

13,200 SF WAREHOUSE WITH OUTDOOR STORAGE FOR LEASE



16150 DALRO RD, CULPEPER, VA 22701

PRESENTED BY COMPOUND CRE:

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AN AFFILIATE OF NEW ENGLAND COMMERCIAL BROKERAGE INC

Licensed Real Estate Firm in Virginia



16150 DALRO RD, CULPEPER, VA 22701

IMMEDIATELY AVAILABLE

Located at 16150 Dalro Road, this warehouse offers functional industrial space with 2 acres of outdoor storage, expandable to 7 acres, and includes 3,400 square feet of Class A office space, available fully furnished. Situated less than one mile from Route 29, the property provides easy access to major transportation corridors serving Northern and Central Virginia. Culpeper County has experienced significant growth, with a 20% population increase since 2010, and continues to attract investment in digital infrastructure with 7 major data centers in development. The building is ideal for contractors, building supply companies, and equipment rental groups.



WAREHOUSE

9,800 SF

OFFICE

3,400 SF

TOTAL

13,200 SF

CONTACT FOR MORE INFO:

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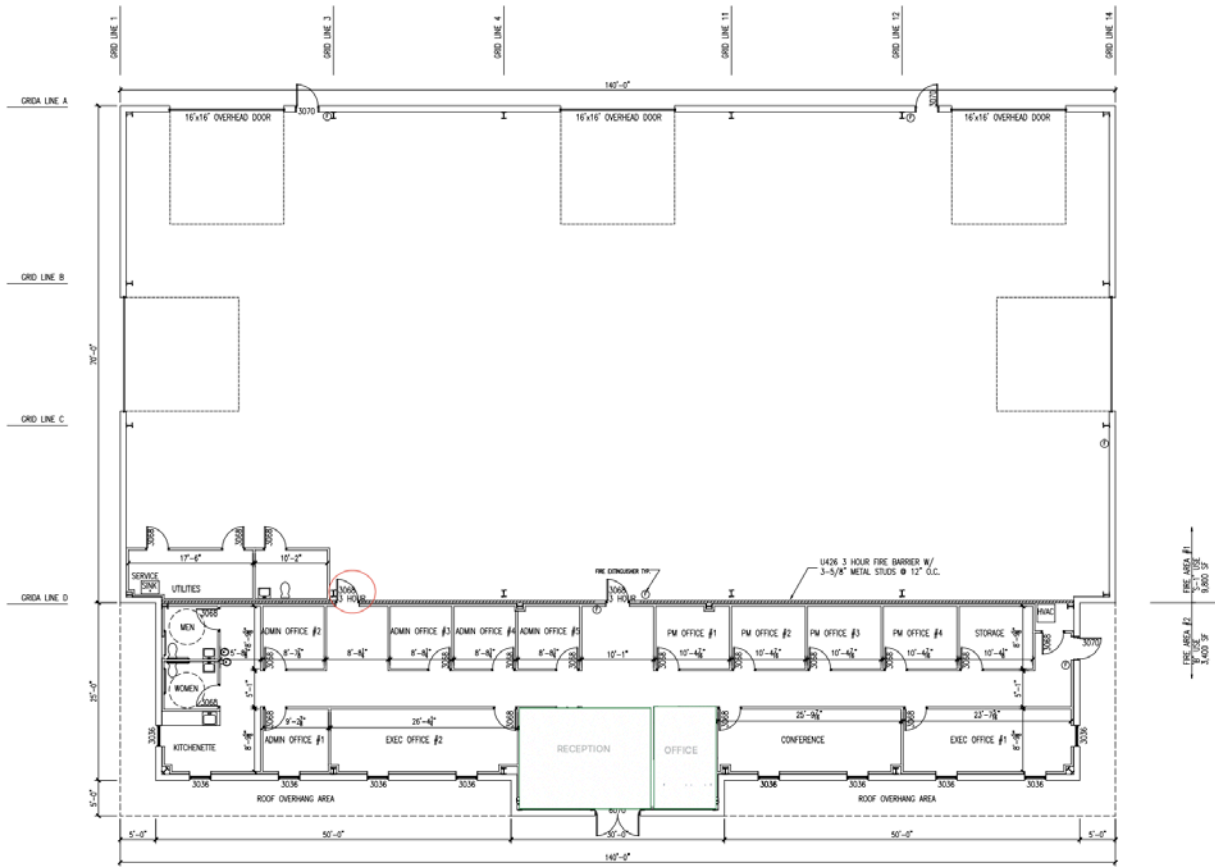
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FLOOR PLAN



CLEAR HEIGHT:
18' at eaves,
30' at centerline.



