistop.
- (G) Hospital, pursuant to Section 5-610.
- (H) Hotel, pursuant to Section 5-611.
- (I) Motel.
- (J) Public utility service center with or without storage yard.
- (K) Sewage treatment plant.

- (L) Uses which are supportive and complementary to (which serve the users of) existing permitted and principal uses [within a specific industrial park], such as, but not limited to restaurants, excluding drive-throughs, business service establishments, personal service establishments, banks and financial institutions, health and fitness centers and automobile service stations; but not to include such uses [as car repair except] in conjunction with an automobile service station; in excess of five (5%) percent but not to exceed a total of 25% of the total [allowable] floor area of the [industrial] park [shown on a concept development plan].
- (M) Utility substation, transmission, pursuant to Section 5-616.
- (N) Utility transmission lines, overhead.
- (O) Water treatment plant.
- (P) [Telecommunications monopole, pursuant to Section 5-618(B)(2).]
- (Q) Bank or financial institution, including drive-through facilities.
- (R) Medical care facility, outpatient only.
- (S) Motor vehicle service and repair, heavy.
- (T) Printing service plant.
- (U) Child care center, pursuant to Section 5-609(B).
- (V) Contractor service establishment, excluding retail sales and outdoor storage.
- (W) [Fire and/or rescue station.]
- (X) Dry cleaning plant.
- (Y) Automotive service station.
- (Z) Car wash.
- (AA) Golf course.
- (BB) Motor vehicle rental, with outdoor vehicle storage only.
- (CC) Personal service establishment.

- (DD) Recreation establishment, [outdoor].
- (EE) Recycling drop-off collection center, large, pursuant to Section 5-607.
- (FF) Mass transit facilities and stations.
- (GG) Water storage tank.
- (HH) Firearm range, archery range, indoor.
- [(II) School, private, accessory to a church.]
- [(JJ) Gas pumps accessory to a convenience food store, pursuant to Section 5-617.]
- [(KK) Storage, outdoor accessory.]
- [(LL) Parking Lot/Valet Service, Long-Term.]
- [(MM) Car wash, accessory to a convenience food store, pursuant to Section 5-617.]
- [(NN) School, private.]
- [(OO) Telecommunications tower, pursuant to Section 5-618(C)(2).]
- [(PP) Police station.]

4-505

Lot Requirements.

- (A) **Size:** One (1) acre minimum, exclusive of major floodplain.
- (B) **Yards.**
 - (1) **Adjacent to roads.** No building, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than [one hundred (100) feet to the right-of-way of any arterial road, seventy-five (75) feet to the right-of-way of a major collector, and] thirty five (35) feet to the right-of-way from any [other] road, except as provided in Section 4-505(C). [Parking setback removed pursuant to ZOAM 1993-0002.] No parking, outdoor storage, areas for collection of refuse, or loading space shall be permitted in areas between buildings and streets where such uses are visible from any road.

(2) **Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses.** No building, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than seventy five (75) feet to any agricultural district, any existing or [zoned] residential district, or land bay allowing residential uses. No parking shall be permitted closer than sixty (60) feet to any such districts and uses. No parking, outdoor storage, areas for collection of refuse, or loading space shall be permitted in areas between buildings and such agricultural districts, existing or planned residential districts, or land bays allowing residential uses where such uses are visible from the said agricultural and residential areas. [When a PD-IP lot, parcel and/or landbay is developed adjacent to an agricultural district, an existing or zoned residential district, or land bay allowing residential uses, which was zoned for agricultural or residential uses subsequent to the adoption of this zoning ordinance and subsequent to zoning of the subject property as PD-IP, the setback required in (B)(3) below shall apply.]

(3) **Adjacent to Other Nonresidential Districts.** [Fifteen (15)] for buildings, parking, outdoor storage, and loading areas, except where a greater area is required by Section 5-1400. [In the event that a single parcel is zoned for more than one non-residential zoning district, the applicable yard requirement shall be applied only at the property line and not at the zoning district line.]

(4) **Yards Between Buildings.**

(a) Where individual lots or building sites are provided, the minimum required yards between buildings on adjacent lots or building sites shall be [thirty (30)] feet, unless a greater is required by Section 5-1414(A), Buffer Yard and Screening Matrix. Driveways, parking, and covered entrances may be within such yards, however, no such facility may be closer than five (5) feet to lot lines. Covered walkways connecting buildings, or connecting buildings with parking areas, shall be permitted in such yards.

