

**FOR SALE**

## INDUSTRIAL PROPERTY

10116 MEETZE RD MIDLAND, VA 22728



**SALE PRICE**      **\$5,500,000**

### OFFERING SUMMARY

Building Size: 4,000 SF  
Lot Size: 2.42 Acres  
Zoning: I-2  
Market: Washington DC  
Submarket: Fauquier  
Parcel ID: 7910-09-8167-000

### PROPERTY OVERVIEW

This 2.42-acre industrial property offers a prime opportunity for businesses seeking a versatile site with existing infrastructure in place. Zoned I-2 General Industrial, the property accommodates a wide range of industrial and commercial uses, providing flexibility for both owner-users and investors. The site features a 4,000 square-foot building well-suited for operations such as warehousing, distribution, contractor's shops and offices, automotive repair (including body work & painting), and truck and heavy equipment sales, rental, and service. With ample outdoor space for parking, equipment storage, or potential expansion, the property is positioned to support both immediate occupancy and long-term growth.

### LOCATION OVERVIEW

Situated in Midland, Virginia, the property benefits from convenient access to major transportation corridors serving Fauquier County and the broader Northern Virginia region. The location provides excellent connectivity to U.S. Route 28, U.S. Route 17, and other key routes linking to Manassas, Warrenton, Culpeper, and Interstate 66. The area supports a growing base of industrial and service businesses while retaining the advantages of a less congested setting compared to metropolitan hubs. This combination of accessibility, regional growth, and business-friendly zoning makes the property an attractive option for a wide variety of industrial users.

### PRESENTED BY:

**CHUCK RECTOR**

**PRINCIPAL**

703.330.1224

chuck@weber-rector.com

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



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

[www.Weber-Rector.com](http://www.Weber-Rector.com)

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## LOCATION MAP



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## ZONING INFORMATION

Fauquier County I-2 By Right Uses	
Public Safety Facility, (fire, rescue, police station or substation facility)	Parks & Recreation Facilities (Governmental/Civic), nonathletic
Recycling Containers, Governmental	Governmental Athletic Recreational Uses
Repair service establishment less than 5,000 sq. ft.	Repair service establishment more than 5,000 sq. ft.
Laundry/dry cleaners/laundromat less than 5,000 sq. ft.	Laundry/dry cleaners/laundromat more than 5,000 sq. ft.
Furniture repair, cabinet making, upholstery, less than 5,000 sq. ft.	Furniture repair, cabinet making, upholstery, more than 5,000 sq. ft.
Carpentry, plumbing, electrical, printing, welding, sheet metal shops, less than 5,000 sq. ft.	Carpentry, plumbing, electrical, printing, welding, sheet metal shops more than 5,000 sq. ft.
Auto body/painting establishments	Motor vehicle impoundment, towing a. maximum of 10 vehicles or b. maximum of 30 vehicles
Truck and heavy equipment sales, rental and service	Vehicle transportation service establishments a. Maximum of 10 vehicles
Commercial storage and processing of bulk agricultural products	On-site processing and sales of agricultural and aquicultural products
Warehousing including Self-Storage Facilities	Distribution Center on 10 acres or less
Wholesale trade establishment with associated retail sales (50,000 sq. ft. or under)	Frozen food lockers
Bottling plant	Carpet and rug cleaning
Stone monument processing	Enclosed laboratories and facilities for manufacturing, assembling, and research and development
Blacksmith shops	General Industrial Use substantially screened from view, less than one acre
General Industrial Use, substantially screened from view, more than one acre used	Contractors' offices, shops and material storage yards with all equipment and materials contained entirely within a building or completely screened from view
Sawmills	Crop/Livestock Farm
Horse Farm	Truck farm
Plant nursery/greenhouse (less than 10,000 sq. ft.) wholesale only	Greenhouse (more than 10,000 sq. ft.) wholesale only
Plant nursery/greenhouse retail sales	Forestry
Natural gas, oil and other petroleum products metering, regulation, compressor and local office space incidental thereto and necessary for the operation of such stations but not including any storage facilities	Water and sewage pumping and storage facilities, below ground
Rail freight terminal/depot	Telecommunications Facilities, Radio, Television, Microwave, Antenna and Transmitting Equipment *refer to Article 11

[Click here for the full Fauquier County zoning use table.](#)

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