

# 295 FRONT ROYAL PIKE

295 FRONT ROYAL PIKE, WINCHESTER, VA

±7.79 ACRES | 85,544 SF  
INDUSTRIAL SPACE FOR SALE



# INVESTMENT HIGHLIGHTS



Versatile property well-suited for multiple potential uses: Retail/Showroom, Warehouse/Distribution, & Industrial Outdoor Storage (IOS)



Prominently located in Frederick County, VA within the greater Winchester region, named Virginia's fastest-growing metro area for the 4th consecutive year in 2024

Well positioned with easy access to I-81 North/South, Rt 50 East, Rt 522 South; and outstanding proximity to Winchester Regional Airport, Shenandoah University, Old Town Winchester, & Winchester Medical Center - 2024 - 2025 Best Regional Hospital (Source: [U.S. News & World Report](#))

Minutes to One Logistics Park; 15 miles from the Virginia Inland Port; 50 miles to Dulles International Airport; 75 miles from Washington, DC; within 2-3 hours of ±50M US Households

Highly visible storefront with ample parking and easy access from Front Royal Pike (Rt 522 S.)

**+61K SF**  
**Primary Building Consists of +27K SF of Conditioned Space; +18.5K of Warehouse Space; and +15.5K SF of Mezzanine Storage**

**Covered Loading Platform with Ten (10) Dock Positions and Two (2) Oversized Roll-Up Loading Doors; One (1) Additional Elevated Dock Platform with Down-Ramp to Drive-In Loading Access**

**Four (4) Additional Buildings/Structures Ranging in Size from 2,400 SF to 11,250 SF: Totaling an Additional +24.5 SF**

**7.78 Acres Total, Including +3.5 Acres of Paved, Lit & Fenced Outdoor Storage/Yard Area**



# PROPERTY OVERVIEW

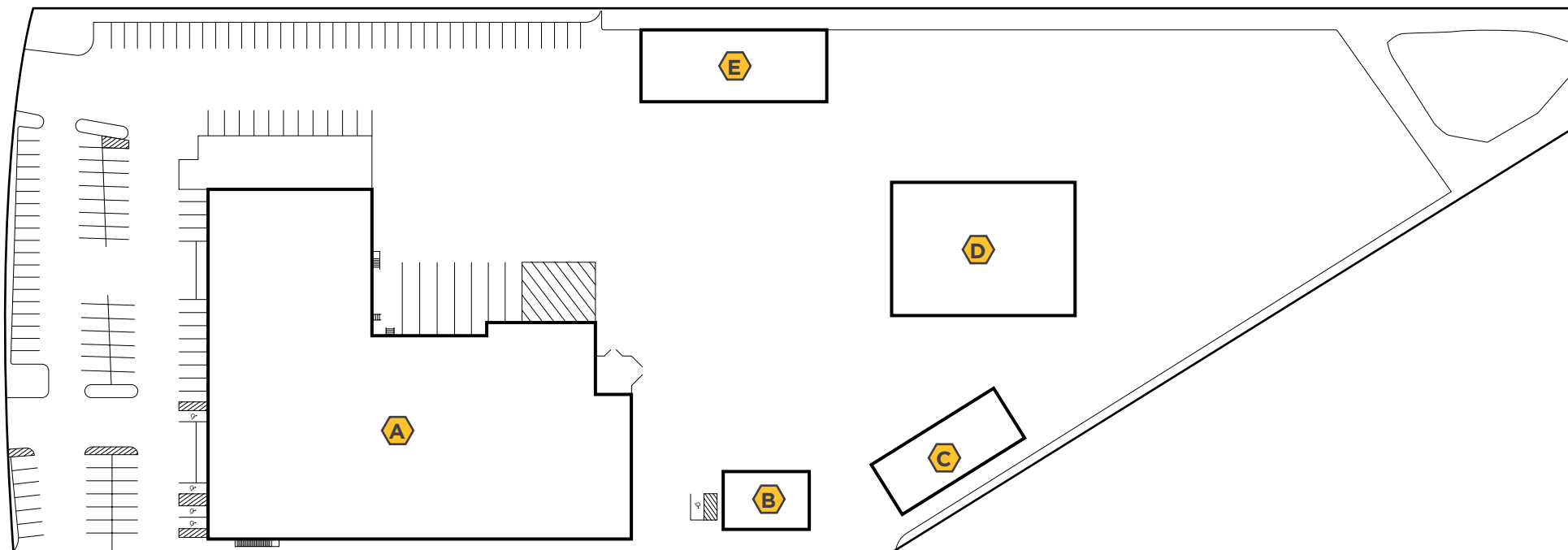


## PROPERTY SNAPSHOT

<b>Address</b>	295 Front Royal Pike, Winchester, VA 22602
<b>Tax Map ID</b>	64 A 4B
<b>Acres</b>	7.79 acres
<b>Zoning</b>	B3/B2
<b>Uses</b>	Warehouse/Showroom/Office/Industrial Outdoor Storage (IOS)
<b>Approx Square Footage Totals</b>	Building A: 61,019 SF Building B: 2,400 SF Building C: 4,000 SF Building D: 11,250 SF Building E: 6,875 SF <b>Total: 85,544 SF</b>
<b>Construction</b>	Steel & masonry with metal roof
<b>Year Built</b>	1980-2009
<b>Occupancy</b>	Vacant
<b>Availability Date</b>	October 1, 2025
<b>Ceiling Heights</b>	Varied, ranging from 12-26 ft
<b>Loading Doors</b>	10 docks; multiple drive-ins
<b>Parking</b>	154 surface spaces; 1,801,000 sf
<b>Pricing</b>	Contact Broker



