



**COLDWELL BANKER**  
**COMMERCIAL**  
ELITE



UNIQUE OPPORTUNITY | 16,936 SF WAREHOUSE IN COLONIAL BEACH

**FOR SALE**

913 Longfield Road, Colonial Beach, VA 22443

Price: \$2,500,000

Square Footage: 16,936

Land Area: 7.27 AC

Zoning: Zoned B-2 and A-1

Coldwell Banker Commercial Elite is pleased to present a rare and exceptional industrial warehouse property located at 913 Longfield Road in Colonial Beach, Virginia. This expansive 7.27-acre site features a 16,936 square foot warehouse, complemented by 448 square feet of office space, making it an ideal location for a variety of industrial or commercial operations. With its strategic location, versatile facility, and potential for a wide range of commercial uses, this property offers a unique opportunity for businesses seeking space in Colonial Beach.

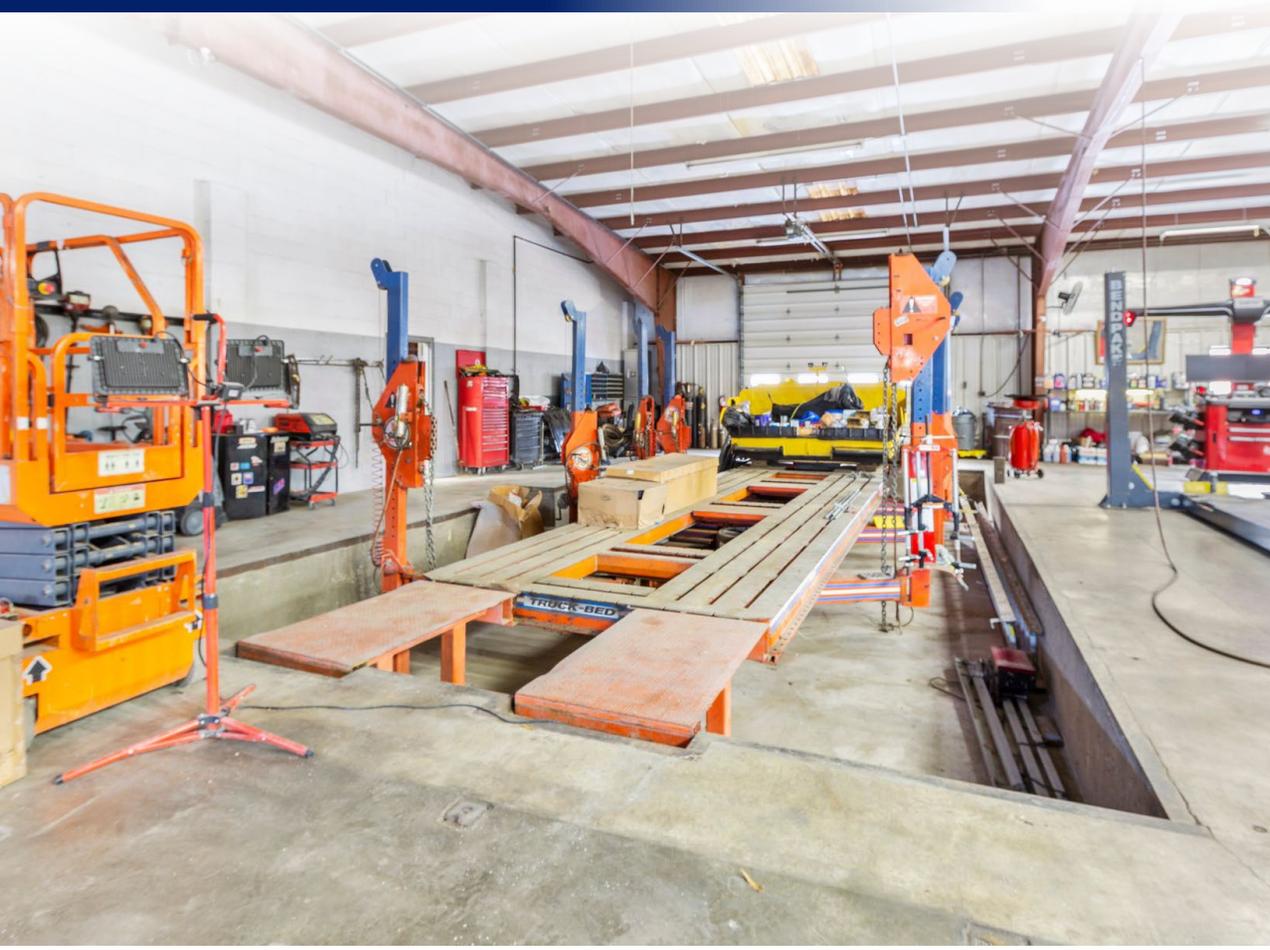
- **Rare Large Warehouse:** The 16,936 square foot warehouse offers ample space for a diverse mix of uses such as, auto/machine repair, contractor, service provides, manufacturing, storage, or distribution needs.
- **8 Bay Doors:** The facility is equipped with 8 bay doors, providing efficient access for loading and unloading operations.
- **Prime Location:** Conveniently located in Colonial Beach, Virginia, with over 450 feet of road frontage on Longfield Road, providing excellent visibility and easy access to major thoroughfares.
- **Fenced Lot Configuration:** The property includes two (2) front fenced lots, each 30,000 square feet, and a one (1) rear fenced lot spanning 2.6 acres, offering ample secure space for operations or expansion.
- **Special Use Permit:** The property comes with a rare and valuable in-place special use permit for auto body repair, providing immediate flexibility for businesses in this industry.
- **Covered Outside Storage:** The property includes additional covered outdoor storage space to support your business needs.

