



FOR SALE

Fully Leased Office Complex

252 Airport Road | Winchester, VA 22601

Gillian Greenfield, CCIM | O: (877) 667-7071 | C: (540) 974-3927

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COLDWELL BANKER
COMMERCIAL
PREMIER

FOR SALE

FULLY LEASED OFFICE COMPLEX

252 Airport Road | Winchester, VA 22602



PROPERTY DESCRIPTION

Multi-tenant office complex, 100% occupied, for sale! 15K SF sold fully occupied with three great credit tenants! All are triple net leases. Two of three have had multiple renewals. Ideal 1031 investment. Can also be sold to end user, contact agent for details. Reasonable offers welcomed. Current NOI is \$148K/year. Property is all brick and masonry construction and in Class A excellent condition!

LOCATION DESCRIPTION

Located in Winchester/Frederick County, the fastest growing metro area for the fourth consecutive year in 2024! Located immediately off interstate in an excellent commuter/high growth setting.

OFFERING SUMMARY

Sale Price:	\$2,500,000
Number of Units:	3
Lot Size:	5.33 Acres
Building Size:	15,000 SF
NOI:	\$148,000.00
Cap Rate:	5.94%

DEMOGRAPHICS	10 MILES	25 MILES	50 MILES
Total Households	45,220	128,769	870,777

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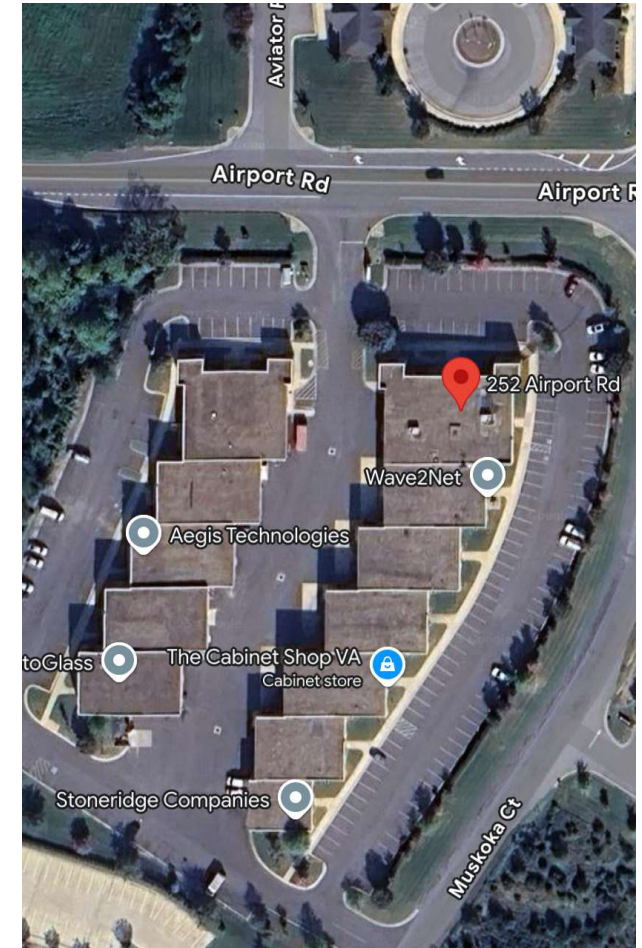


