



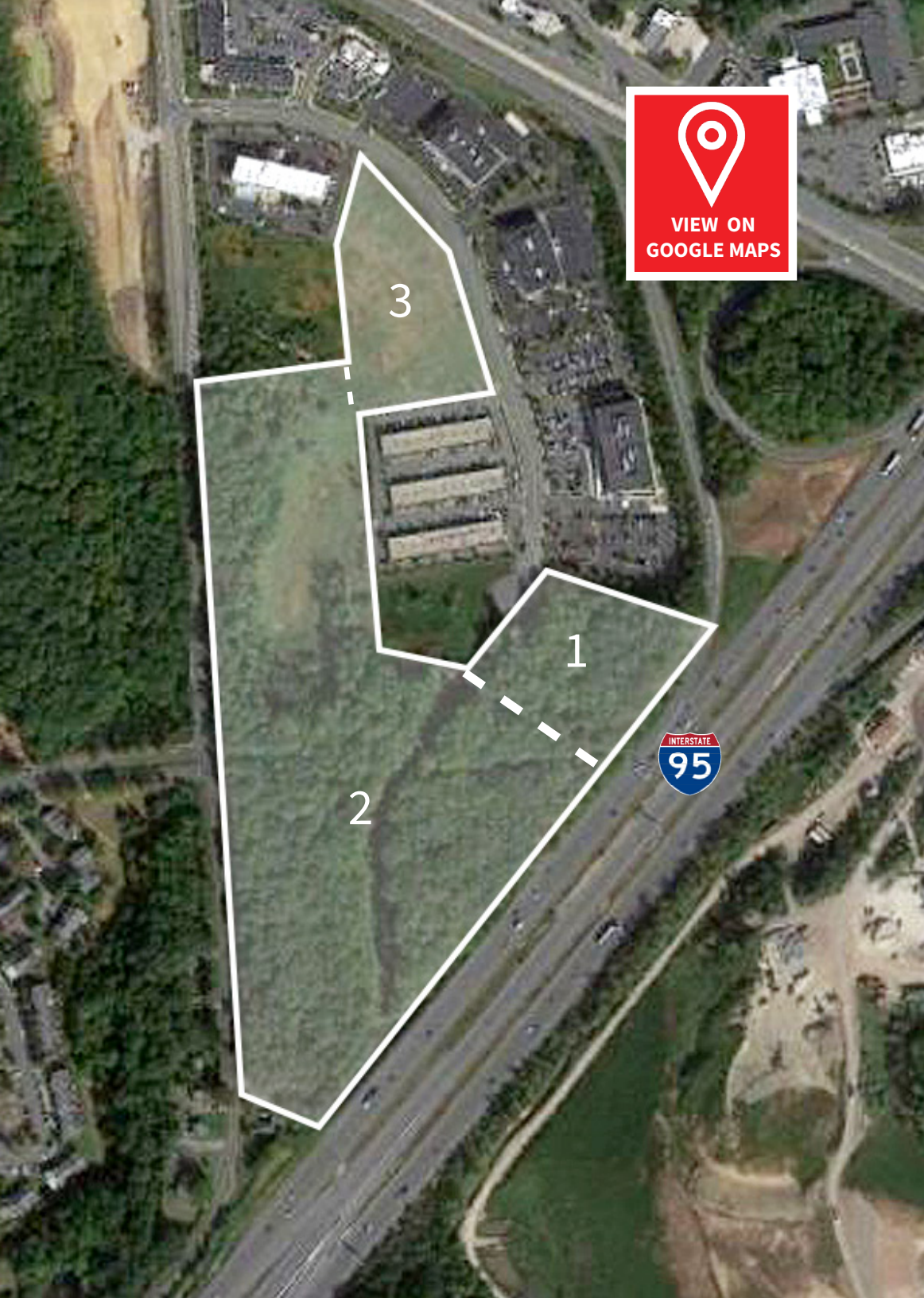
*For Sale:
Infill Industrial
Development Opportunity*

**THREE INDUSTRIAL
DEVELOPMENT SITES
13+ ACRES**

FETTLER PARK ROAD
DUMFRIES, VA

CONFIDENTIAL OFFERING MEMORANDUM





PROPERTY DETAILS

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ADDRESSES

Parcel 1: 3600 Fettler Park Dr
Parcel 2: 17301 Van Buren Rd
Parcel 3: 3801 Fettler Park Dr

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ACREAGE

Parcel 1: 3.48
Parcel 2: 20.74
Parcel 3: 4.13

.....

