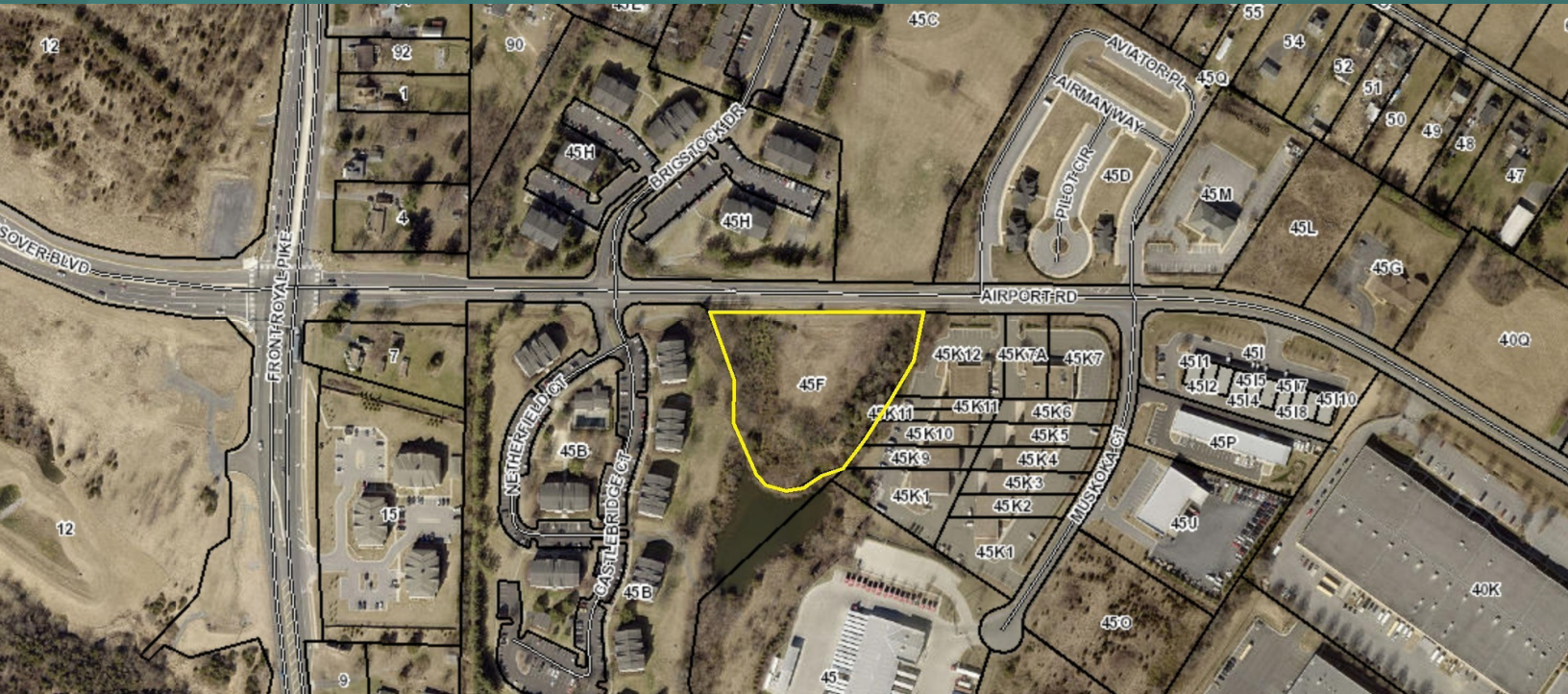


FOR SALE

INDUSTRIAL LAND

0 AIRPORT RD. WINCHESTER, VA 22602



SALE PRICE **\$700,000**

OFFERING SUMMARY

Lot Size: 2.67 Acres
Zoning: M-1
Market: Washington DC
Submarket: Frederick County
Price / SF: \$6.02
Parcel ID: 64-A-45-F

PROPERTY OVERVIEW

This 2.67-acre industrial-zoned parcel presents a prime opportunity for storage or warehouse development. With site plans already in place for a 93-unit self storage facility, the property is well-suited for self-storage, flex warehouse space, or a distribution facility. Zoned M-1, it allows for a wide range of industrial uses, including warehousing, logistics, and light manufacturing. Investors, developers, and owner-users alike can capitalize on this development-ready site in a thriving industrial market.

Disclosure: Agent related to Seller.

