

INDUSTRIAL BUILD TO SUIT WITH 9,200 SF WH ON 2 ACRES

23147 Hubbards Road
Remington, VA 22734



Industrial Build to Suit Sale with fully insulated and heated 9,200 sf warehouse and single phase electrical with 200 amps of power on 2 acres in Remington VA on US 29. Sale will include a new 8,000 sf metal warehouse building and a second warehouse with 1,200 sf. Total warehouse area is 9,200 sf. Plenty of Outdoor storage. Well, Septic and Starlink hookup are available. Tax Id #: 34-67.

For Sale: \$2,250,000

Wright Realty, Inc. founded in 1946 continues to serve your real estate needs with over 75 years and five generations of experience



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Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



State Rte. F715

U.S. Rte. 29





State Rte. F715

U.S. Rte. 29

ACRES
 D 0.3 AC. GRASS
 D)/0.50 = 0.54

CHANNEL RANGES
 CHECKED THE VELOCITY
 OF 2% AND CHECKED
 ER VELOCITY OF 1%.

WAS 2.44 FPS AND THE
 55 FEET.

Project Description	
Worksheet	Triangular Channel - 1
Flow Element	Triangular Channel
Method	Manning's Formula
Solve For	Channel Depth

Input Data	
Mannings Coefficient	0.030
Slope	0.010000 ft/ft
Left Side Slope	0.33 V : H
Right Side Slope	0.33 V : H
Discharge	1.83 cfs

Results	
Depth	0.55 ft
Flow Area	0.9 ft ²
Wetted Perimeter	3.48 ft
Top Width	3.30 ft
Critical Depth	0.47 ft
Critical Slope	0.022786 ft/ft
Velocity	2.02 ft/s
Velocity Head	0.06 ft
Specific Energy	0.61 ft
Froude Number	0.68
Flow Type	Subcritical

GYORY FAMILY L.L.C.

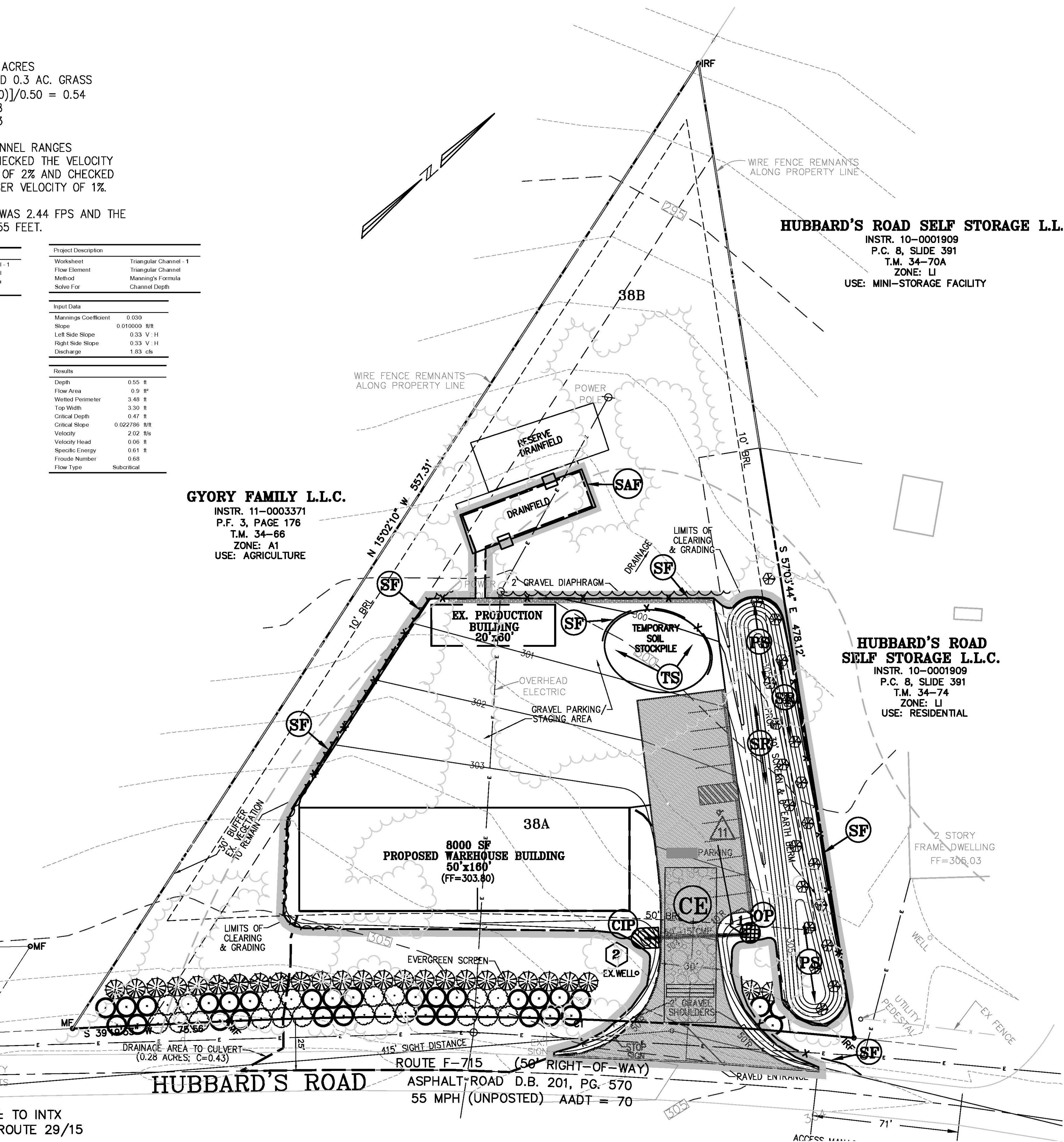
INSTR. 11-0003371
 P.F. 3, PAGE 176
 T.M. 34-66
 ZONE: A1
 USE: AGRICULTURE