PARCEL ID

Parcel 1: 8189-85-2463
Parcel 2: 8189-75-7513
Parcel 3: 8189-76-7857

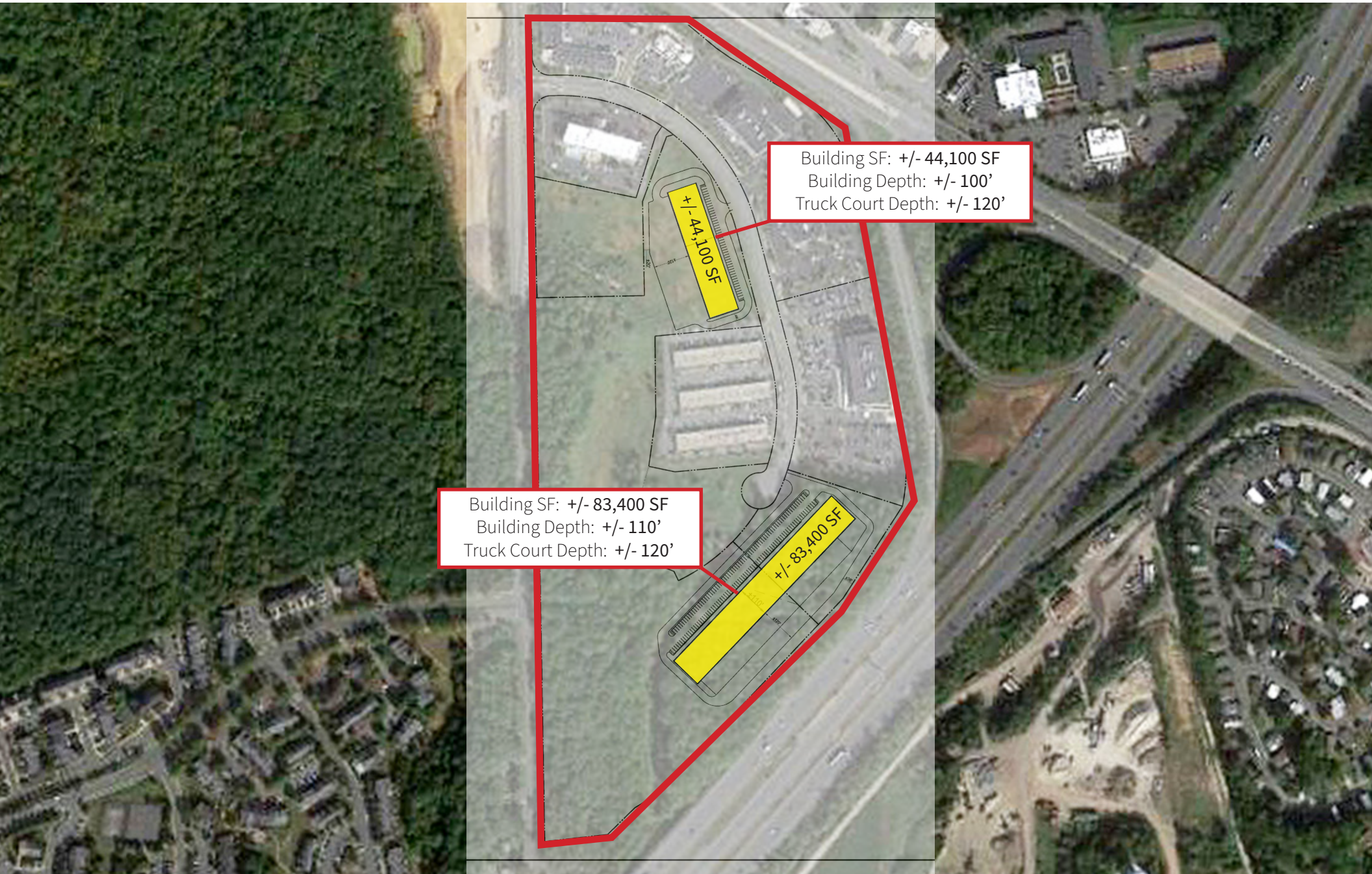
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**ZONING
BY PARCEL**