LOCATION OVERVIEW

Situated on Airport Road in Winchester, VA, this property offers excellent connectivity to major transportation routes, including I-81 and Route 50. Located near Winchester Regional Airport, it provides easy access to key regional and national distribution channels. Its prime position in Frederick County makes it an attractive choice for businesses looking to expand their industrial operations.

PRESENTED BY:

MIGUEL PIRES
COMMERCIAL AGENT
571.247.7462
miguel@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

FOR SALE

INDUSTRIAL LAND

0 AIRPORT RD. WINCHESTER, VA 22602

SITE PLAN APPROVAL



COUNTY of FREDERICK

Department of Planning and Development

540/ 665-5651

Fax: 540/ 665-6395

October 17, 2018

Kevin J. Knechtel, PE
Potesta & Associates, Inc.
15 South Braddock Street
Winchester, VA 22601

Re: Approval for Site Plan #34-17, Airport Road Self-Storage Facility
Property Identification Number (PIN): 64-A-45F

Dear Mr. Knechtel:

The above-referenced site plan was approved on October 16, 2018. The site plan is approved for a 14,250 square foot (SF) self-storage facility containing 4 mini-warehouse buildings (93 units) in the M1 (Light Industrial) District in the Shawnee Magisterial District on Airport Road. Other site improvements include a security fence, landscaping/screening and building-mounted lighting fixtures.

All requirements of the Frederick County Zoning Ordinance have been met in the approved site plan, including review agency comments from all relevant review agencies. Attached are three (3) copies of the signed site plan from the Zoning Administrator. Please forward these copies to the appropriate representative(s). Furthermore, advise the owner(s) that a copy should be kept for future reference, and an approved copy must be kept on the construction site throughout the development process. Once site development is complete, the owner(s) should contact this office to schedule an on-site inspection. Do not hesitate to contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Tyler Klein".

M. Tyler Klein, AICP
Senior Planner

MTK/pd

Attachments

cc: Shannon Trout, Shawnee District Supervisor
Lawrence Ambrogi & H. Paige Manuel, Shawnee District Planning Commissioner
Jane Anderson, Real Estate
Commissioner of Revenue
Mr. Luis Pires, 8195-B Euclid Court, Manassas Park, VA 20111
✓ Potomac Waterproofing, Inc., 8915-B Euclid Court, Manassas Park, VA 20111

107 North Kent Street, Suite 202 • Winchester, Virginia 22601-5000

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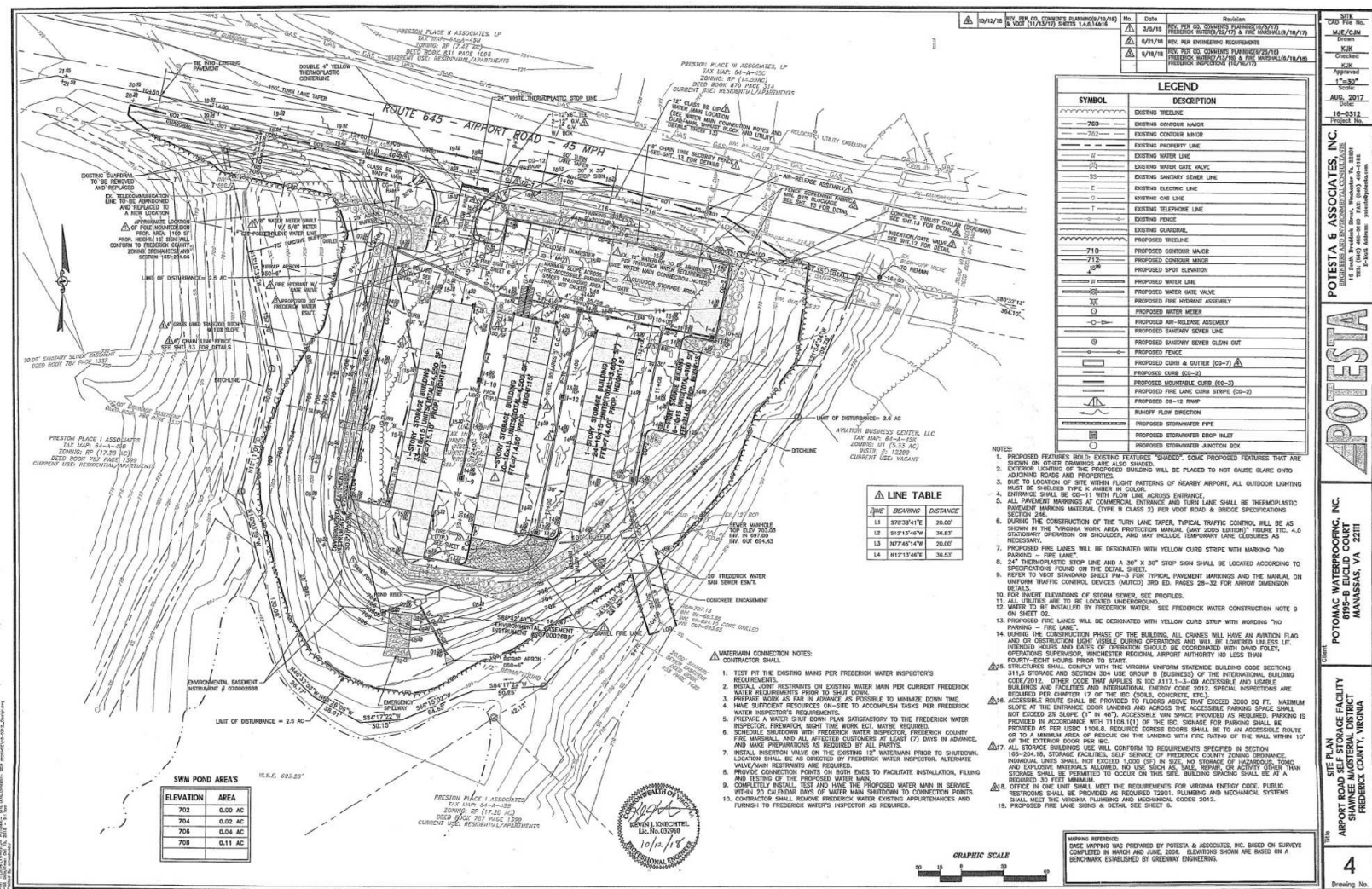
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INDUSTRIAL LAND

