

For Sale/Lease

New Construction Office / Warehouse

Custom Build to Suit

144 Stafford Court
Williamsburg, Virginia



144 Stafford Court

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate West

Ron A. Campana, Jr.

1313 Jamestown Road, Suite 202

Williamsburg, Virginia 23185

757.209.2990

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www.cwcrew.net



*This information was obtained from sources deemed to be reliable but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*

New Office / Warehouse for Sale/Lease

144 Stafford Court

Williamsburg, Virginia

- Location:** Busch Industrial Park
144 Stafford Court, Williamsburg, Virginia
- Description:** Centrally located in Williamsburg, Virginia, Busch Industrial Park combines location with professional office/warehouse space in a setting catering to small to mid-sized industrial businesses. The property is located in close proximity to Interstate 64 and is only minutes from Busch Corporate Office Park, Water Country USA, Colonial Williamsburg, and Route 199. The first phase of this new construction facility was completed in Q4 of 2023.
- Improvements:** 10,000 Square Feet Available Now (5,000-10,000 SF Available)
Approved for 3 Buildings= 50,000 SF Available Remaining.
- Site:** ± 7.53 Acres of Land
- Year Built:** 2023
- Lease Rate:** **\$12.50/Square Foot.** (NNN.)
- Sale Price:** Starting at **\$150.00/ Square Foot- Shell**

Total Price for Remaining Phases and 10,000 sf Shell Space= \$2,250,000.

Zoning: **EO-** Economic Opportunity District.

Additional Amenities:

- Ceiling heights of 20 ft in center and 17 ft on the corners
- 12 ft x 14 ft Grade Doors
- Flooring: 4-inch reinforced (3,500 psi) concrete floor.
- Ample Parking

Also included:

- Floor Plan
- Site Plan
- Aerial Maps
- Location Map
- Zoning Information
- Demographic Information