Parcel 1: PBD
Parcel 2: PBD
Parcel 3: PBD
*Each parcel is located within the E-commerce overlay district which permits distribution and fulfillment by-right

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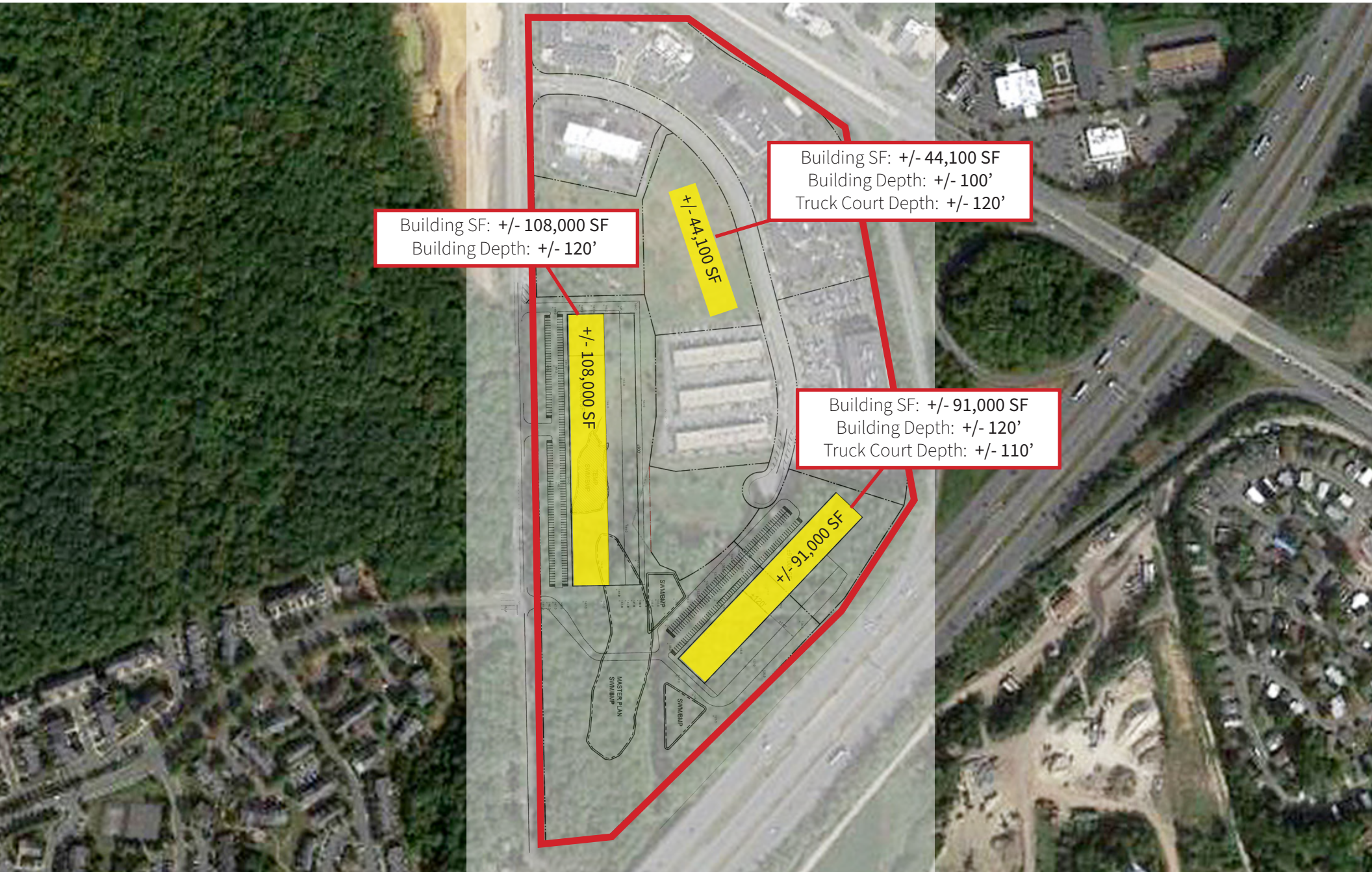
Development Concept 1

