

For Sale | Warehouse

## Industrial Flex Warehouse Building For Sale Near Gainesville

4260 Sigler Road Warrenton, VA 20187

22,887 SF two story flex building with freight elevator for sale near Gainesville at Vint Hill



**FOR  
SALE**



Property includes large expansive open area for production, assembly and manufacturing, loading dock, 6 offices, server room, breakroom, open area for cubicles, and mechanical room. 1.928 acre lot zoned PCID in Fauquier County. Located between US-28 and US-29. Building needs to be gutted and remodeled.

Historic Tax Credit opportunity— potential tax credits equal to about 45% of qualified remodeling expenses (~\$1,000,000). Estimate subject to eligibility, program rules, and final cost verification — consult a tax advisor

Manufacturing Area: 114'x75'  
Column Spacing: 17'x24'  
Ceiling Height: 14'  
Freight Elevator: 8.5'(l) x 5'(w) x 7'(t)

**Sales Price: \$1,975,000**



**Ed Wright**  
[ebw@wright-realty.com](mailto:ebw@wright-realty.com)  
703.282.2372

Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.

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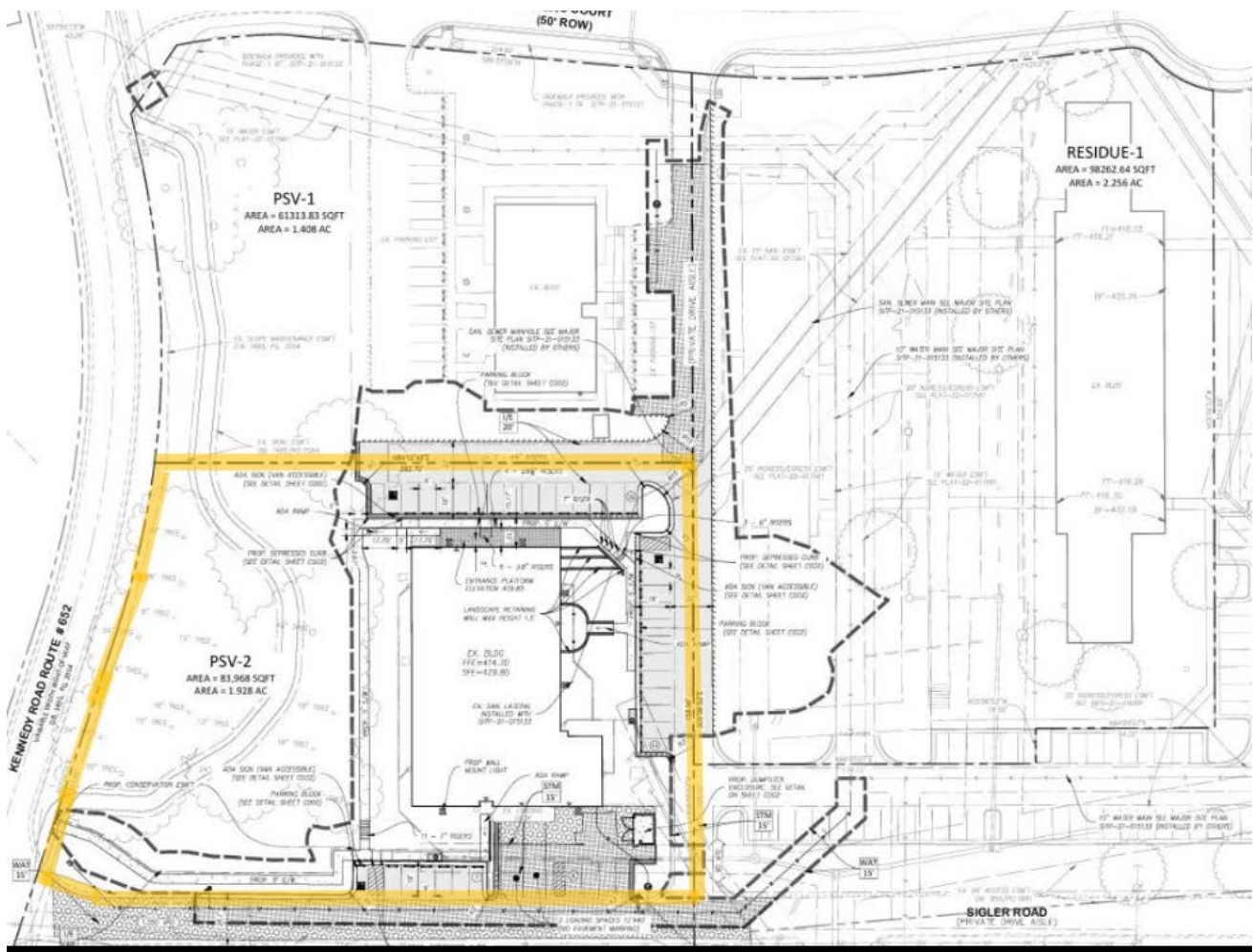