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PHOTO TOUR

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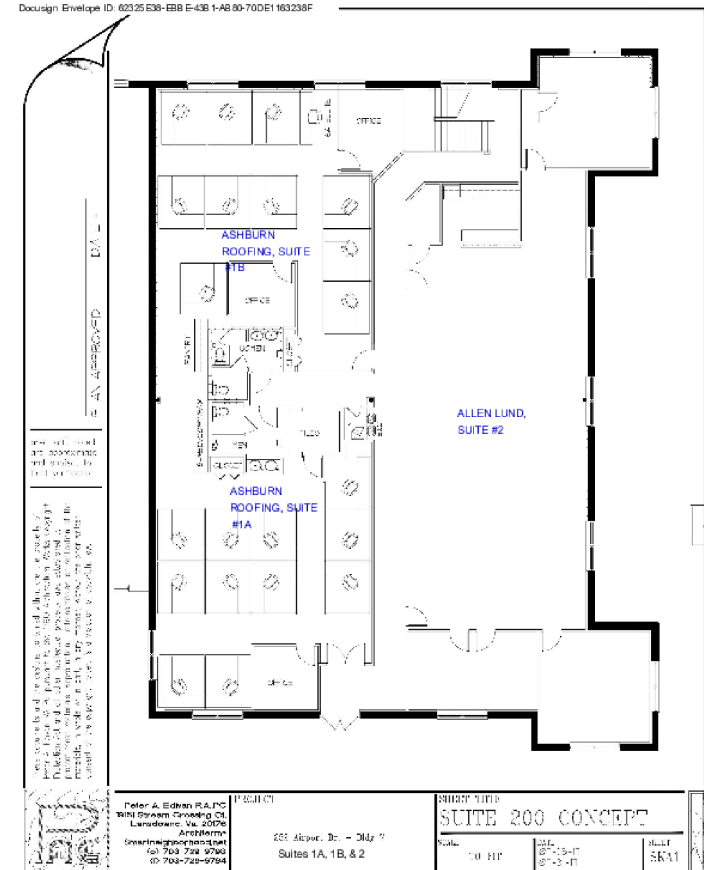
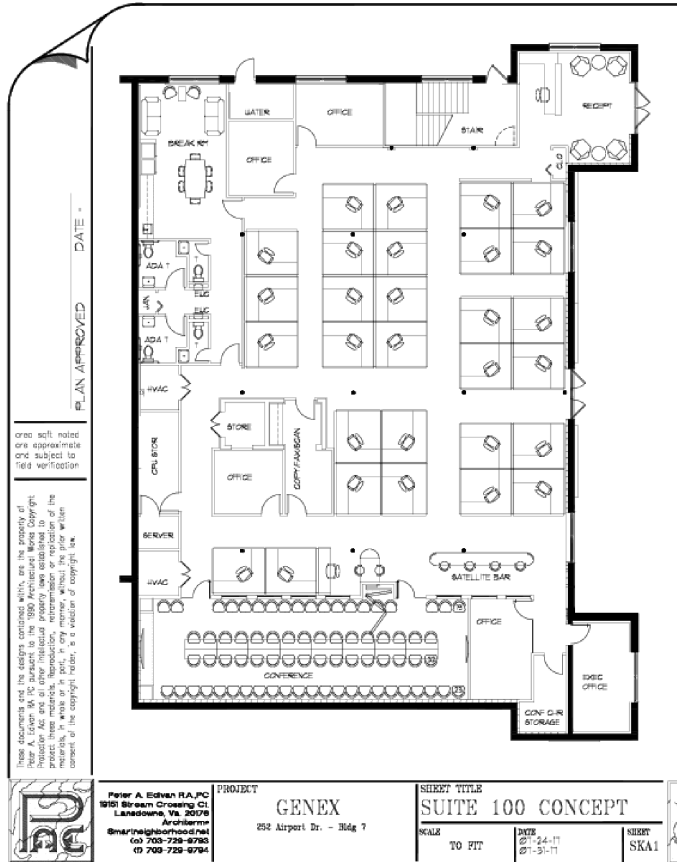


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FLOOR PLAN

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RENT ROLL

FULLY LEASED OFFICE COMPLEX

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Rent Roll, 252 Airport Road

Tenant	Suite #	USF	Termination Date	Base Lease Rate	BLR/M	(term BLR)	NNN	NNN/M	Notes
Genex	Suite 3	7,082	11.30.26	\$10.75	\$6,344.29	12.1.24-11.30.25	1.545	911.808	Option for early termination after 12.1.2025
Ashburn Roofing	Suite 1B & 2	3,088	1.31.2026	\$10.30	\$2,650.53	2.1.25-1.31.26	2.16	555.84	2x 3-year renewals, 3% annual increases
Allen Lund	Suite 1A	3,074	7.31.2027	\$12.83	\$3,286.82	8.1.24-7.31.25	2.16	553.32	pays additional \$487.15/M for G&E
		USF	13,244						
					\$12,281.65				M/NOI
					\$147,379.78				Yr/NOI
		Public Record SF	15,000		\$2,700,000.00				Asking Price
					5.46%				CAP Rate