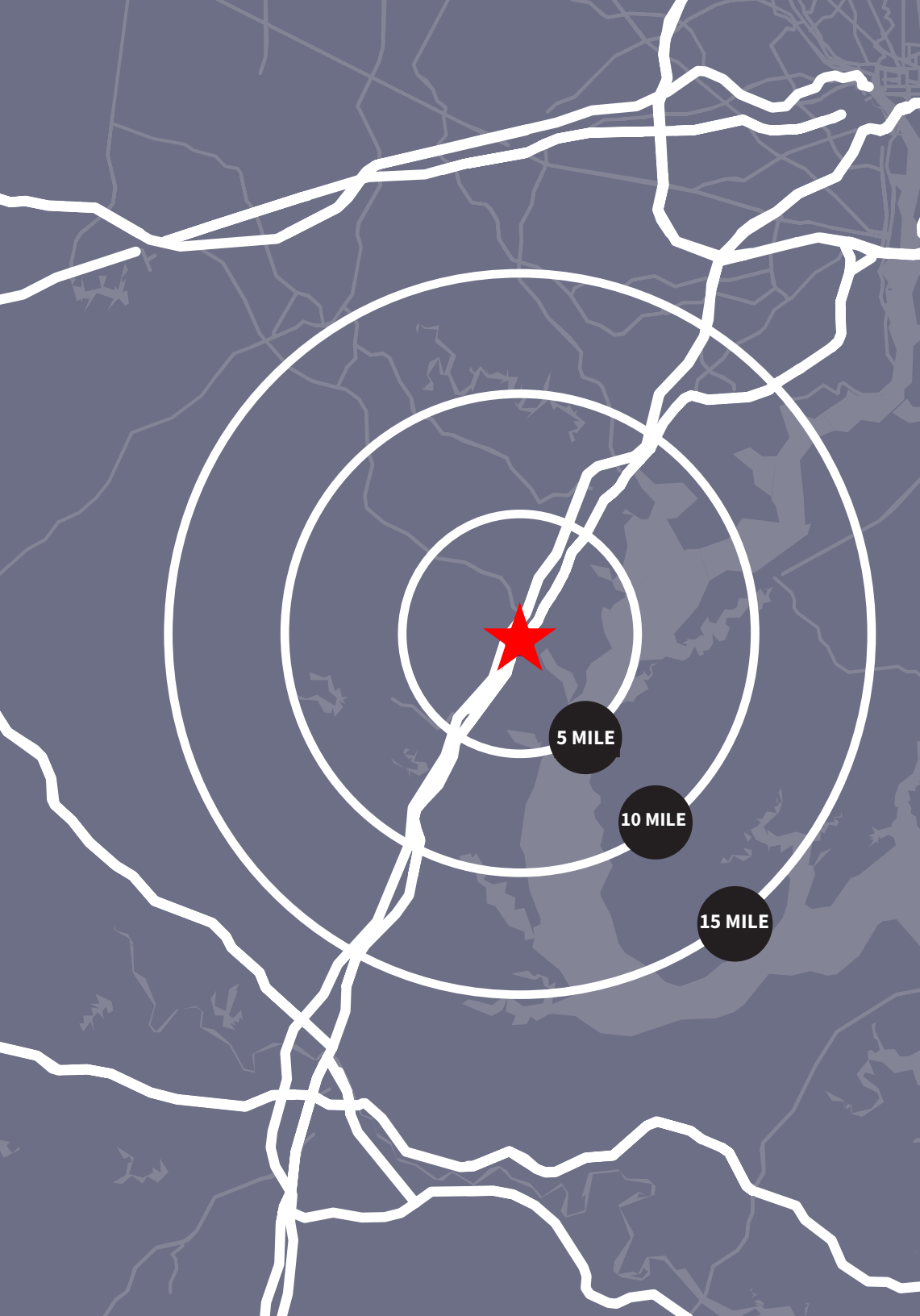


Building SF: +/- 44,100 SF
Building Depth: +/- 100'
Truck Court Depth: +/- 120'

Building SF: +/- 83,400 SF
Building Depth: +/- 110'
Truck Court Depth: +/- 120'

Development Concept 2





DEMOGRAPHICS

	5-MILE	10-MILE	15-MILE
POPULATION	138,461	337,839	623,977
HOUSEHOLDS	37,412	119,245	206,316
AVERAGE INCOME	\$137,120	\$138,308	\$153,098

Transaction Team

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