

**FOR SALE**

# INDUSTRIAL PROPERTY - MAJOR PRICE REDUCTION!

10116 MEETZE RD MIDLAND, VA 22728



**SALE PRICE**      **\$2,900,000**

## 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

### MAJOR PRICE REDUCTION!!

This 2.42-acre industrial property presents a strong opportunity for owner-users or investors seeking a versatile site with existing improvements. Zoned I-2 General Industrial, the property allows a broad range of industrial and commercial uses. The site includes a 4,000 SF building suitable for warehousing, distribution, contractor operations, automotive repair (including body work and painting), and truck or heavy equipment sales, rental, and service. Current I-2 zoning requires 100' setbacks, limiting outdoor storage and yard area; however, discussions with Fauquier County indicate these setbacks could be significantly reduced through rezoning to C-1. Property to be sold in "as-is" condition subject to existing I-2 zoning.

## LOCATION OVERVIEW

Situated in Midland, Virginia, the property offers convenient access to major transportation corridors serving Fauquier County and the broader Northern Virginia region. The location provides direct connectivity to Rt. 28, Rt. 17, and other key routes linking Manassas, Warrenton, Culpeper, and I-66. The area supports a growing base of industrial and service businesses while maintaining a less congested alternative to metropolitan hubs, making the property well suited for a range of industrial users.

## PRESENTED BY:

**CHUCK RECTOR**

*PRINCIPAL*

703.330.1224

[chuck@weber-rector.com](mailto: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

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## AERIAL TAX MAP



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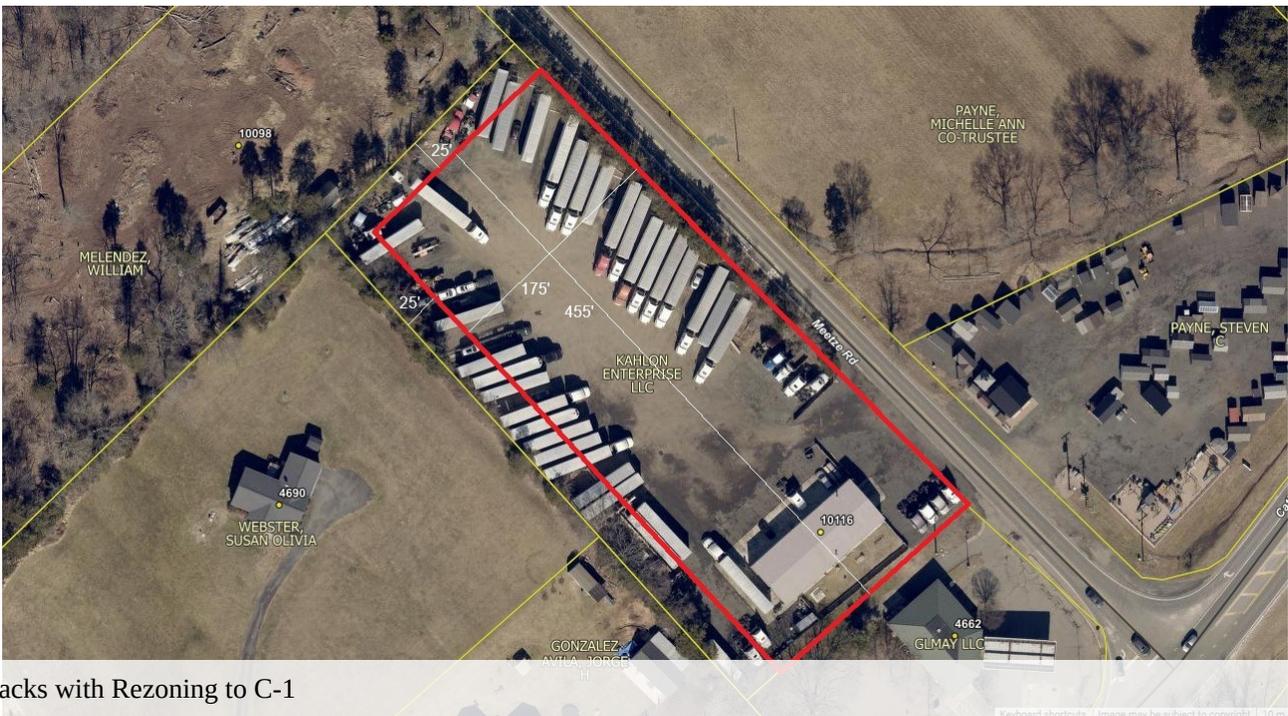
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## ADDITIONAL PHOTOS