HUBBARD'S ROAD SELF STORAGE L.L.

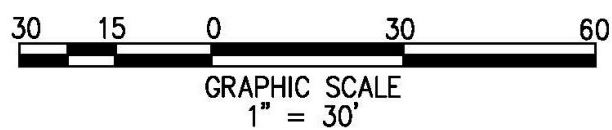
INSTR. 10-0001909
 P.C. 8, SLIDE 391
 T.M. 34-70A
 ZONE: LI
 USE: MINI-STORAGE FACILITY

HUBBARD'S ROAD SELF STORAGE L.L.C.

INSTR. 10-0001909
 P.C. 8, SLIDE 391
 T.M. 34-74
 ZONE: LI
 USE: RESIDENTIAL



TO INTX
 ROUTE 29/15

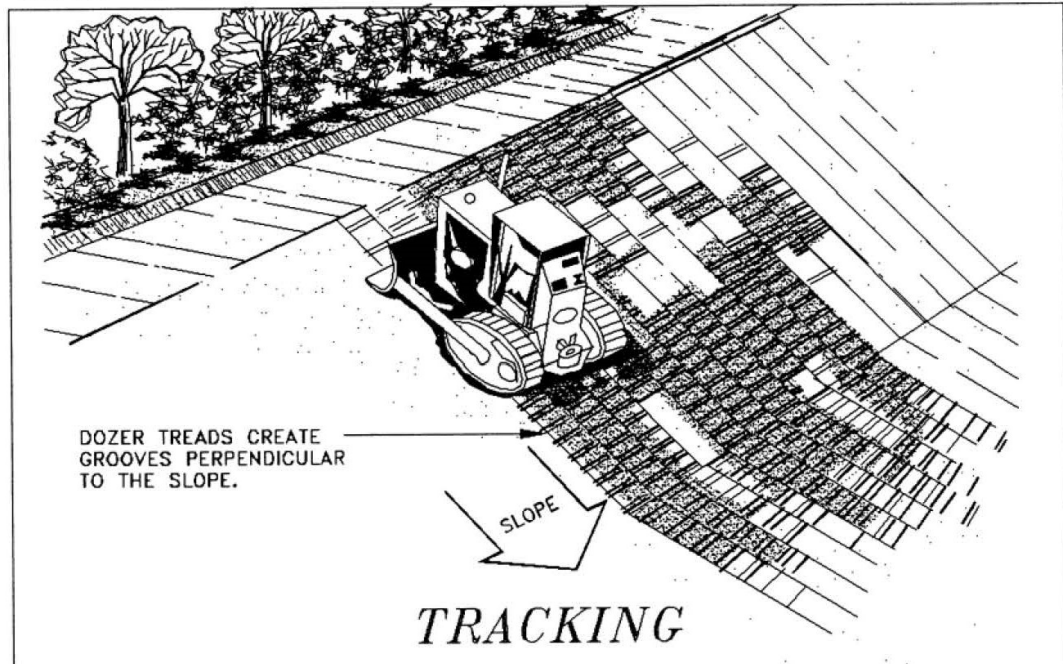


SOILS DATA

UNIT #	NAME	SLOPE	TEXTURE	DEPTH	K-VALUE	HYDROLOGIC GRP.
38A	JACKLAND & HAYMARKET	0-2%	SILT-LOAM	72"	0.49	D
38B	JACKLAND & HAYMARKET	2-7%	SILT-LOAM	72"	0.49	D

Source: Va. DSWC

Plate 3.29-3



Source: Michigan Soil Erosion and Sedimentation Guide

Plate 3.29-4







ARTICLE 7.1A. - LIGHT INDUSTRY-INDUSTRIAL PARK DISTRICT LI^[14]

Footnotes:

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Editor's note— Ord. of 1-4-2011, amended App. A, Art. 7.1A in its entirety to read as herein set out. Former App. A, Art. 7.1A, §§ 7.1A-1—7.1A-10, pertained to the same subject matter, and derived from Ord. of 11-6-1991.

7.1A-1. - Statement of intent.

This district provides for light industry, research and development and related uses in planned park setting and/or at appropriate locations within the community. Related uses include offices, retail, assembly, manufacturing and accessory uses. Activities should be carried out in a planned layout with coordinated use, circulation, access, development staging and infrastructure.

7.1A-2. - Use regulations.

The following regulations shall apply in all LI Districts:

7.1A-2-1 Prohibited uses:

7.1A-2-1.1 Residential structures and uses.

7.1A-2-2 Permitted uses:

7.1A-2-2.1 All principal uses permitted in the CS District, except for residential uses.

7.1A-2-2.2 Assembly of appliances, instruments, devices, radios, machine parts and office machines. Also the manufacture of small parts, such as coils, condensers, transformers, etc.

7.1A-2-2.3 Automobile repair, painting, upholstery, dismantling, assembly.

7.1A-2-2.4 Contractor's equipment storage yards, lumberyards, building materials and plumbing supply storage, all subject to screening and landscaping.

7.1A-2-2.5 Data processing and computing, secure messaging services and customer support.

7.1A-2-2.6 Dry cleaners and laundries.

7.1A-2-2.7 Fabrication of metal products, such as bicycles, toys, jewelry, furniture, instruments, but excluding sheet metal products.

7.1A-2-2.8 Fabrication of wood products such as cabinetry, furniture, toys, boats and woodworking.

7.1A-2-2.9 Indoor sports facility.

7.1A-2-2.10 Manufacture, assembly and processing of products from previously prepared materials including: electrical and electronic components and equipment; musical, scientific, medical, dental and photographic equipment; pharmaceutical, cosmetics, toiletries; frozen foods, beverage, confections, horticultural products; clothing and textiles.