(b) Where there is more than one building on an individual lot or building site, spacing between such buildings shall be as required for fire protection, but if space is left between buildings, it shall be at least 25 feet in minimum dimension. Covered walkways connecting buildings, or connecting buildings with parking areas are permitted in

such yards and may traverse such space.

4-506 Building Requirements.

- (A) **Lot Coverage.** .45 maximum.
- (B) **Building Height.** Thirty five (35) feet maximum provided that a building may be erected to a maximum height of one hundred feet if it is set back from streets or from lot lines that do not constitute boundaries of districts with lower maximum height restrictions, in addition to each of the required minimum yard dimensions, a distance of not less than two (2) feet for each one (1) foot of height that it exceeds the 35-foot limit.
- (C) **Floor Area Ratio.** .40 maximum.

4-507 Use Limitations.

- (A) **Accessory Structures and Uses.** As an accessory use, parking garages or areas for commuters may be permitted, but spaces for this purpose shall be provided in addition to the required parking spaces provided in Section 5-1100. Accessory structures and uses other than for commuter parking shall be permitted only where said uses and structures are customarily accessory and clearly incidental and subordinate to the permitted principal use and structures.
- (B) **Landscaped Open Space.** Landscaped open space on any individual lot shall not be less than .20 times the buildable area of the lot.
- (C) **Screening and Buffering.** Landscaping, buffering, and screening shall be used to screen outdoor storage, areas for collection of refuse, loading area, and parking from streets and agricultural and residential uses.
- (D) **Accessory Outdoor Storage.**
 - (1) No storage of any kind shall be permitted within any front yard, except for underground bulk storage of gasoline or petroleum products.

- (2) Underground bulk storage of gasoline or petroleum products shall not be permitted, except for automobile service stations or as incidental to manufacturing and research and development operations or the servicing of company owned or lease vehicles within enclosed areas defined in (3) below.
- (3) Outdoor storage of new and reusable materials, equipment, and vehicles shall be permitted within enclosed areas which are composed of mixed wood, masonry walls, plantings, or other suitable barriers approved by the Zoning Administrator. Such areas must be buffered and screened on the periphery of the storage area.
- (4) Waste materials must be stored in a closed container. The burning of waste materials is prohibited.]

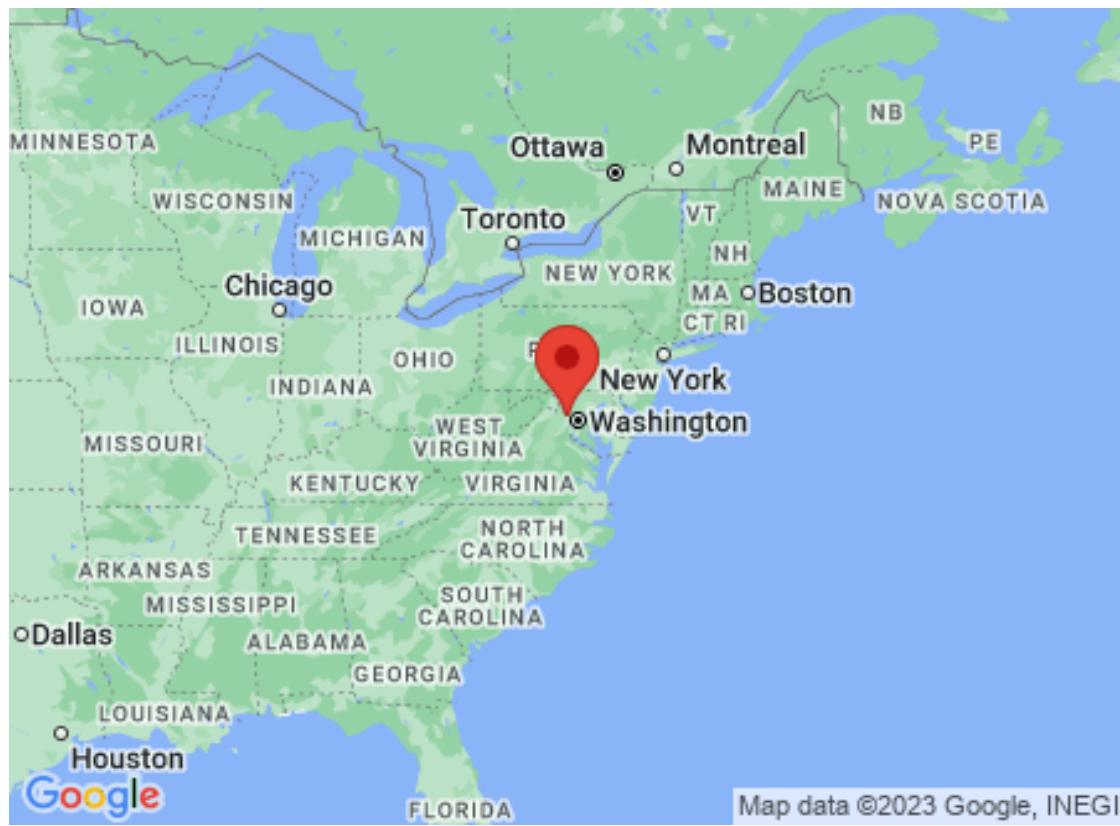
(E) **Vehicular Access.** Principal vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. Minor streets shall not be connected with streets outside the district in such a way as to encourage the use of such minor streets by through traffic.