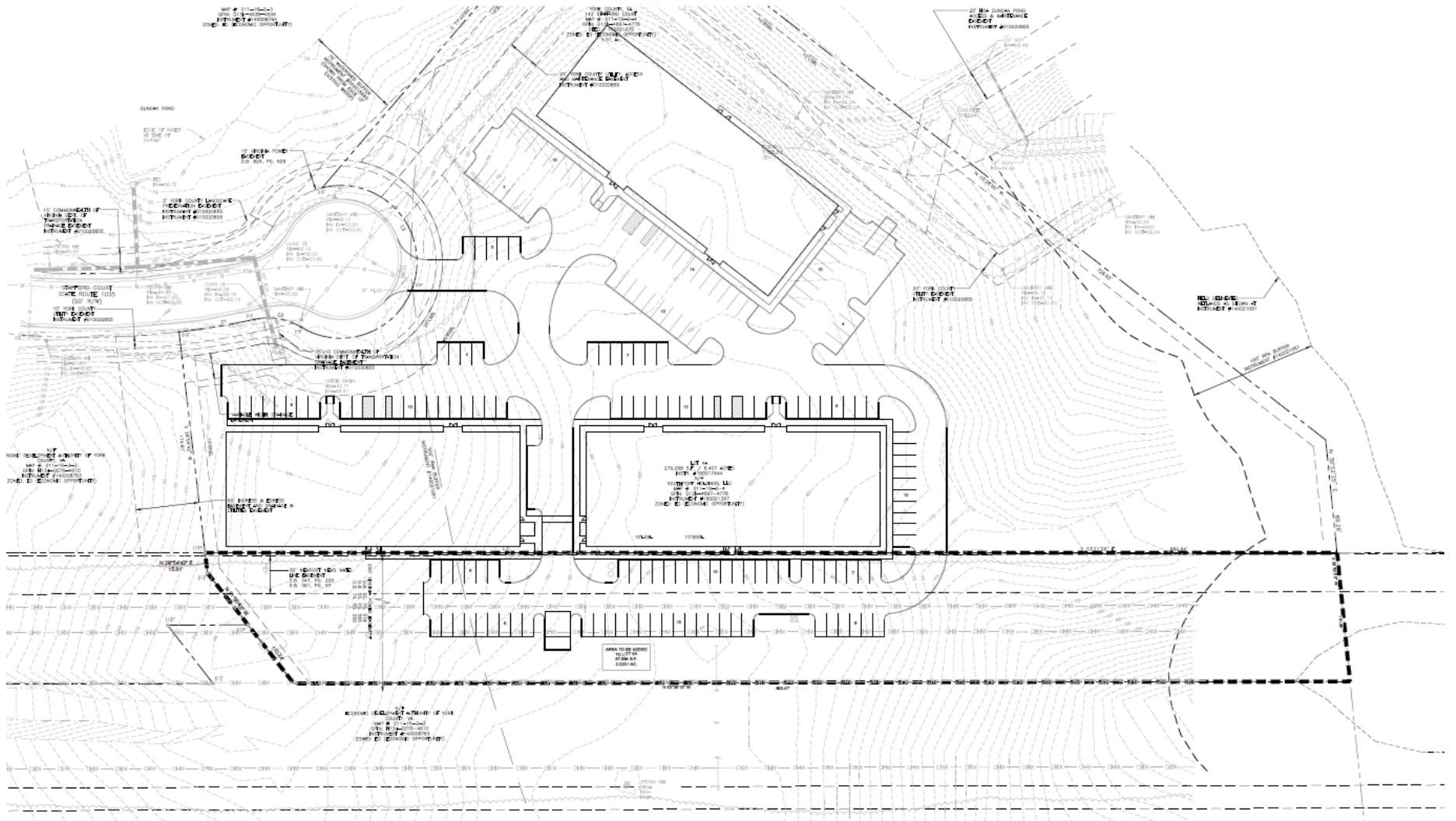
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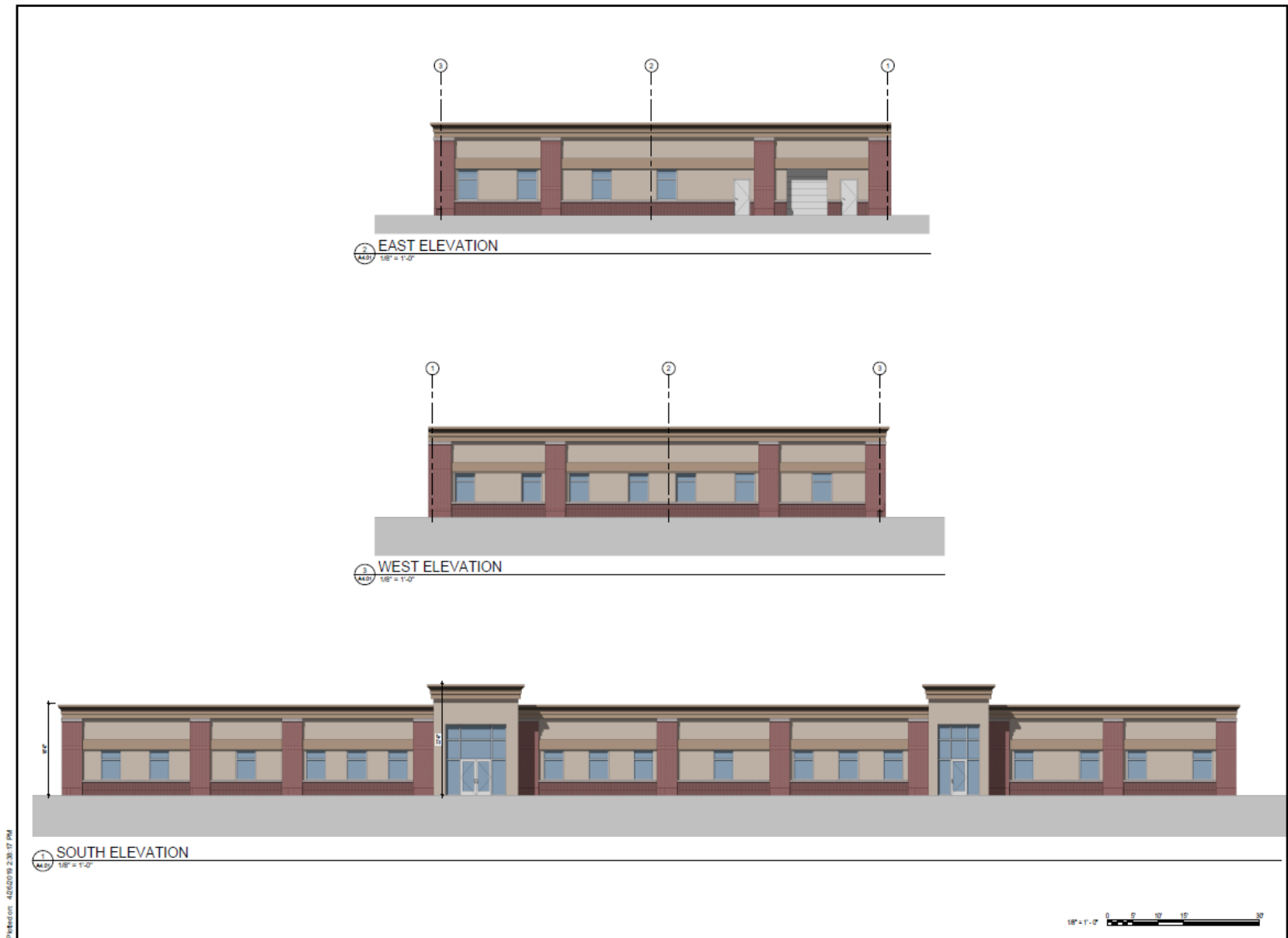
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144 Stafford Court, Williamsburg, Virginia



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144 Stafford Court Williamsburg, Virginia



The Property is highlighted in yellow and outlined in purple.
For illustration purposes only.

