

FOR LEASE

HEAVY INDUSTRIAL PROPERTY

5313 RITCHIE RD BEALETON, VA 22712



OFFERING SUMMARY

Lease Type:	NNN
Lease Rate (Entire Property):	\$45,000.00 per month (NNN)
Lease Rate (Partial):	To Be Determined
Building Size:	56,900 SF
Outdoor Storage:	Approx. 3 Acres
Zoning:	I-2
Market:	Washington DC
Submarket:	Fauquier
Parcel ID:	7808-31-8892-

PROPERTY OVERVIEW

This expansive 7.39-acre industrial property is zoned I-2 (Heavy Industrial) and is well-equipped to accommodate a variety of industrial, manufacturing, and storage needs. The site features a total building area of 59,600 SF, including 23,200 SF of warehouse space, 6,700 SF of office space, and 27,000 SF of covered “roof-to-shelter” structures such as sheds and lean-tos. Additionally, approximately 3 acres of outdoor storage provide ample space for equipment, materials, and fleet operations. Supporting heavy-duty industrial use, the property includes an above-ground 4,000-gallon fuel tank with two fueling stations, ensuring on-site fueling capabilities. This well-equipped facility offers a prime opportunity for businesses requiring extensive storage, operational flexibility, and a strategic industrial location. Landlord will consider dividing the property, rental rate to be determined on a case-by-case basis.

LOCATION OVERVIEW

This property offers a prime industrial setting with excellent accessibility. Its proximity to Rt. 17/Marsh Rd. provides direct access to major transportation routes, including Rt. 28 & Rt. 29, facilitating efficient distribution and logistics operations throughout Northern Virginia. The property's location allows for convenient access to key markets while offering ample space for industrial operations, outdoor storage, and on-site fueling capabilities, making it a strong option for businesses requiring heavy industrial functionality.

PRESENTED BY:

CHUCK RECTOR

PRINCIPAL

703.330.1224

chuck@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

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ADDITIONAL PHOTOS



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BUILDING DESCRIPTIONS



BUILDING #	STRUCTURE TYPE	STRUCTURE SIZE
1	Office/Warehouse	18,700 SF (6,700 SF Office/12,000 SF Warehouse)
2	3 Sided Open Shelter with 2 Enclosed Bays	10,600 SF
3	Warehouse	8,580 SF
4	Warehouse	2,640 SF
5	Tarp Shelter (Open on 1 Side)	2,112 SF
6	Drive In/Out Shelter (Roof Only, No Sides)	6,365 SF
7	Drive In/Out Shelter (Roof Only, No Sides)	6,365 SF
8	3 Sided Open Shelter	1,664 SF
9	16 Crew Sheds (Roof Only)	1,250 SF
F1	Fuel Facility	
F2	Fuel Facility	