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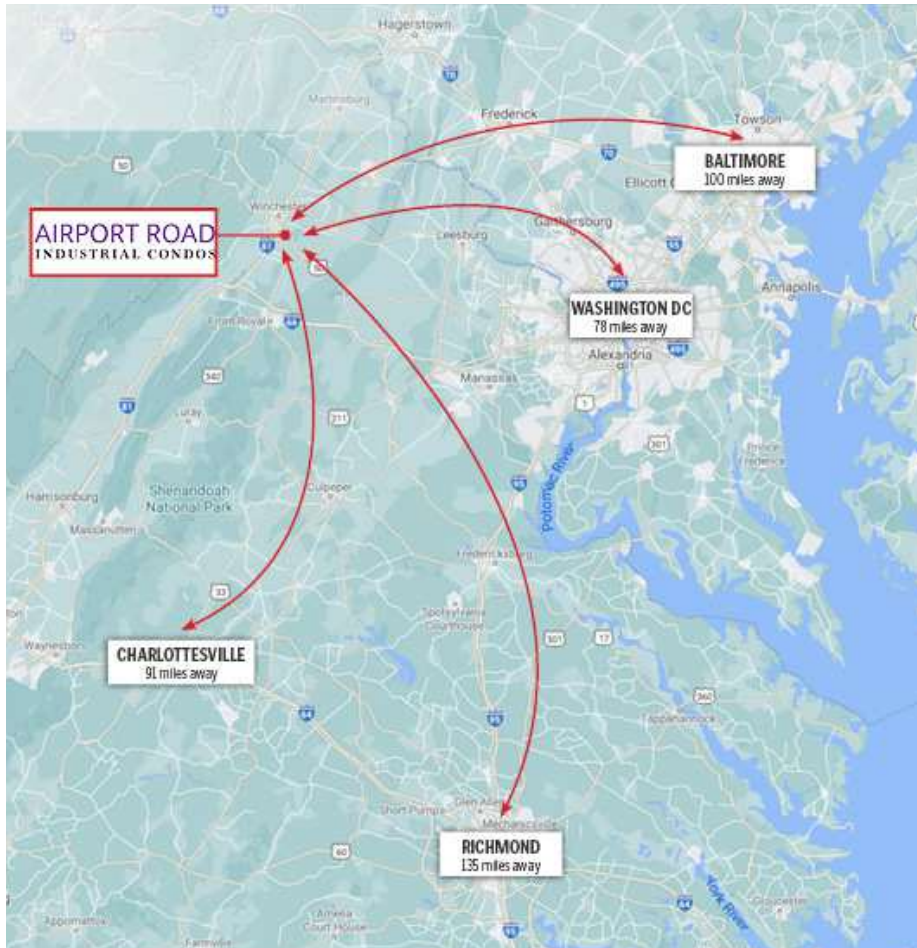


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LOCATION

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AREA DESCRIPTION

Frederick County has earned a long-standing reputation as a top economy in the Commonwealth of Virginia and the Shenandoah Valley region. Proximity, workforce, business diversity, and recognized economic performance are a few of the reasons people and businesses choose to locate in this dynamic area.

Frederick County serves a range of industries – from manufacturers and financial institutions, to IT companies and startups – that benefit from our strategic geographic advantages in the heart of the East Coast.

Located only 80 miles from Washington, D.C., Frederick County is a central part of the Winchester, VA-WV Metropolitan Statistical Area (MSA). Our county's advantageous location places businesses and residents near Washington D.C.'s established business market, both in the public and private sectors.

The region's efficient transportation network – with easy access to major highways, including Interstates 81 and 66, CSX and Winchester & Western railways, three international airports (IAD, DCA, BWI), one general aviation airport (OKV), and the Virginia Inland Port – allows companies to reach customers anywhere in the world. Two-thirds of the U.S. and Canadian population can be reached within a day's drive.

Labor supply for Frederick County is drawn from a 45-minute drive-time across 10 counties in Virginia, Maryland and West Virginia. The total labor supply is more than 360,000 professionals, 91% of which are high school graduates (or higher); 41% hold an associate's degree or higher.