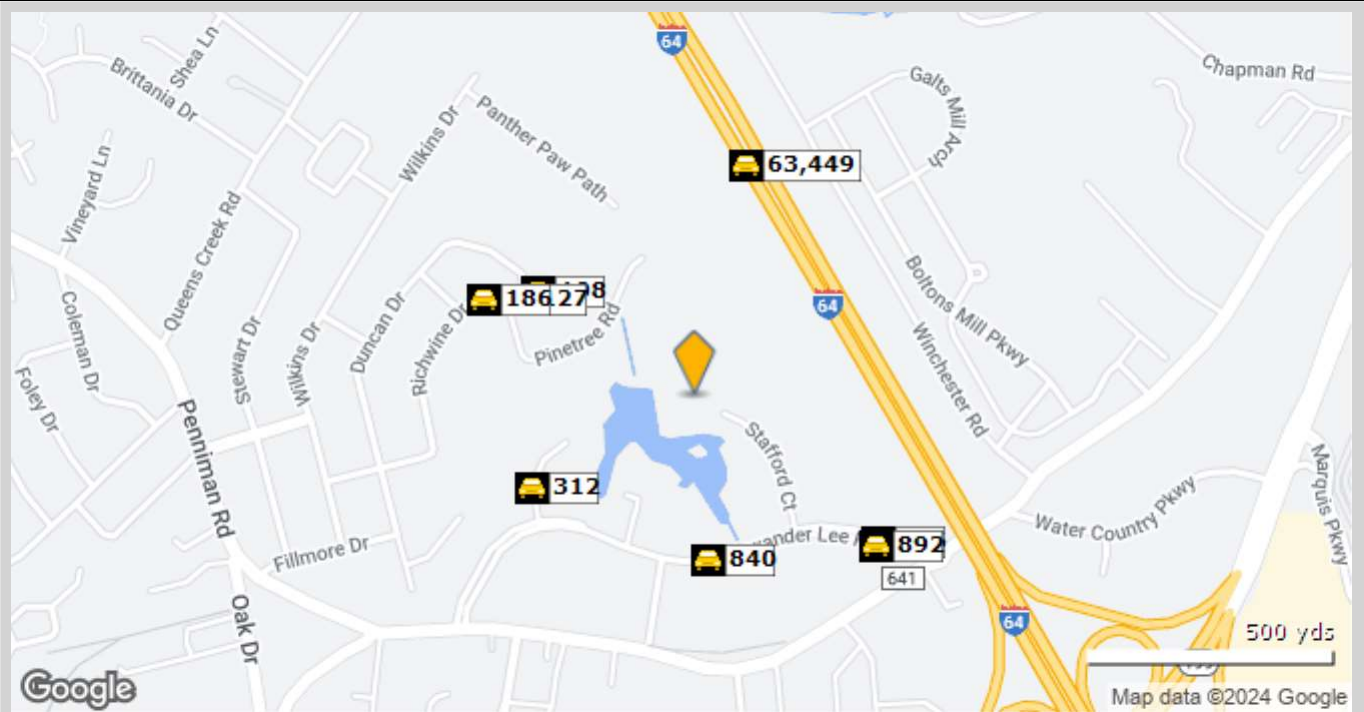
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Campana
Waltz WEST
Commercial Real Estate

Traffic Count Report

144 Stafford Ct, Williamsburg, VA 23185

Building Type: **Industrial**
 RBA: **60,000 SF**
 Land Area: **7.5 AC**
 Total Available: **60,000 SF**
 Warehouse Avail: **60,000 SF**
 Office Avail: -
 % Leased: **16.67%**
 Rent/SF/Yr: **\$12.50**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Alexander Lee Pkwy	Warwick Ct	0.21 W	2022	816	MPSI	.19
2	Alexander Lee Pkwy	Warwick Ct	0.21 W	2020	840	MPSI	.19
3	Warwick Ct	Alexander Lee Pkwy	0.04 S	2022	312	MPSI	.21
4	Blalock Dr		0.00	2022	108	MPSI	.22
5	Richwine Dr	Duncan Dr	0.01 N	2022	127	MPSI	.24
6	Richwine Dr	Pinetree Rd	0.03 E	2022	186	MPSI	.27
7	Alexander Lee Pkwy	Penniman Rd	0.08 E	2020	916	MPSI	.28
8	Alexander Lee Pkwy	Penniman Rd	0.08 E	2022	892	MPSI	.28
9	I- 64	Penniman Rd	0.51 SE	2018	65,178	MPSI	.28
10	I- 64	Penniman Rd	0.51 SE	2022	63,449	MPSI	.28

Demographic Trend Report

1 Mile Radius

144 Stafford Ct, Williamsburg, VA 23185

Building Type: **Industrial**
 RBA: **60,000 SF**
 Land Area: **7.5 AC**
 Total Available: **60,000 SF**

Warehse Avail: **60,000 SF**
 Office Avail: **-**
 % Leased: **16.67%**
 Rent/SF/Yr: **\$12.50**



Description	2010	2023	2028
Population	4,809	5,672	5,946
Age 0 - 4	316 6.57%	323 5.69%	329 5.53%
Age 5 - 9	355 7.38%	383 6.75%	353 5.94%
Age 10 - 14	373 7.76%	415 7.32%	391 6.58%
Age 15 - 19	359 7.47%	394 6.95%	412 6.93%
Age 20 - 24	253 5.26%	342 6.03%	394 6.63%
Age 25 - 29	330 6.86%	308 5.43%	357 6.00%
Age 30 - 34	356 7.40%	341 6.01%	341 5.73%
Age 35 - 39	356 7.40%	433 7.63%	375 6.31%
Age 40 - 44	378 7.86%	467 8.23%	432 7.27%
Age 45 - 49	389 8.09%	396 6.98%	438 7.37%
Age 50 - 54	343 7.13%	349 6.15%	403 6.78%
Age 55 - 59	264 5.49%	345 6.08%	366 6.16%
Age 60 - 64	242 5.03%	325 5.73%	339 5.70%
Age 65 - 69	148 3.08%	270 4.76%	304 5.11%
Age 70 - 74	125 2.60%	221 3.90%	254 4.27%
Age 75 - 79	95 1.98%	160 2.82%	194 3.26%
Age 80 - 84	74 1.54%	104 1.83%	133 2.24%
Age 85+	54 1.12%	94 1.66%	131 2.20%
Age 15+	3,766 78.31%	4,549 80.20%	4,873 81.95%
Age 20+	3,407 70.85%	4,155 73.25%	4,461 75.03%
Age 65+	496 10.31%	849 14.97%	1,016 17.09%
Median Age	36	39	40
Average Age	35.80	38.30	39.60
Population By Race	4,809	5,672	5,946
White	2,832 58.89%	3,192 56.28%	3,355 56.42%
Black	1,589 33.04%	1,863 32.85%	1,942 32.66%
Am. Indian & Alaskan	36 0.75%	55 0.97%	57 0.96%
Asian	127 2.64%	200 3.53%	212 3.57%
Hawaiian & Pacific Islander	13 0.27%	22 0.39%	23 0.39%
Other	207 4.30%	341 6.01%	356 5.99%