7.1A-2-2.11 Manufacture of pottery and clay or ceramic products using only previously pulverized clay and kilns fired by electricity or natural gas.

7.1A-2-2.12 Office uses.

7.1A-2-2.13 Printing and publishing.

7.1A-2-2.14 Public utilities including power plants and other similar facilities.

7.1A-2-2.15 Radio and television studios and broadcasting facilities.

7.1A-2-2.16 Research and development activities, including laboratories, testing, prototype manufacture, experimental work and related operations.

7.1A-2-2.17 Welding and machine shops, excluding punch presses exceeding 40-ton rated capacity.

7.1A-2-2.18 Wholesale and warehouse operations.

7.1A-2-2.19 Accessory uses including company vehicle service (indoor or screened only), heliport, parking garage, motor, fuel facilities and single night watchman or caretaker facilities that do not exceed fifteen percent (15%) of the total lot area.

7.1A-2-3 Conditional uses:

The following uses may also be permitted subject to securing a special use permit as provided for in Article 17:

7.1A-2-3.1 All conditional uses permitted in the CS District.

7.1A-2-3.2 Airports.

7.1A-2-3.3 Debris, landfill and transfer stations, subject to screening and acceptable soil conditions, state permitting, annual inspection and restriction on any burning. Adequate buffer and demonstration of compatibility with adjacent uses without nuisance is required prior to special permit approval; recycling centers.

7.1A-2-3.4 Processing of extracted minerals and resources and related wholesale operations subject to the screening and landscaping of any outdoor stockpile and storage.

7.1A-2-3.5 Outdoor storage subject to screening and landscaping. Storage of explosive or hazardous materials incidental to production or use.

7.1A-2-3.6 Truck terminal, transfer and dispatch.

7.1A-2-3.7 Amphitheaters, amusement parks, arenas, auditoriums, fairgrounds, race tracks, stadiums or similar public gathering facilities mainly intended for recreational uses. Ancillary and related uses such as associated offices, equipment testing facilities, assembly, food services and the like are also permitted.

7.1A-2-4 Restricted uses:

7.1A-2-4.1 The use of land or structure that may be hazardous, noxious, injurious by reason of production or emission of dust, smoke, refuse, odor, fumes, noise, glare, vibration or similar components is prohibited.

7.1A-2-4.2 Fuels, explosives or flammable liquids shall be stored only in accordance with DPA/SPPC regulations.

7.1A-2-4.3 Noise, glare or vibration that is discernable beyond the property line is prohibited. Lighting shall be diffused and hooded or screened so as to not spread to adjacent properties or roadways.

7.1A-2-4.4 No unneutralized refuse shall be discharged into sewers, ditches, streams or on the land.

7.1A-3. - Minimum lot area.

Minimum lot area shall be one-half (0.5) acre.

7.1A-4. - Lot coverage.

Lot coverage shall be a maximum of fifty percent (50%), a maximum floor area ratio of one-half (0.5) with a minimum of twenty percent (20%) green space.

7.1A-5. - Lot width.

None.

7.1A-6. - Setback.

Setback shall be fifty (50) feet from the right-of-way. Setback shall be forty (40) feet from the right-of-way of the side street on corner lots. The setback for accessory uses other than structures is twenty (20) feet from any right-of-way line.

7.1A-7. - Side yard.

Side yards shall be ten (10) feet on each side plus one (1) foot for each additional ten (10) feet above fifteen (15) feet of structure height. A side yard of five (5) feet is required for accessory uses.

7.1A-8. - Rear yard.

Rear yards shall be ten percent (10%) of the lot depth, but need not exceed twenty (20) feet.

7.1A-9. - Building height.

Building height shall be a maximum of forty-five (45) feet.

7.1A-10. - Special provisions.

7.1A-10-1 Front yard use:

No truck storage, parking, loading or stacking areas are allowed in the front yard.

7.1A-10-2 Environmental impact assessment required:

Environmental assessment of significant impacts may be required.