(F) **Development Setback and Access from Major Roads.** In designing an industrial park development, the following requirements shall be observed:

- [(1) **Setback.** Removed pursuant to ZOAM 1993-0002.]
- [(1)] **Access.** No individual lots or housing unit created after adoption of this Ordinance shall have direct access to an arterial or major collector road.
- [(2)] Primary access and through vehicular traffic impacting residential neighborhoods shall be avoided. Minor streets shall not be connected with streets outside the district in such a way as to encourage the use of such minor streets by through and construction traffic.

(G) **Utility Requirements.** All utility distribution lines located on PD-IP designated land shall be placed underground.

AREA LOCATION MAP



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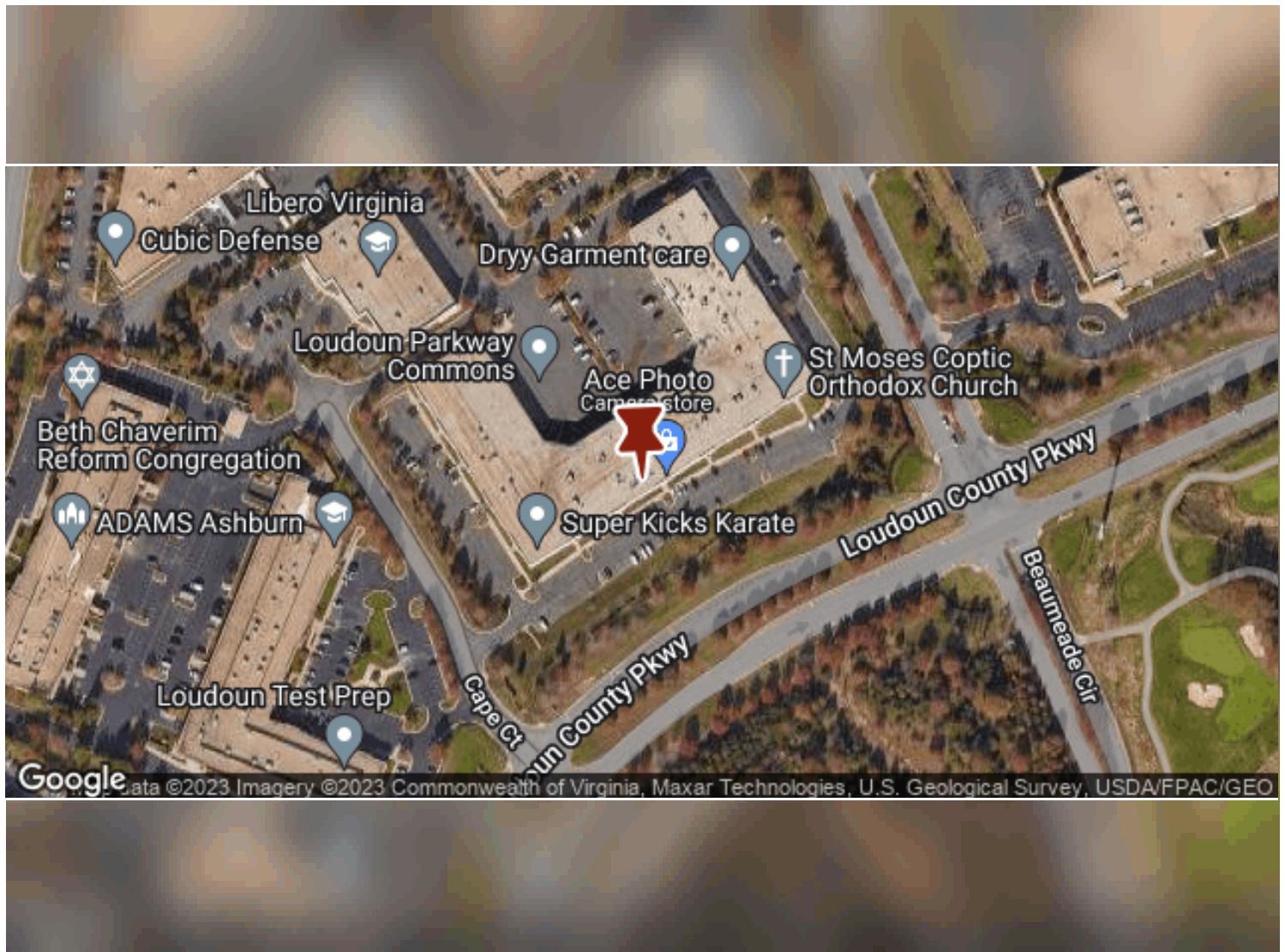
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AERIAL ANNOTATION MAP



