

7689 LIMESTONE DR

7689 Limestone Drive, Gainesville, VA 20155



INDUSTRIAL PROPERTY FOR SALE & LEASE



PROPERTY DESCRIPTION

Industrial or Flex Space for sale .10,805 SF and 24' clear warehouse with two restrooms

- Large truck court
- Quick access to Virginia Gateway
- Easy access to I-66 and Route 29

LOCATION DESCRIPTION

Easy access to I-66 and Route 29
Amenities within the Complex

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	\$18.00 SF/yr (NNN)
Number of Units:	2
Available SF:	10,805 SF
Lot Size:	3 Acres
Building Size:	55,295 SF

SPACES	LEASE RATE	SPACE SIZE
7689 Limestone Drive	\$18.00 SF/yr	10,805 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,217	14,789	28,913
Total Population	4,049	46,149	88,919
Average HH Income	\$126,032	\$121,969	\$119,419

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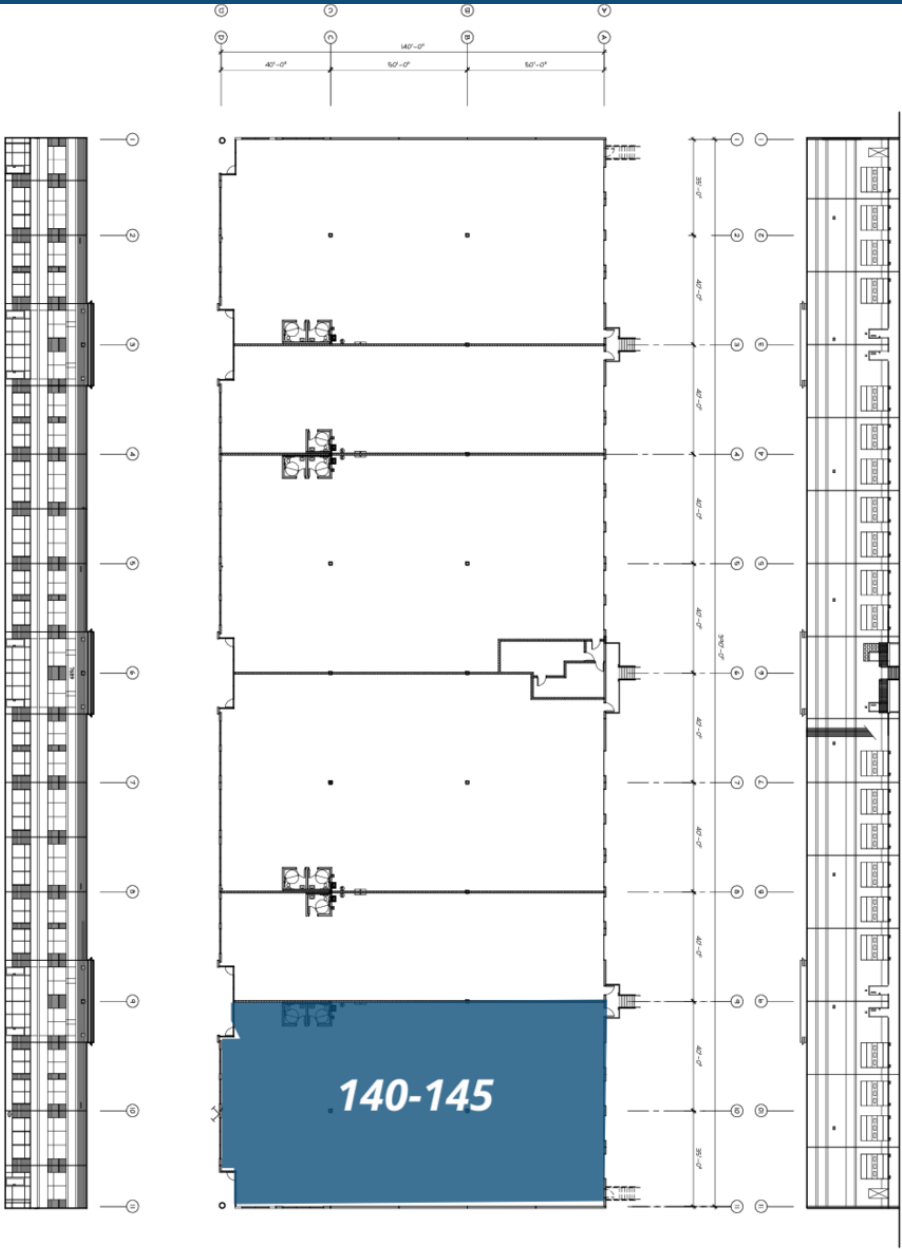


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(Not to Scale)