Demographic Trend Report

1 Mile Radius

144 Stafford Ct, Williamsburg, VA 23185

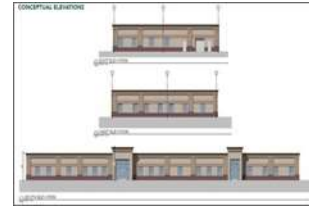
Description	2010	2023	2028
Population by Race (Hispanic)	310	565	589
White	245 79.03%	416 73.63%	435 73.85%
Black	23 7.42%	49 8.67%	50 8.49%
Am. Indian & Alaskan	6 1.94%	20 3.54%	21 3.57%
Asian	6 1.94%	12 2.12%	12 2.04%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	30 9.68%	69 12.21%	71 12.05%
Household by Household Income	1,730	2,015	2,105
<\$25,000	251 14.51%	247 12.26%	260 12.35%
\$25,000 - \$50,000	448 25.90%	290 14.39%	281 13.35%
\$50,000 - \$75,000	396 22.89%	405 20.10%	414 19.67%
\$75,000 - \$100,000	368 21.27%	378 18.76%	390 18.53%
\$100,000 - \$125,000	85 4.91%	354 17.57%	389 18.48%
\$125,000 - \$150,000	105 6.07%	227 11.27%	249 11.83%
\$150,000 - \$200,000	52 3.01%	37 1.84%	38 1.81%
\$200,000+	25 1.45%	77 3.82%	84 3.99%
Average Household Income	\$67,819	\$86,316	\$87,743
Median Household Income	\$58,299	\$79,332	\$81,250

Demographic Summary Report

144 Stafford Ct, Williamsburg, VA 23185

Building Type: **Industrial**
 RBA: **60,000 SF**
 Land Area: **7.5 AC**
 Total Available: **60,000 SF**

Warehse Avail: **60,000 SF**
 Office Avail: **-**
 % Leased: **16.67%**
 Rent/SF/Yr: **\$12.50**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	5,946	21,312	45,887
2023 Estimate	5,672	20,505	44,103
2010 Census	4,809	17,978	38,022
Growth 2023 - 2028	4.83%	3.94%	4.05%
Growth 2010 - 2023	17.95%	14.06%	15.99%
2023 Population by Hispanic Origin	566	1,692	3,429
2023 Population	5,672	20,505	44,103
White	3,192 56.28%	14,282 69.65%	31,844 72.20%
Black	1,863 32.85%	4,296 20.95%	8,337 18.90%
Am. Indian & Alaskan	55 0.97%	135 0.66%	258 0.58%
Asian	200 3.53%	907 4.42%	1,908 4.33%
Hawaiian & Pacific Island	22 0.39%	46 0.22%	76 0.17%
Other	341 6.01%	839 4.09%	1,679 3.81%
U.S. Armed Forces	249	619	802
Households			
2028 Projection	2,106	8,374	17,354
2023 Estimate	2,013	8,052	16,601
2010 Census	1,729	7,084	14,022
Growth 2023 - 2028	4.62%	4.00%	4.54%
Growth 2010 - 2023	16.43%	13.66%	18.39%
Owner Occupied	1,522 75.61%	5,765 71.60%	10,820 65.18%
Renter Occupied	491 24.39%	2,287 28.40%	5,781 34.82%
2023 Households by HH Income	2,015	8,051	16,602
Income: <\$25,000	247 12.26%	903 11.22%	2,422 14.59%
Income: \$25,000 - \$50,000	290 14.39%	1,025 12.73%	2,573 15.50%
Income: \$50,000 - \$75,000	405 20.10%	1,282 15.92%	2,711 16.33%
Income: \$75,000 - \$100,000	378 18.76%	1,255 15.59%	2,398 14.44%
Income: \$100,000 - \$125,000	354 17.57%	1,060 13.17%	2,061 12.41%
Income: \$125,000 - \$150,000	227 11.27%	754 9.37%	1,236 7.44%
Income: \$150,000 - \$200,000	37 1.84%	555 6.89%	1,256 7.57%
Income: \$200,000+	77 3.82%	1,217 15.12%	1,945 11.72%
2023 Avg Household Income	\$86,316	\$116,420	\$104,507
2023 Med Household Income	\$79,332	\$91,244	\$81,203