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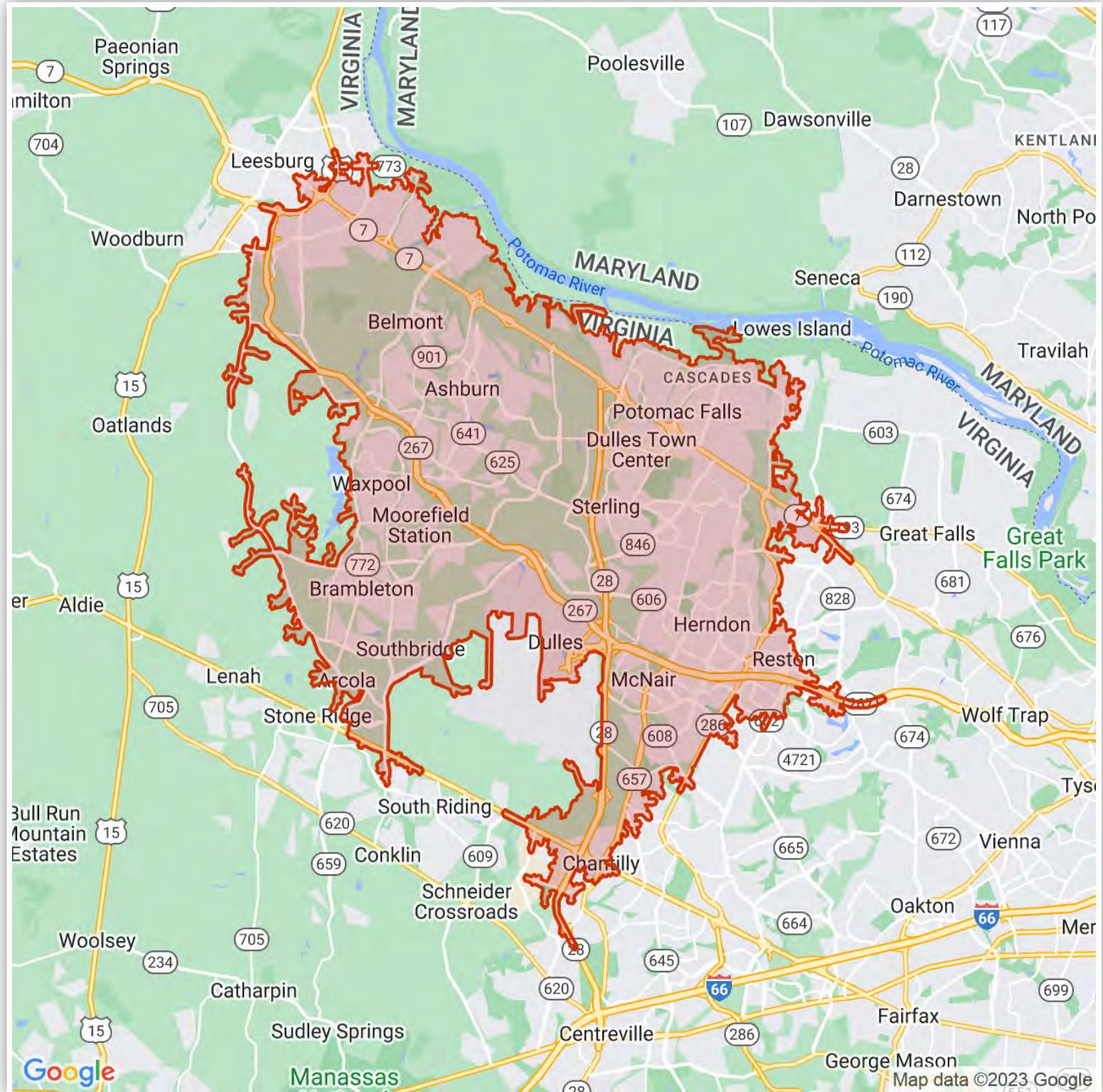
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LOCATION/STUDY AREA MAP (DRIVE TIME: 15 MINUTES)