# PROPERTY SITE PLAN

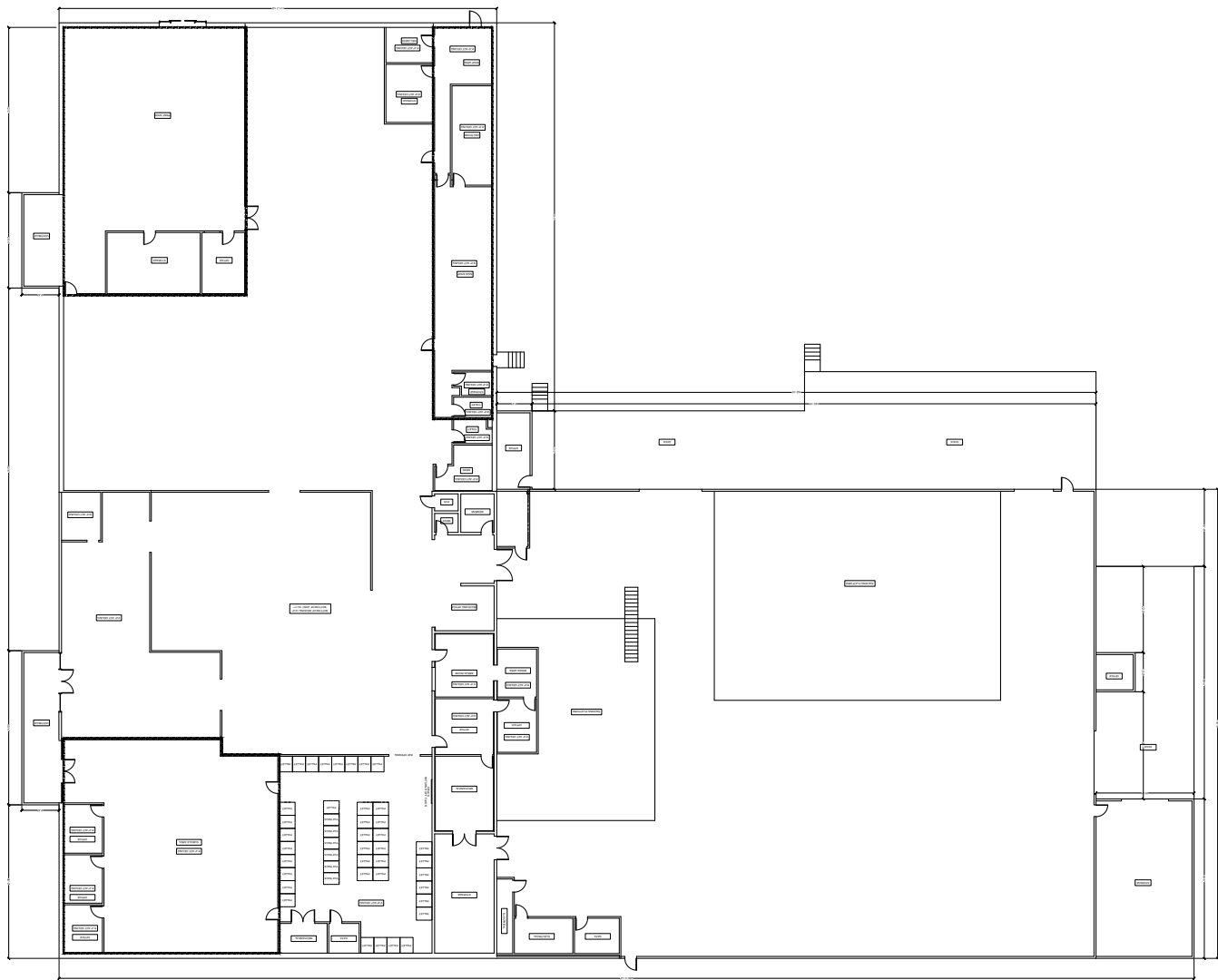


## BUILDING SIZE

Building A	61,019 SF
Building B	2,400 SF
Building C	4,000 SF
Building D	11,250 SF
Building E	6,875 SF
Total SF	85,544 SF

# MAIN BUILDING FLOOR PLAN

BUILDING A | 61,019 SF







RT 50 E

PRINCE FREDRICK DRIVE

MILLWOOD STATION  
FIRE & RESCUE

**COSTCO**  
WHOLESALE

**Self  
Storage  
Plus**  
*Room to Pursue Life*

**SLEEP**  
INN & SUITES

**H**  
**Holiday Inn**

COSTELLO DRIVE

**golden  
corral**

**#FERGUSON**

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Total SF	85,544 SF

FRONT ROYAL PIKE (RT 522 S)



# DEMOGRAPHICS

5 MILES

**78,410**

2024 TOTAL  
POPULATION

**29,867**

2024 TOTAL  
HOUSEHOLDS

**2.55**

2024 AVERAGE  
HOUSEHOLD SIZE

**\$115,257**

2024 AVERAGE  
HOUSEHOLD INCOME

**38.7**

2024 MEDIAN AGE

**\$411,896**

2024 AVERAGE  
HOME VALUE

## EMPLOYMENT

**95,052**

2024 TOTAL DAYTIME  
POPULATION

**58,181**

2024 DAYTIME  
POPULATION: WORKERS

**36,871**

2024 TOTAL DAYTIME  
POPULATION: RESIDENTS

**41,703**

2024 TOTAL EMPLOYED  
POPULATION (16+)



For more information,  
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