Demographic Market Comparison Report

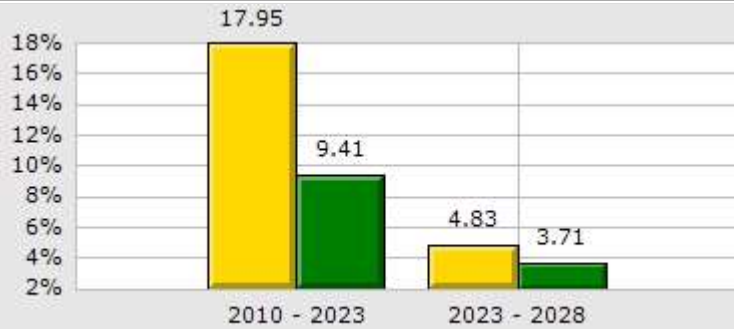
1 mile radius

144 Stafford Ct, Williamsburg, VA 23185

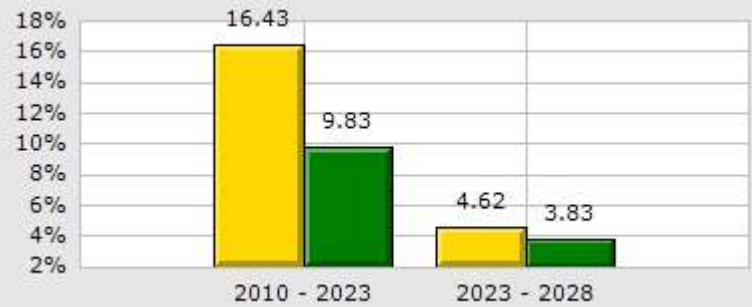
Type: **Industrial/Warehouse**
 County: **York**