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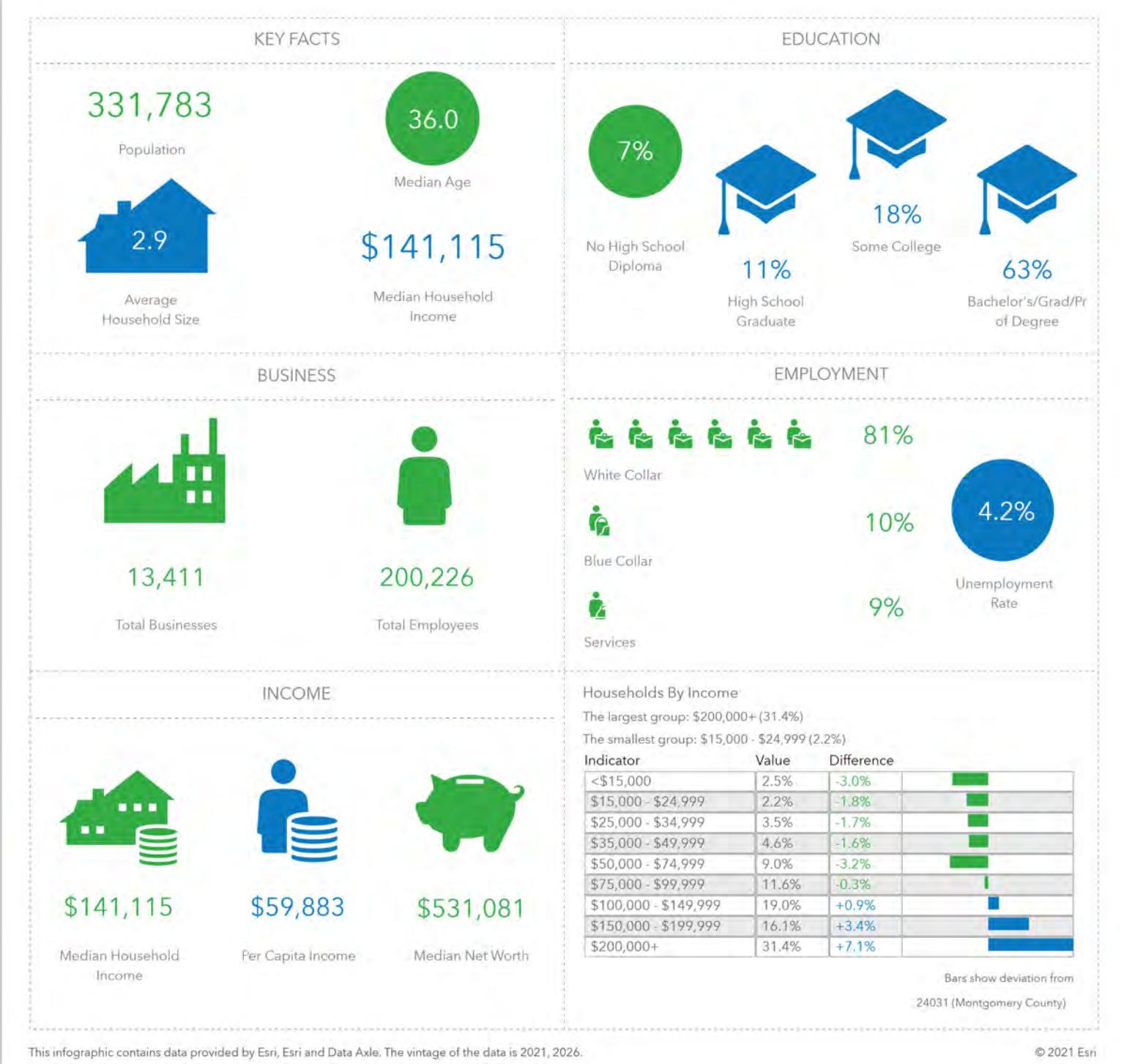
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INFOGRAPHIC: KEY FACTS (DRIVE TIME: 15 MINUTES)