LOADING:
5 automatic, grade level
doors (16'x16')



SECURITY:
Fully fenced lot with
automatic gates. State of
the art security system.



**INDUSTRIAL OUTDOOR
STORAGE:**
2 acres graveled, and
fenced. 7 additional acres
available April 2026.



LIGHTING:
High bay, LED lights

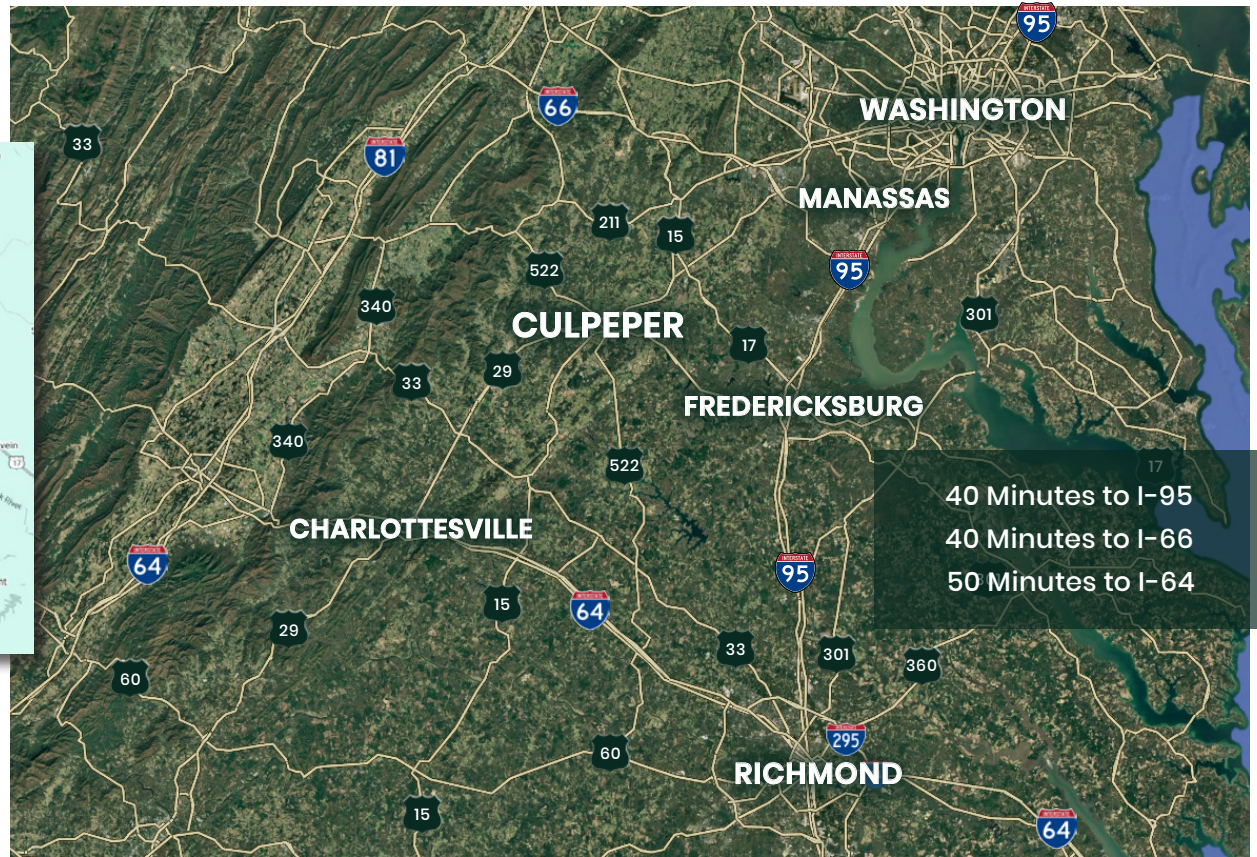


POWER:
3 phase, 400 amps



COMPOUND CRE

DEMOGRAPHICS



40 Minutes to I-95
40 Minutes to I-66
50 Minutes to I-64

	2 MILES	5 MILES	10 MILES
2024 Population	5,757	30,614	50,653
2029 Population Projection	6,172	33,282	54,950
AVG HH Income	\$102,018	\$100,373	\$105,853
Median HH Income	\$88,326	\$83,750	\$88,373
2024 Households	1,908	10,655	17,484
2029 Household Projection	2,047	11,603	18,998

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PROPERTY IMAGES



16150 DALRO RD · CULPEPER