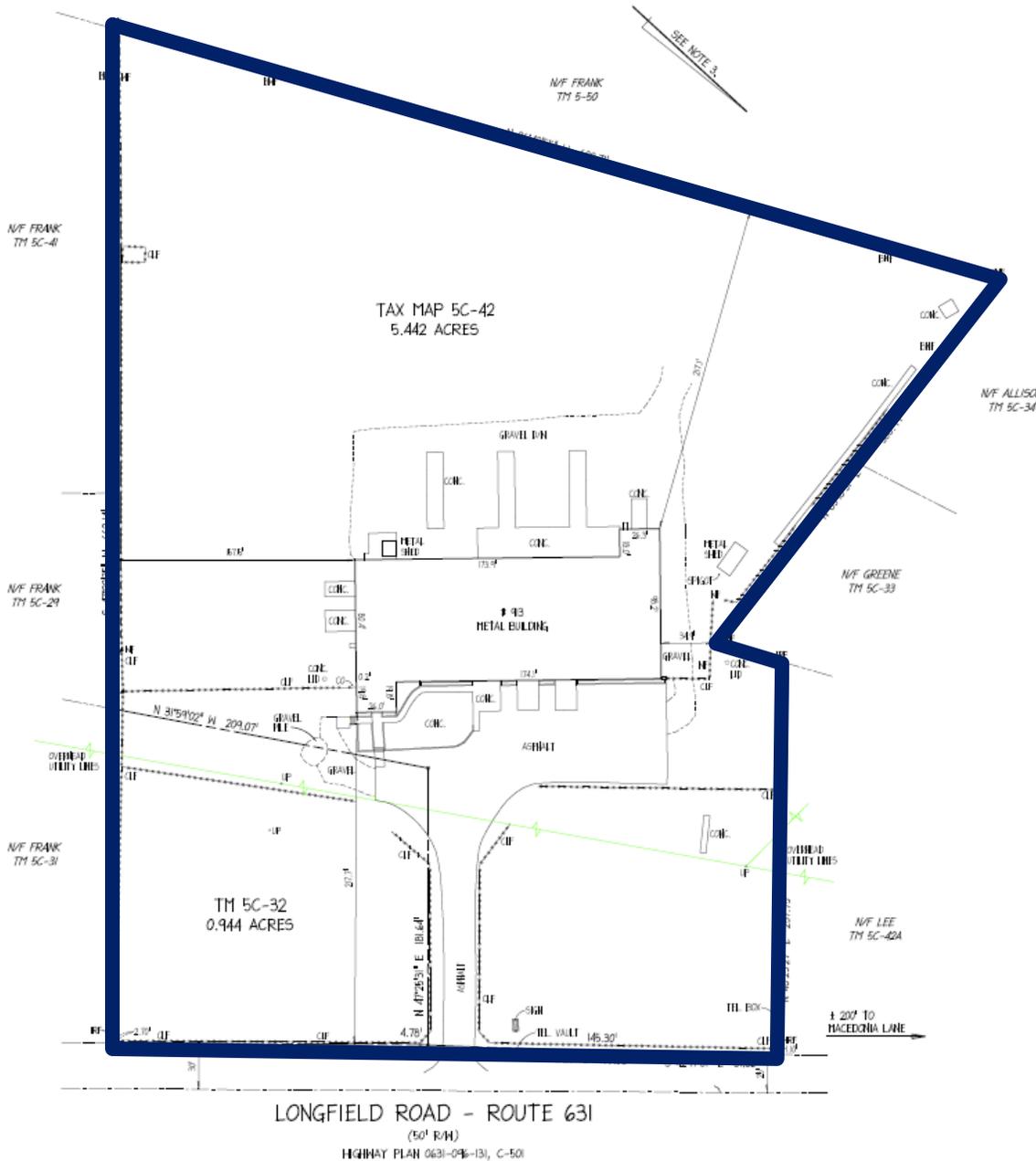
- **Auto Sales is permitted, in addition to Collision Repair, Warehouse, Distribution, Storage, Self-storage, Fleet parking and maintenance, Boat/RV Storage, and niche target: public auction parking lot facility for vehicles.**
- **Property previously had permits to park/store up to 750 vehicles.**