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SITE PLAN



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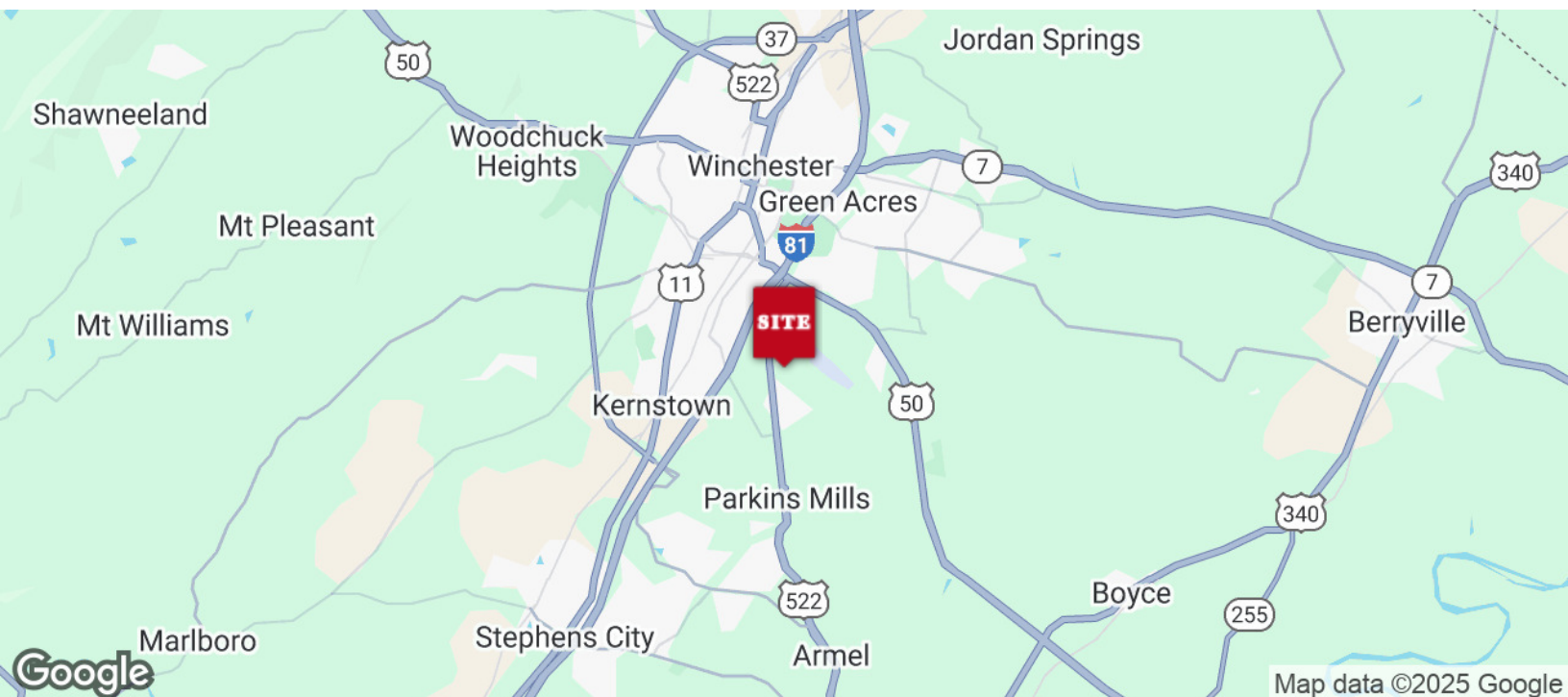