(Ord. of 1-4-2011)

ARTICLE 6.1C. COMMERCIAL SERVICES DISTRICT CS¹

6.1C-1. Statement of intent.

This district provides for community and business services that need accessibility to serve the community and the region. Such services include all levels of retail service, professional offices, hotels, etc. These are intense commercial uses requiring adequate access, buffering and careful land planning and coordination.

6.1C-2. Use regulations.

The following regulations shall apply in all CS Districts:

6.1C-2-1 Principal uses and structures:

- 6.1C-2-1.1* Principal and conditional uses in the VC District, except Public Utilities/Utilities.
- 6.1C-2-1.2* Art supplies.
- 6.1C-2-1.3* Auction house.
- 6.1C-2-1.4* Auto, trailer sales and service.
- 6.1C-2-1.5* Boat sales, service.
- 6.1C-2-1.6* Building materials (screened storage only).
- 6.1C-2-1.7* Business/trade schools.
- 6.1C-2-1.8* Car wash.
- 6.1C-2-1.9* Department stores.
- 6.1C-2-1.10* Discount stores.
- 6.1C-2-1.11* Feed stores.
- 6.1C-2-1.12* Frozen food locker.
- 6.1C-2-1.13* Furniture and appliance stores.
- 6.1C-2-1.14* Garden and landscape center.
- 6.1C-2-1.15* General contractor (screened equipment storage).
- 6.1C-2-1.16* Hardware store.
- 6.1C-2-1.17* Home improvement stores.
- 6.1C-2-1.18* Machinery and tool sales, service, rental.
- 6.1C-2-1.19* Medical or dental clinics and laboratories.
- 6.1C-2-1.20* Motel, hotel.

¹Editor's note(s)—Ord. of 1-4-2011, amended App. A, Art. 6.1C in its entirety to read as herein set out. Former App. A, Art. 6.1C, §§ 6.1C-1—6.1C-9, pertained to the same subject matter, and derived from Ord. of 11-6-1991.

6.1C-2-1.21 Nurseries.

6.1C-2-1.22 Passenger terminals.

6.1C-2-1.23 Pawn shops.

6.1C-2-1.24 Plumbing and electrical supplies (screened storage only).

6.1C-2-1.25 Printing and publishing.

6.1C-2-1.26 Public utilities including water and sewer facilities, substations and other similar facilities.

6.1C-2-1.27 Sign printing.

6.1C-2-1.28 Taxidermist.

6.1C-2-1.29 Upholstery.

6.1C-2-2. Conditional uses:

The following uses may also be permitted subject to securing a special use permit as provided for in Article 17:

6.1C-2-2.1 Golf driving range.

6.1C-2-2.2 Health care institution.

6.1C-2-2.3 Hospital.

6.1C-2-2.4 Wholesale and storage, if wholly contained within structures.

6.1C-2-5. *Outdoor storage yards must be screened and landscaped.*

6.1C-2-6. Public Utilities/Utilities.

(Ord. of 5-7-2024, Att.)

6.1C-3. Minimum lot area.

None.

6.1C-4. Lot coverage.

Sixty percent (60%) maximum.

6.1C-5. Lot width.

None.

6.1C-6. Setback.

Setback shall be fifty (50) feet from right-of-way on primary road; forty (40) feet from right-of-way on secondary road.

6.1C-7. Side yard.

None, except that any building wall with openings shall be at least fifteen (15) feet from any property line with an additional five (5) feet for each building story over the first floor.

6.1C-8. Rear yard.

Rear yards shall be equal to the height of the building (peak of roof or top of parapet), but not to exceed (30) feet.

6.1C-9. Building height.

Building height shall be forty-five (45) feet maximum [four (4) stories].

6.1C-10. Residential district uses.

Where residential uses are permitted through the inclusion of R zoning district uses in the CS district, lot area, width, setback and yard requirements, and water and sewer requirements where applicable, of the appropriate R district shall be enforced.

(Ord. of 1-4-2011)