GATEWAY BUSINESS CENTER - BUILDING D

LIMESTONE DRIVE, GAINESVILLE, VA



LEASE INFORMATION

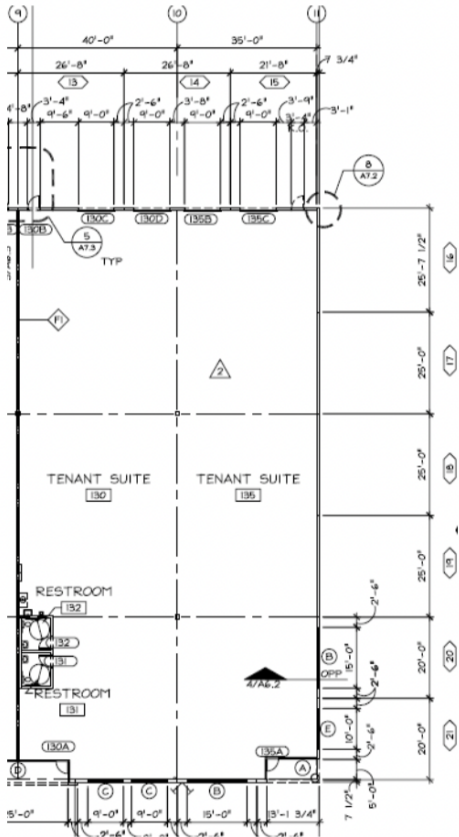
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	10,805 SF	Lease Rate:	\$13.00 SF/yr

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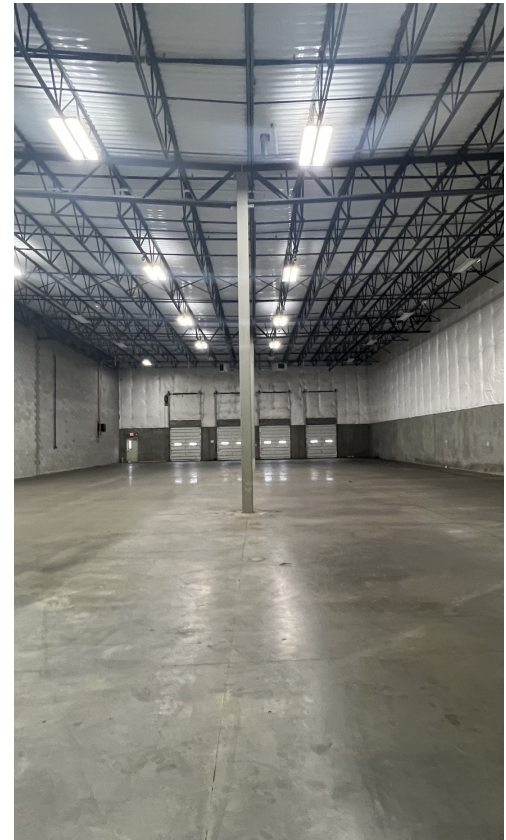
LONG & FOSTER
REAL ESTATE

