



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.



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