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NEIGHBORS

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NATIONAL NET LEASE GROUP



4



NATIONAL NET LEASE GROUP

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DEMOGRAPHICS

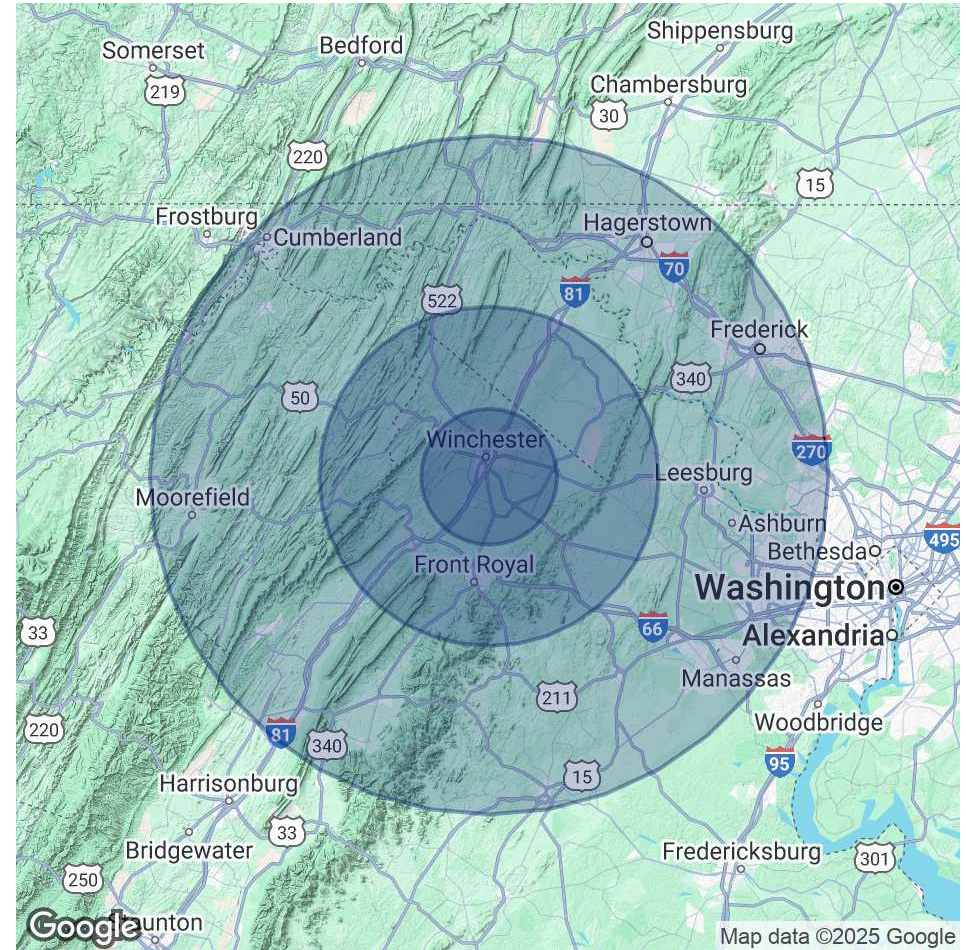
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POPULATION	10 MILES	25 MILES	50 MILES
Total Population	119,042	338,769	2,436,340
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	10 MILES	25 MILES	50 MILES
Total Households	45,220	128,769	870,777
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$112,219	\$119,072	\$166,278
Average House Value	\$412,157	\$415,857	\$594,490

Demographics data derived from AlphaMap



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LISTING BROKER



GILLIAN GREENFIELD

REALTOR® | ASSOCIATE BROKER

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WV #WVA220040208

PROFESSIONAL BACKGROUND

Licensed in Virginia, West Virginia, and Maryland, Gillian offers over 18 years of industry knowledge with a core focus in commercial real estate. Prior to starting The Greenfield Companies and then aligning her firm with Coldwell Banker Commercial Premier, Gillian was the founding broker of Oakcrest Commercial and earned her CCIM certification in 2009, only held by 6% of the commercial real estate professionals in the United States.

Gillian specializes in landlord/tenant rep for industrial, retail and office leasing, commercial and multifamily land development, portfolio disposition, and triple-net income property acquisition. Her depth of industry knowledge, data-driven analytics, and focus on client relationships has established her as a local industry leader with a respected reputation for being a dynamic, fast-paced real estate professional.

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