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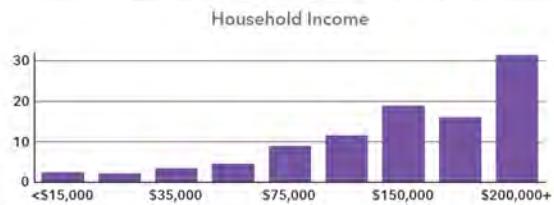
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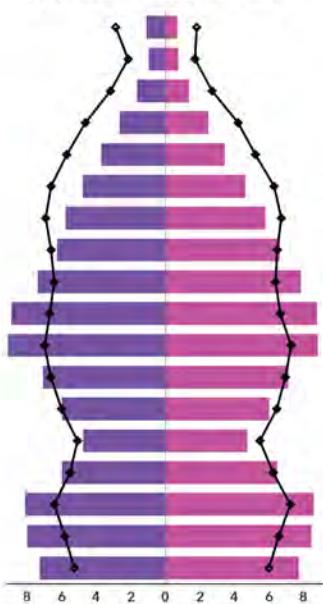
INFOGRAPHIC: COMMUNITY PROFILE (DRIVE TIME: 15 MINUTES)

COMMUNITY PROFILE

331,783 2.3% 2.9 75.1 36.0 \$141,115 \$531,081 \$532,314 28% 63% 9%
 Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



Age Profile: 5 Year Increments



Home Ownership



Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri Estimates for 2021 and 2022.

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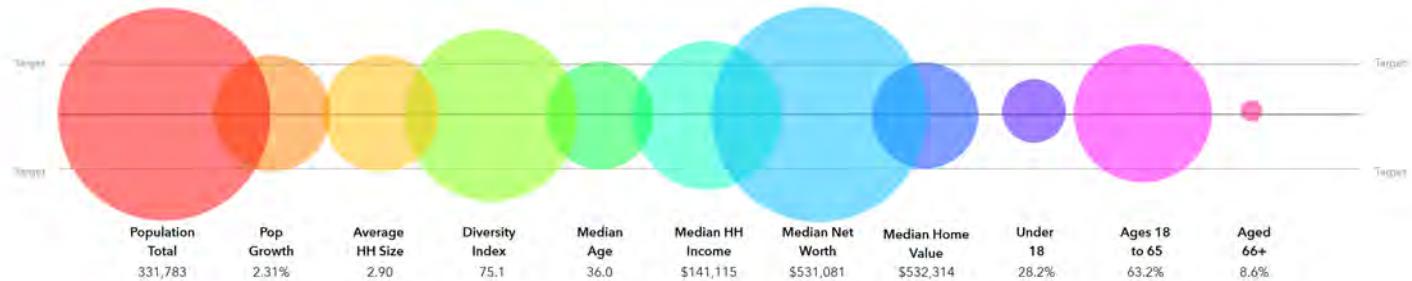
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INFOGRAPHIC: PROPORTIONAL CIRCLES (DRIVE TIME: 15 MINUTES)

MARKET SUMMARY

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No High School Diploma 7%



High School Graduate 11%



Educational Attainment

Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2021 and 2022.