Setbacks with Current I-2 Zoning



Potential Setbacks with Rezoning to C-1

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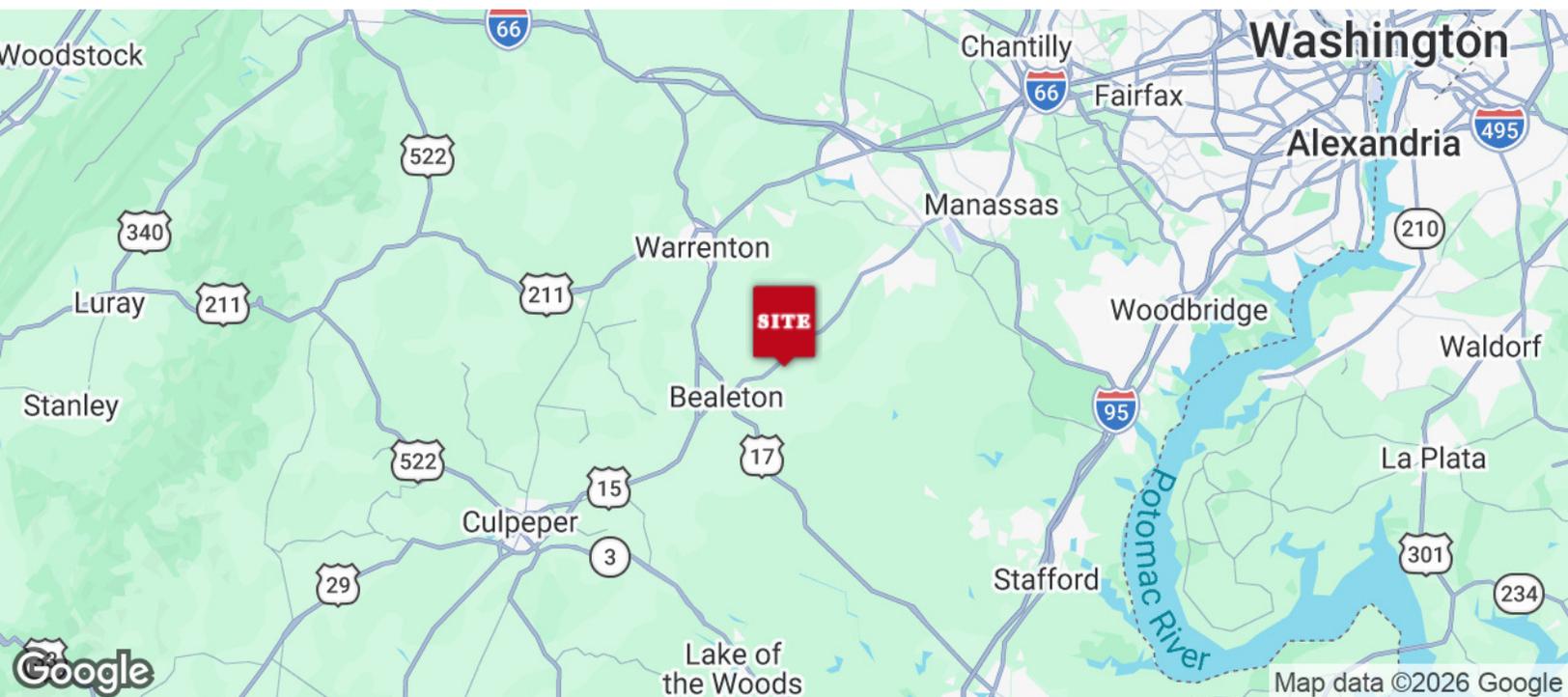
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## LOCATION MAP



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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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