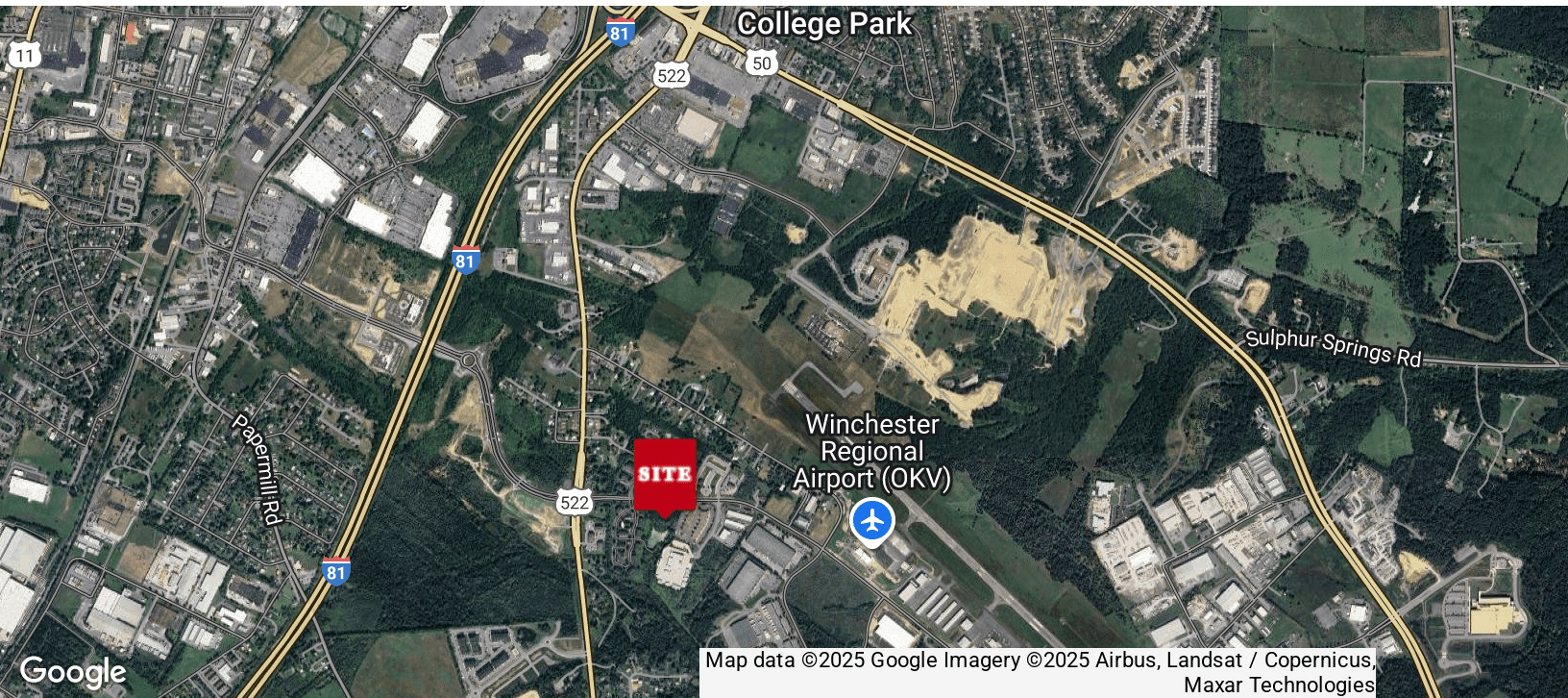
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LOCATION MAP



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