## PROPERTY DEMOGRAPHICS

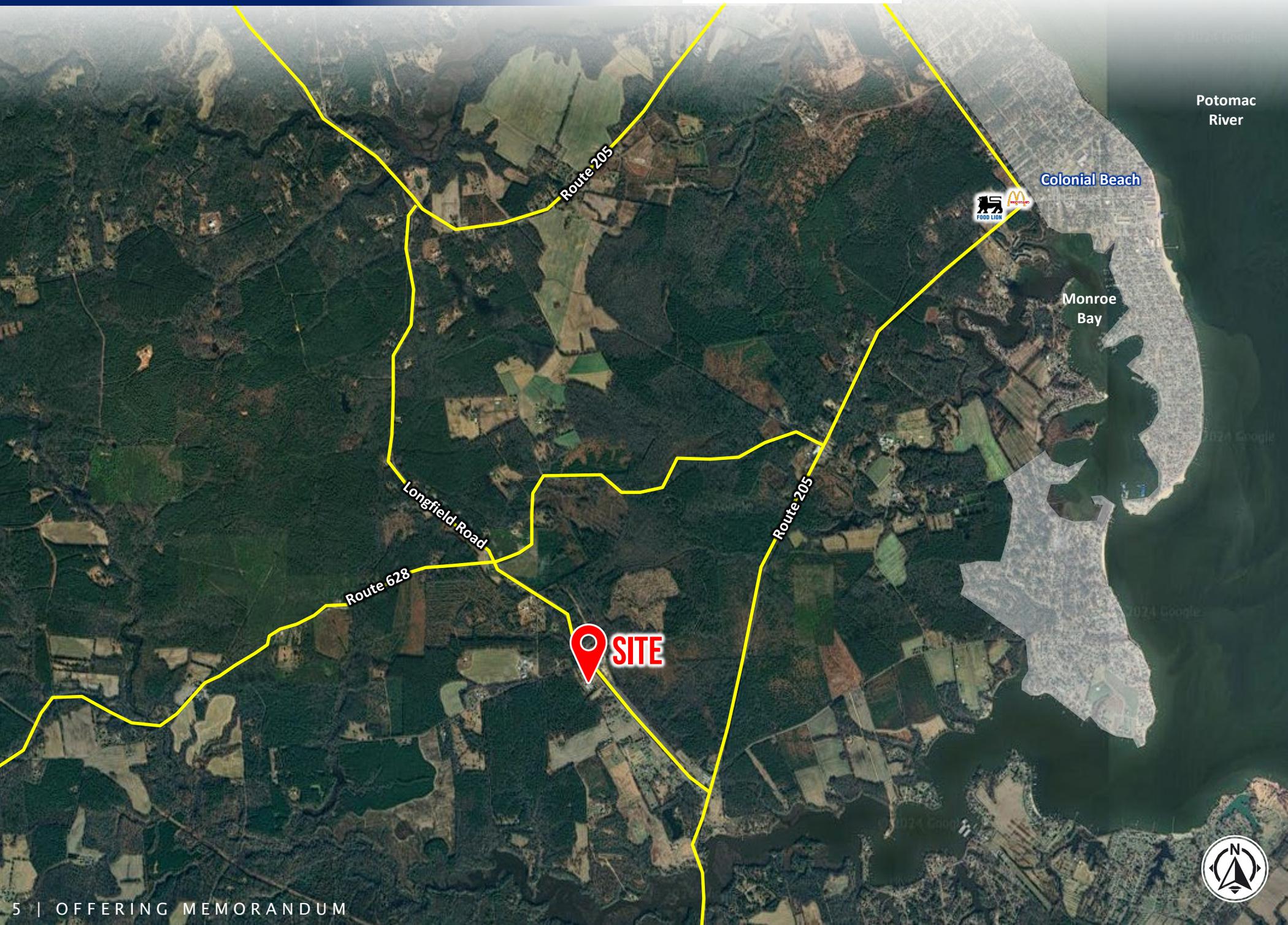
POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	3,990	11,094	23,511
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	1,702	4,811	9,558
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$103,373	\$100,663	\$117,574







- Clear Span Roof with No Columns
- Phase 3 Power
- 18' Clear Ceiling



Potomac  
River

Colonial Beach

Monroe  
Bay

Route 205

Longfield Road

Route 205

Route 628

 **SITE**



OFFERING MEMORANDUM

# UNIQUE OPPORTUNITY | 16,936 SF WAREHOUSE IN COLONIAL BEACH

913 LONGFIELD ROAD | COLONIAL BEACH, VA 22443

## FOR MORE INFORMATION PLEASE CONTACT:



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