

15405 JOHN MARSHALL HWY, HAYMARKET, VA 20169 FOR SALE | USER SITE & EXISTING BUILDING

M-2 Zoning with 9,600 sq.ft. Building -100% Leased

PROPERTY INFORMATION | SALES FLYER



Offering Summary

| Sale Price: | \$6,500,000.00 |
|--|----------------|
| EST. NOI beginning 1/16/25 : | \$266,423.00 |
| Lot Size: | 4.6042 acres |
| Building Size: | 9,600-sf |
| Additional Development Available (FAR): | 90,000-sf |

Zoning: M-2 Prince William County



Property Highlights

- M-2 Zoning Many Industrial By-Right Options Available for Site.
- Brewery, Contractor or Trade Shop, Motor-Vehicle Service, Self-Storage, Equipment Rental, Service and Repair, Warehouse, (few examples of M-2 options)
- 100% leased until 1/14/2028
- Across the street from Walmart, Home Depot and new 50,000 sq.ft. Tesla Dealership
- · Less than a mile from I-66.
- 20% of FAR can be used for accessory retail sales.
- 20% of the total lot area can be used for outside storage.

Skip Dawson 703.435.4007 x 110 sdawson@veritycommercial.com



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LOCATION INFORMATION JAERIAL MAP



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