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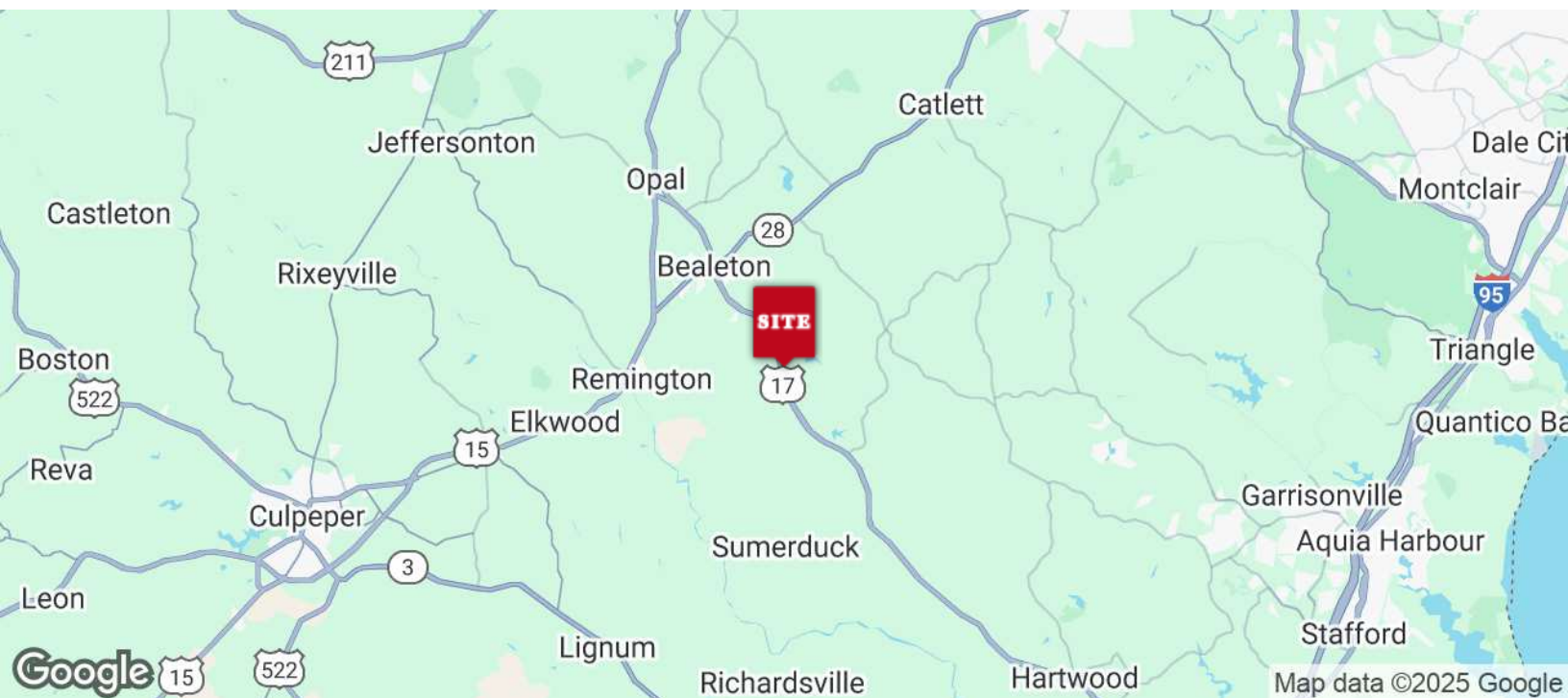
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LOCATION MAP



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ZONING INFORMATION

Fauquier County I-2	
By Right Uses	
Public Safety Facility, (fire, rescue, police station or substation facility)	Parks & Recreation Facilities (Governmental/Civic), nonathletic
Recycling Containers, Governmental	Governmental Athletic Recreational Uses
Repair service establishment less than 5,000 sq. ft.	Repair service establishment more than 5,000 sq. ft.
Laundry/dry cleaners/laundromat less than 5,000 sq. ft.	Laundry/dry cleaners/laundromat more than 5,000 sq. ft.
Furniture repair, cabinet making, upholstery, less than 5,000 sq. ft	Furniture repair, cabinet making, upholstery, more than 5,000 sq. ft
Carpentry, plumbing, electrical, printing, welding, sheet metal shops, less than 5,000 sq. ft	Carpentry, plumbing, electrical, printing, welding, sheet metal shops more than 5,000 sq. ft.
Motor vehicle impoundment, towing a. maximum of 10 vehicles or b. maximum of 30 vehicles	Truck and heavy equipment sales, rental and service
Vehicle transportation service establishments a. Maximum of 10 vehicles	Commercial storage and processing of bulk agricultural products
On-site processing and sales of agricultural and aquicultural products	Warehousing including Self-Storage Facilities
Distribution Center on 10 acres or less	Wholesale trade establishment with associated retail sales (50,000 sq. ft. or under)
Frozen food lockers	Bottling plant
Carpet and rug cleaning	Stone monument processing
Enclosed laboratories and facilities for manufacturing, assembling, and research and development	Blacksmith shops
General Industrial Use substantially screened from view, less than one acre	General Industrial Use, substantially screened from view, more than one acre used
Contractors' offices, shops and material storage yards with all equipment and materials contained entirely within a building or completely screened from view	Sawmills
Crop/Livestock Farm	Horse Farm
Truck farm	Plant nursery/greenhouse (less than 10,000 sq. ft) wholesale only
Greenhouse (more than 10,000 sq. ft.) wholesale only	Plant nursery/greenhouse retail sales
Forestry	Electrical substation distribution centers and transformer stations
Natural gas, oil and other petroleum products metering, regulation, compressor and local office space incidental thereto and necessary for the operation of such stations but not including any storage facilities	Water and sewage pumping and storage facilities, below ground
Rail freight terminal/depot	Telecommunications Facilities, Radio, Television, Microwave, Antenna and Transmitting Equipment *refer to Article 11

[Click here for the full Fauquier County zoning district regulations.](#)

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