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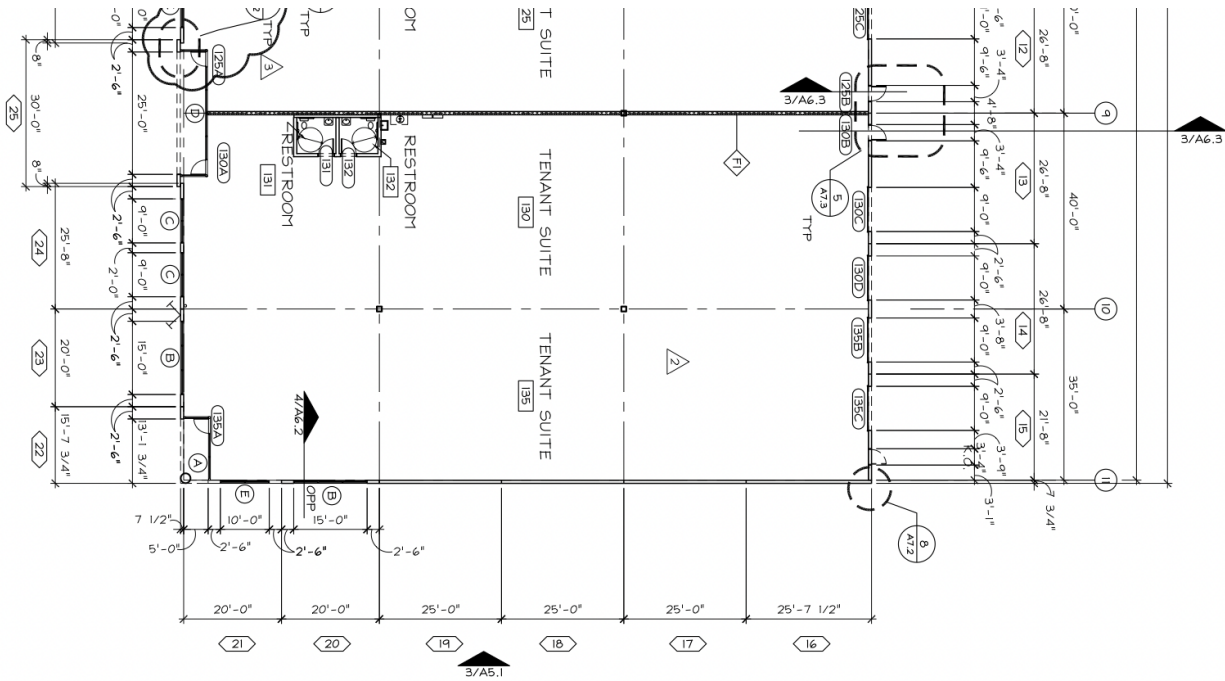
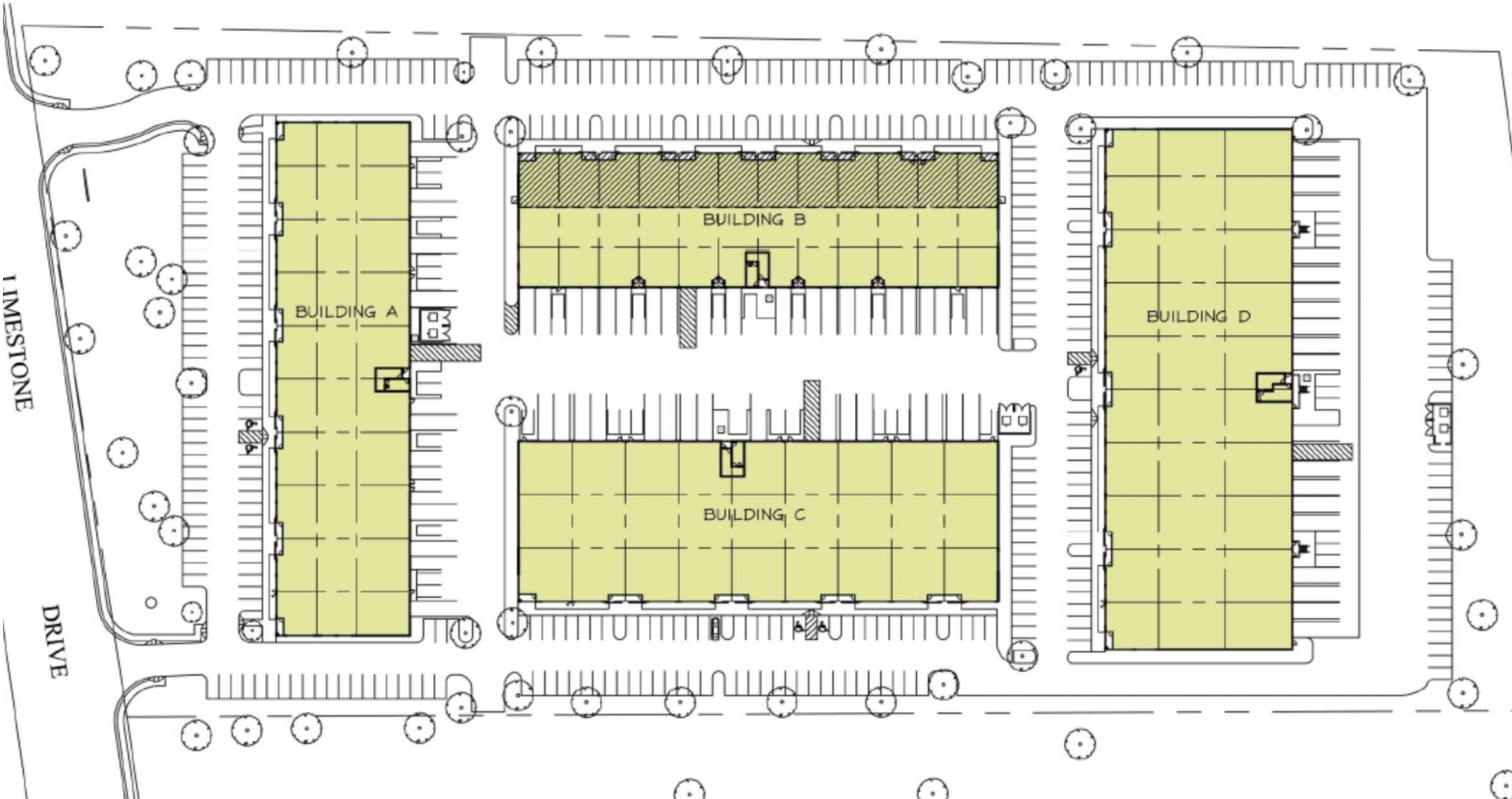
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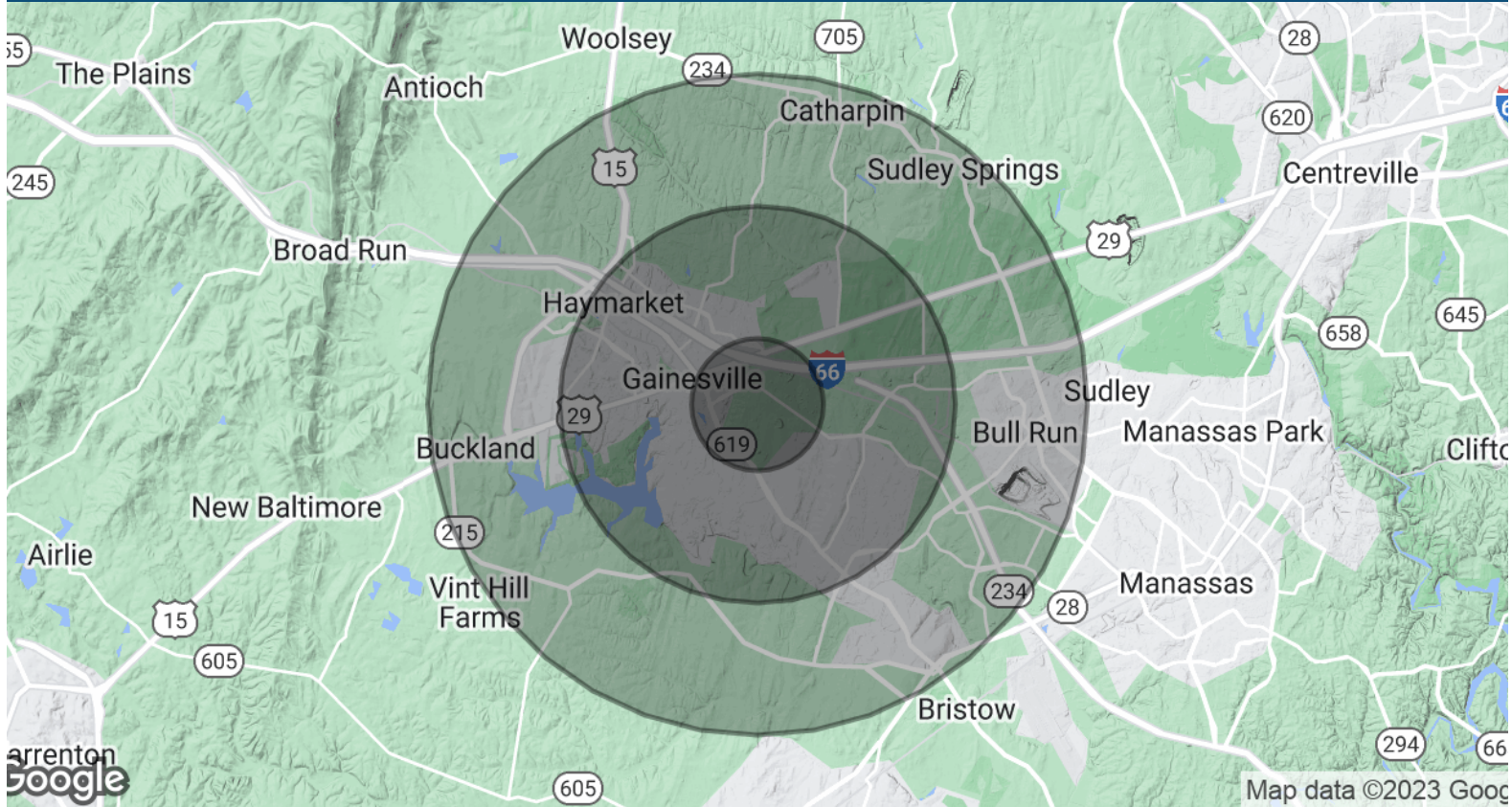
1 FLOOR PLAN

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,049	46,149	88,919
Average Age	33.4	35.3	34.4
Average Age (Male)	34.2	35.3	34.4
Average Age (Female)	31.1	34.6	34.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,217	14,789	28,913
# of Persons per HH	3.3	3.1	3.1
Average HH Income	\$126,032	\$121,969	\$119,419
Average House Value	\$502,703	\$503,014	\$527,051

* Demographic data derived from 2020 ACS - US Census

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