1 Mile
County

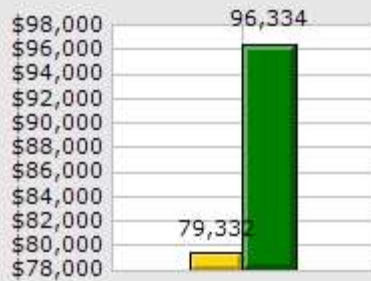
Population Growth



Household Growth



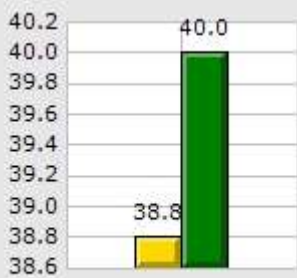
2023 Med Household Inc



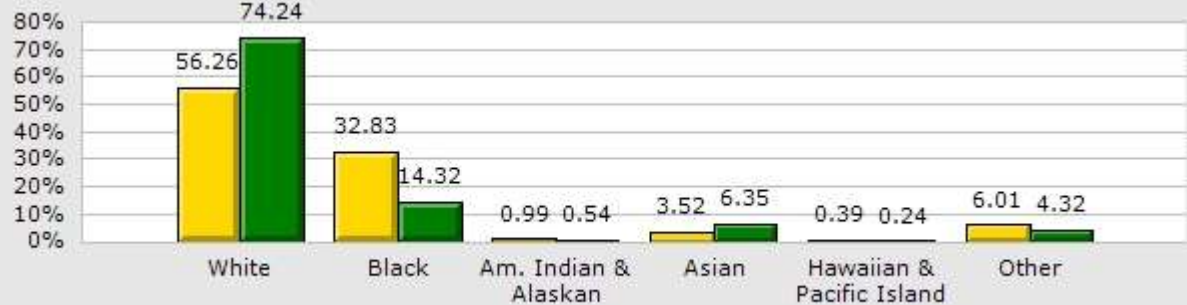
2023 Households by Household Income



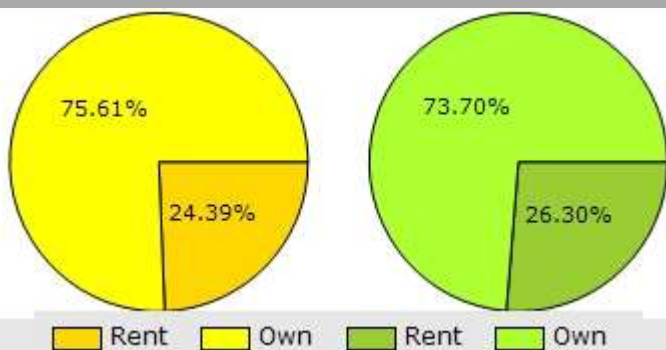
2023 Median Age



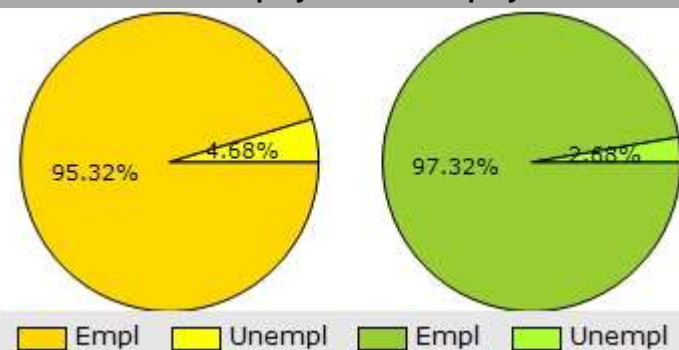
2023 Population by Race



2023 Renter vs. Owner



2023 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

144 Stafford Ct, Williamsburg, VA 23185

Type: **Industrial/Warehouse**
 County: **York**

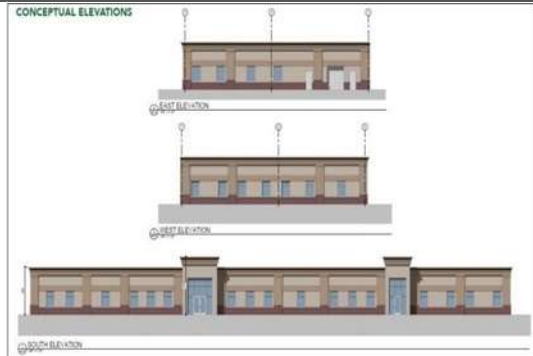
	1 Mile		County	
Population Growth				
Growth 2010 - 2023	17.95%		9.41%	
Growth 2023 - 2028	4.83%		3.71%	
Empl	2,873	95.32%	33,118	97.32%
Unempl	141	4.68%	911	2.68%
2023 Population by Race				
	5,674		71,627	
White	3,192	56.26%	53,174	74.24%
Black	1,863	32.83%	10,254	14.32%
Am. Indian & Alaskan	56	0.99%	385	0.54%
Asian	200	3.52%	4,549	6.35%
Hawaiian & Pacific Island	22	0.39%	172	0.24%
Other	341	6.01%	3,093	4.32%
Household Growth				
Growth 2010 - 2023	16.43%		9.83%	
Growth 2023 - 2028	4.62%		3.83%	
Renter Occupied	491	24.39%	6,934	26.30%
Owner Occupied	1,522	75.61%	19,431	73.70%
2023 Households by Household Income				
	2,015		26,365	
Income <\$25K	247	12.26%	3,087	11.71%
Income \$25K - \$50K	290	14.39%	2,585	9.80%
Income \$50K - \$75K	405	20.10%	4,015	15.23%
Income \$75K - \$100K	378	18.76%	4,096	15.54%
Income \$100K - \$125K	354	17.57%	3,384	12.84%
Income \$125K - \$150K	227	11.27%	3,042	11.54%
Income \$150K - \$200K	37	1.84%	2,315	8.78%
Income \$200K+	77	3.82%	3,841	14.57%
2023 Med Household Inc	\$79,332		\$96,334	
2023 Median Age	38.80		40.00	

Demographic Detail Report

144 Stafford Ct, Williamsburg, VA 23185

Building Type: **Industrial**
 RBA: **60,000 SF**
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 Total **60,000 SF**

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Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	5,946	21,312	45,887
2023 Estimate	5,672	20,505	44,103
2010 Census	4,809	17,978	38,022
Growth 2023 - 2028	4.83%	3.94%	4.05%
Growth 2010 - 2023	17.95%	14.06%	15.99%
2023 Population by Age			
	5,672	20,505	44,103
Age 0 - 4	323 5.69%	958 4.67%	2,214 5.02%
Age 5 - 9	383 6.75%	1,016 4.95%	2,128 4.83%
Age 10 - 14	415 7.32%	1,114 5.43%	2,191 4.97%
Age 15 - 19	394 6.95%	1,493 7.28%	3,284 7.45%
Age 20 - 24	342 6.03%	1,569 7.65%	4,201 9.53%
Age 25 - 29	308 5.43%	1,159 5.65%	3,044 6.90%
Age 30 - 34	341 6.01%	1,015 4.95%	2,472 5.61%
Age 35 - 39	433 7.63%	1,125 5.49%	2,583 5.86%
Age 40 - 44	467 8.23%	1,173 5.72%	2,497 5.66%
Age 45 - 49	396 6.98%	1,083 5.28%	2,198 4.98%
Age 50 - 54	349 6.15%	1,100 5.36%	2,181 4.95%
Age 55 - 59	345 6.08%	1,248 6.09%	2,438 5.53%
Age 60 - 64	325 5.73%	1,363 6.65%	2,646 6.00%
Age 65 - 69	270 4.76%	1,339 6.53%	2,595 5.88%
Age 70 - 74	221 3.90%	1,294 6.31%	2,497 5.66%
Age 75 - 79	160 2.82%	1,054 5.14%	2,031 4.61%
Age 80 - 84	104 1.83%	729 3.56%	1,425 3.23%
Age 85+	94 1.66%	673 3.28%	1,480 3.36%
Age 65+	849 14.97%	5,089 24.82%	10,028 22.74%
Median Age	38.80	43.40	39.90
Average Age	38.30	43.10	41.60

Demographic Detail Report

144 Stafford Ct, Williamsburg, VA 23185

Radius	1 Mile		3 Mile		5 Mile	
2023 Population By Race	5,672		20,505		44,103	
White	3,192	56.28%	14,282	69.65%	31,844	72.20%
Black	1,863	32.85%	4,296	20.95%	8,337	18.90%
Am. Indian & Alaskan	55	0.97%	135	0.66%	258	0.58%
Asian	200	3.53%	907	4.42%	1,908	4.33%
Hawaiian & Pacific Island	22	0.39%	46	0.22%	76	0.17%
Other	341	6.01%	839	4.09%	1,679	3.81%
Population by Hispanic Origin	5,672		20,505		44,103	
Non-Hispanic Origin	5,107	90.04%	18,813	91.75%	40,673	92.22%
Hispanic Origin	565	9.96%	1,691	8.25%	3,430	7.78%
2023 Median Age, Male	37.80		42.10		38.90	
2023 Average Age, Male	37.40		42.20		40.60	
2023 Median Age, Female	39.60		44.70		40.90	
2023 Average Age, Female	39.20		44.00		42.40	
2023 Population by Occupation Classification	4,473		17,116		36,911	
Civilian Employed	2,873	64.23%	9,756	57.00%	19,595	53.09%
Civilian Unemployed	141	3.15%	536	3.13%	883	2.39%
Civilian Non-Labor Force	1,224	27.36%	6,230	36.40%	15,659	42.42%
Armed Forces	235	5.25%	594	3.47%	774	2.10%
Households by Marital Status						
Married	1,097		4,428		7,967	
Married No Children	542		2,911		5,379	
Married w/Children	555		1,518		2,588	
2023 Population by Education	4,299		15,749		33,384	
Some High School, No Diploma	409	9.51%	793	5.04%	1,866	5.59%
High School Grad (Incl Equivalency)	1,043	24.26%	2,670	16.95%	6,161	18.45%
Some College, No Degree	1,089	25.33%	3,656	23.21%	7,512	22.50%
Associate Degree	485	11.28%	1,395	8.86%	3,300	9.88%
Bachelor Degree	762	17.73%	3,895	24.73%	7,683	23.01%
Advanced Degree	511	11.89%	3,340	21.21%	6,862	20.55%