White Collar 59%

Blue Collar 39%

Services 2%

Owner 14%

Renter 86%

Vacant 0%

Job Type

Home Ownership

Commute Time

Business Analyst



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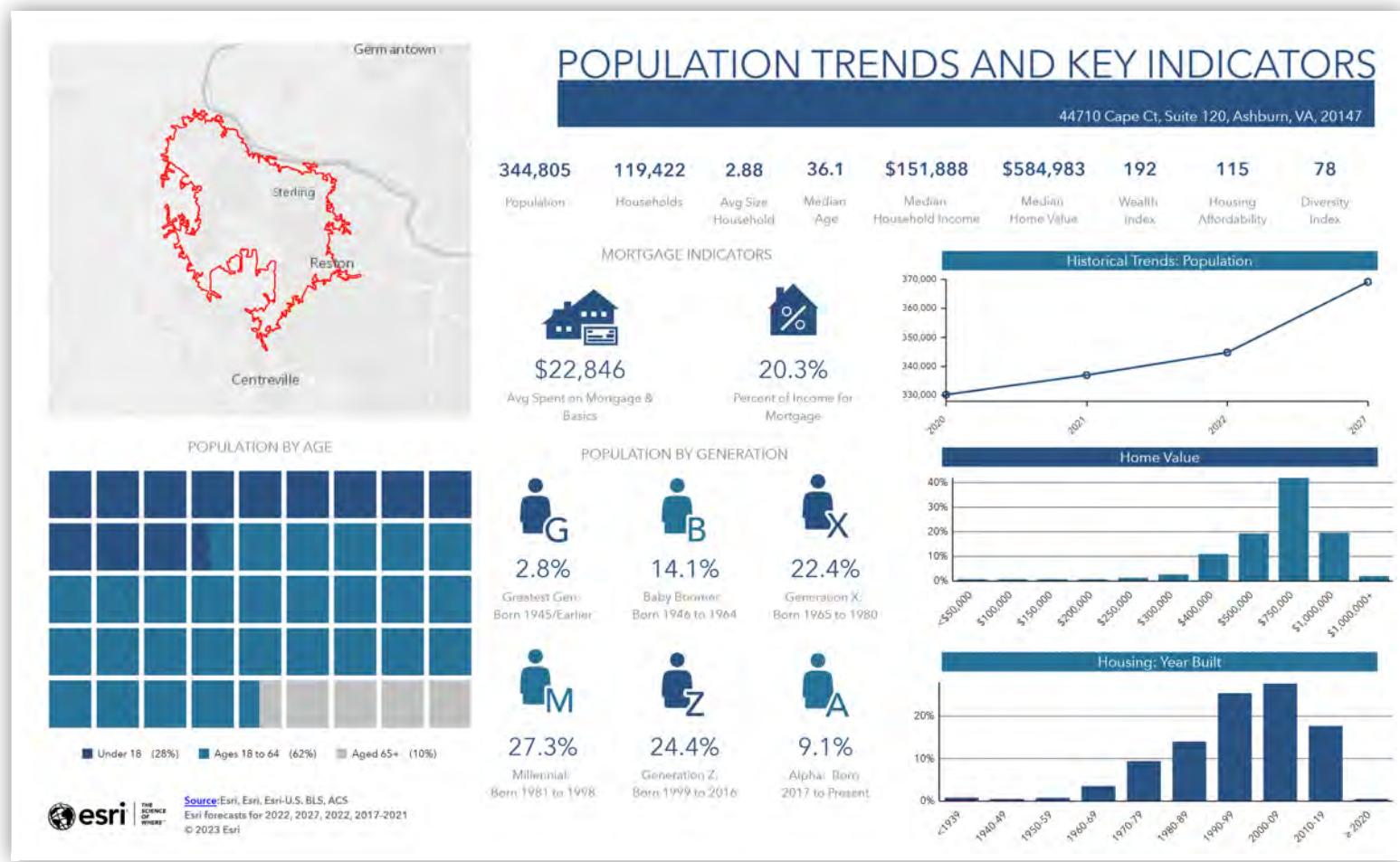
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INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 15 MINUTES)



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