Demographic Detail Report

144 Stafford Ct, Williamsburg, VA 23185

Radius	1 Mile	3 Mile	5 Mile
2023 Population by Occupation	5,256	17,998	35,492
Real Estate & Finance	124 2.36%	538 2.99%	982 2.77%
Professional & Management	1,606 30.56%	6,081 33.79%	11,597 32.67%
Public Administration	307 5.84%	833 4.63%	1,398 3.94%
Education & Health	653 12.42%	2,677 14.87%	5,581 15.72%
Services	611 11.62%	1,349 7.50%	3,303 9.31%
Information	22 0.42%	105 0.58%	163 0.46%
Sales	691 13.15%	2,552 14.18%	4,627 13.04%
Transportation	4 0.08%	128 0.71%	346 0.97%
Retail	389 7.40%	1,216 6.76%	2,276 6.41%
Wholesale	33 0.63%	204 1.13%	290 0.82%
Manufacturing	221 4.20%	587 3.26%	1,038 2.92%
Production	254 4.83%	608 3.38%	1,353 3.81%
Construction	76 1.45%	393 2.18%	997 2.81%
Utilities	122 2.32%	320 1.78%	634 1.79%
Agriculture & Mining	10 0.19%	20 0.11%	66 0.19%
Farming, Fishing, Forestry	10 0.19%	20 0.11%	57 0.16%
Other Services	123 2.34%	367 2.04%	784 2.21%
2023 Worker Travel Time to Job	2,922	9,678	18,887
<30 Minutes	2,104 72.01%	6,685 69.07%	13,629 72.16%
30-60 Minutes	601 20.57%	2,231 23.05%	3,881 20.55%
60+ Minutes	217 7.43%	762 7.87%	1,377 7.29%
2010 Households by HH Size	1,729	7,084	14,022
1-Person Households	341 19.72%	1,671 23.59%	3,798 27.09%
2-Person Households	517 29.90%	2,798 39.50%	5,503 39.25%
3-Person Households	347 20.07%	1,104 15.58%	2,131 15.20%
4-Person Households	330 19.09%	949 13.40%	1,621 11.56%
5-Person Households	131 7.58%	374 5.28%	644 4.59%
6-Person Households	41 2.37%	123 1.74%	211 1.50%
7 or more Person Households	22 1.27%	65 0.92%	114 0.81%
2023 Average Household Size	2.80	2.50	2.30
Households			
2028 Projection	2,106	8,374	17,354
2023 Estimate	2,013	8,052	16,601
2010 Census	1,729	7,084	14,022
Growth 2023 - 2028	4.62%	4.00%	4.54%
Growth 2010 - 2023	16.43%	13.66%	18.39%

Demographic Detail Report

144 Stafford Ct, Williamsburg, VA 23185

Radius	1 Mile	3 Mile	5 Mile
2023 Households by HH Income	2,015	8,051	16,602
<\$25,000	247 12.26%	903 11.22%	2,422 14.59%
\$25,000 - \$50,000	290 14.39%	1,025 12.73%	2,573 15.50%
\$50,000 - \$75,000	405 20.10%	1,282 15.92%	2,711 16.33%
\$75,000 - \$100,000	378 18.76%	1,255 15.59%	2,398 14.44%
\$100,000 - \$125,000	354 17.57%	1,060 13.17%	2,061 12.41%
\$125,000 - \$150,000	227 11.27%	754 9.37%	1,236 7.44%
\$150,000 - \$200,000	37 1.84%	555 6.89%	1,256 7.57%
\$200,000+	77 3.82%	1,217 15.12%	1,945 11.72%
2023 Avg Household Income	\$86,316	\$116,420	\$104,507
2023 Med Household Income	\$79,332	\$91,244	\$81,203
2023 Occupied Housing	2,013	8,052	16,601
Owner Occupied	1,522 75.61%	5,765 71.60%	10,820 65.18%
Renter Occupied	491 24.39%	2,287 28.40%	5,781 34.82%
2010 Housing Units	2,060	8,695	17,692
1 Unit	1,836 89.13%	6,655 76.54%	12,301 69.53%
2 - 4 Units	117 5.68%	579 6.66%	1,239 7.00%
5 - 19 Units	73 3.54%	1,166 13.41%	2,828 15.98%
20+ Units	34 1.65%	295 3.39%	1,324 7.48%
2023 Housing Value	1,522	5,765	10,820
<\$100,000	21 1.38%	82 1.42%	520 4.81%
\$100,000 - \$200,000	312 20.50%	683 11.85%	1,683 15.55%
\$200,000 - \$300,000	724 47.57%	1,508 26.16%	2,765 25.55%
\$300,000 - \$400,000	421 27.66%	1,400 24.28%	2,273 21.01%
\$400,000 - \$500,000	42 2.76%	617 10.70%	1,154 10.67%
\$500,000 - \$1,000,000	2 0.13%	1,323 22.95%	2,072 19.15%
\$1,000,000+	0 0.00%	152 2.64%	353 3.26%
2023 Median Home Value	\$259,115	\$343,535	\$319,445
2023 Housing Units by Yr Built	2,082	8,786	18,483
Built 2010+	232 11.14%	767 8.73%	1,966 10.64%
Built 2000 - 2010	426 20.46%	1,187 13.51%	3,778 20.44%
Built 1990 - 1999	325 15.61%	1,287 14.65%	2,700 14.61%
Built 1980 - 1989	104 5.00%	1,911 21.75%	3,500 18.94%
Built 1970 - 1979	203 9.75%	1,533 17.45%	2,501 13.53%
Built 1960 - 1969	237 11.38%	753 8.57%	1,651 8.93%
Built 1950 - 1959	424 20.37%	809 9.21%	1,322 7.15%
Built <1949	131 6.29%	539 6.13%	1,065 5.76%
2023 Median Year Built	1983	1983	1987

§ 24.1-340. EO-Economic opportunity district. [Ord. No. 05-13(R), 5-17-2005; Ord. No. 10-24, 12-21-2010]

- (a) Statement of intent. The EO district is intended to guide a mix of commercial, tourist-related, and limited industrial uses to certain portions of the County identified in the comprehensive plan that have or are projected to have the access and infrastructure necessary to support both capital and employment intensive uses. Development in these locations is expected to be in keeping with that of the surrounding development and sensitive to the natural environment.
- (b) Dimensional standards. Each lot created or used shall be subject to the following dimensional standards:

EO-Economic Opportunity District						
Use Classification	Minimum Lot Requirements		Minimum Yard Requirements			Maximum Building Height
	Area	Width	Front	Side	Rear	
All Permitted & Special Uses	20,000 square feet	100 feet	45 feet	10 feet	10 feet	75 feet
	1,850m ²	30m	12.5m	3m	3m	22.5m

Minimum district size: none

NOTE:

These minimum lot requirements apply where both public water and public sewer are available. For lots not served by public water and public sewer, refer to § 24.1-204.

Performance standards and special use permit requirements or conditions may increase yard and lot requirements. See Article IV.

- (c) Special requirements.
 - (1) Outdoor storage of goods or materials shall:
 - a. Not be permitted in any front yards;
 - b. Not encroach upon any required landscaping;
 - c. Not encroach upon any required parking or loading zoning space;
 - d. Be screened from public rights-of-way or adjoining properties which are zoned or used less intensively.
 - (2) Outdoor display of merchandise shall be permitted in any yard area provided that such display:
 - a. Shall not encroach upon any required perimeter infiltration yards adjoining a lot line;
 - b. Shall not encroach upon any required parking or loading space;
 - c. When located in any front yard, shall be limited to that merchandise which is in working order and ready for sale; and
 - d. Shall not cause injury or harm or reduce the viability of any required landscaping.

- (3) All uses shall be conducted so as not to produce hazardous, objectionable or offensive conditions at or beyond property line boundaries by reason of odor, dust, lint, smoke, cinders, fumes, noise, vibration, heat, glare, solid and liquid wastes, fire or explosion.
- (4) Other provisions of this ordinance notwithstanding, the use of trailers, as defined in § 24.1-104, for outdoor storage purposes in conjunction with a principal permitted use shall be permitted by special exception approved by the board of supervisors subsequent to conducting a duly advertised public hearing. Such activity shall be subject to the following standards and such others as the board may deem appropriate:
 - a. The use of trailers/cargo units shall be clearly accessory and incidental to the principal use of the property.
 - b. Such trailer or cargo unit shall not be visible from any adjacent right-of-way and shall be screened from view from such rights-of-way and adjacent properties by a walled enclosure at least two feet higher than the height of the tallest trailer/cargo unit with such wall being constructed of as an extension of the principal building.
 - c. The exterior finish of the enclosure wall shall match and/or complement the faces of the principal building with which it is aligned.
 - d. The wall shall incorporate articulations, pilasters, belt and/or header courses or other decorative treatments to break up any continuous linear expanse greater than 25 feet in length.
 - e. Landscaping shall be placed around the perimeter of the enclosure in accordance with the building perimeter landscaping requirements specified by this chapter.
 - f. The above provisions notwithstanding, the zoning administrator may authorize the placement of such trailers/cargo units on a site without need for installation of the walled enclosure in situations where the trailers/cargo units are totally obscured from view from any public roadway or customer parking area by virtue of their placement behind a building or buildings on the site and when such units can be effectively screened from view from adjacent properties by buildings, fencing, landscaping, topography or distance.

AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the: Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

C & W Real Estate, LLC., d/b/a Campana Waltz Commercial Real Estate West is the ___ Listing Broker, ___ Buyer Broker, Dual Agent for the property submitted in this information package.

Acknowledged by:

C & W Real Estate, LLC., d//b/a Campana Waltz Commercial Real Estate West