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[Property Website](#)

[Map Link](#)

[4260 Sigler Rd Arial Video](#)

[4260 Sigler Rd Exterior Video](#)

[4260 Sigler Rd Interior Video](#)

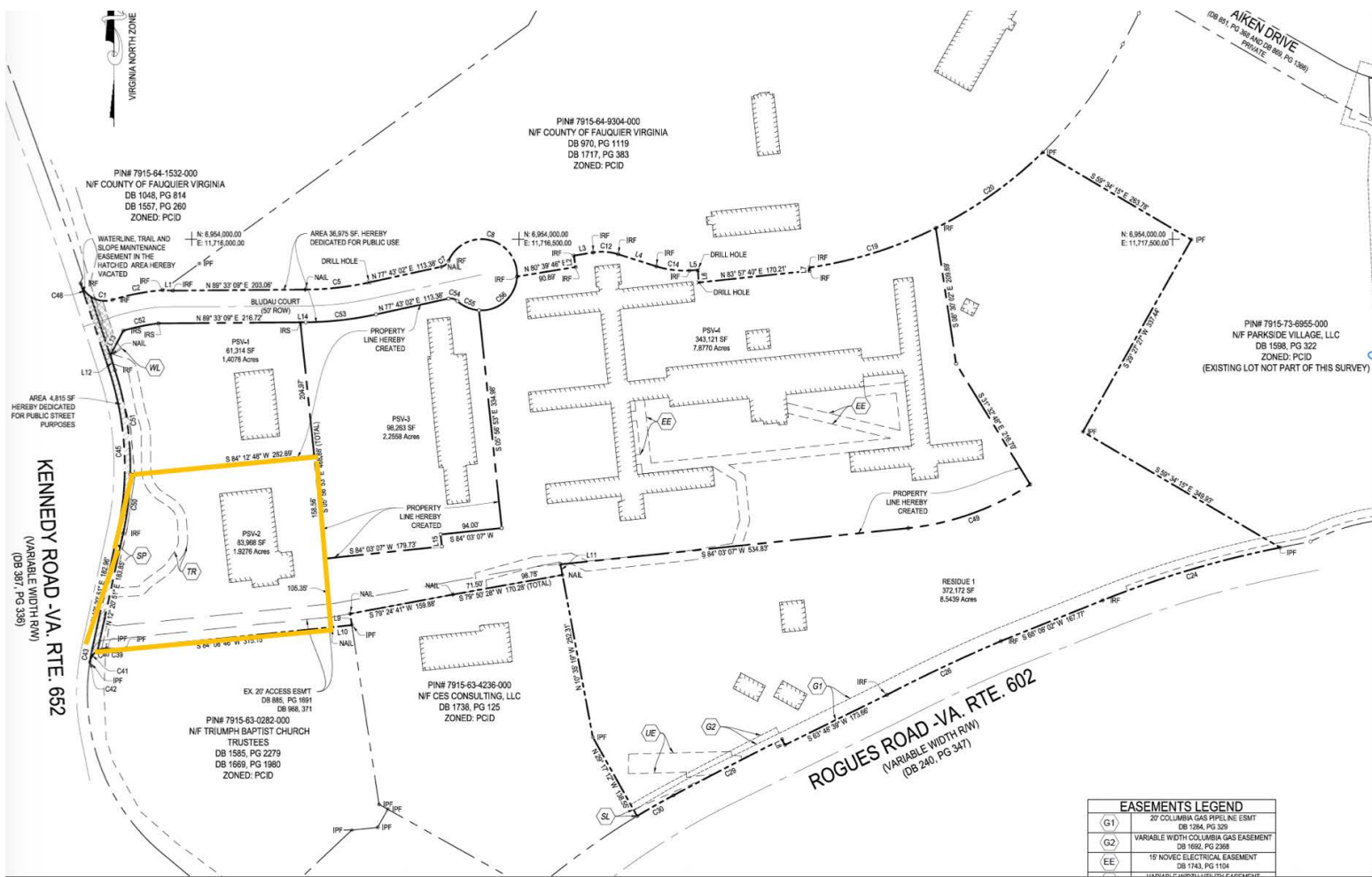


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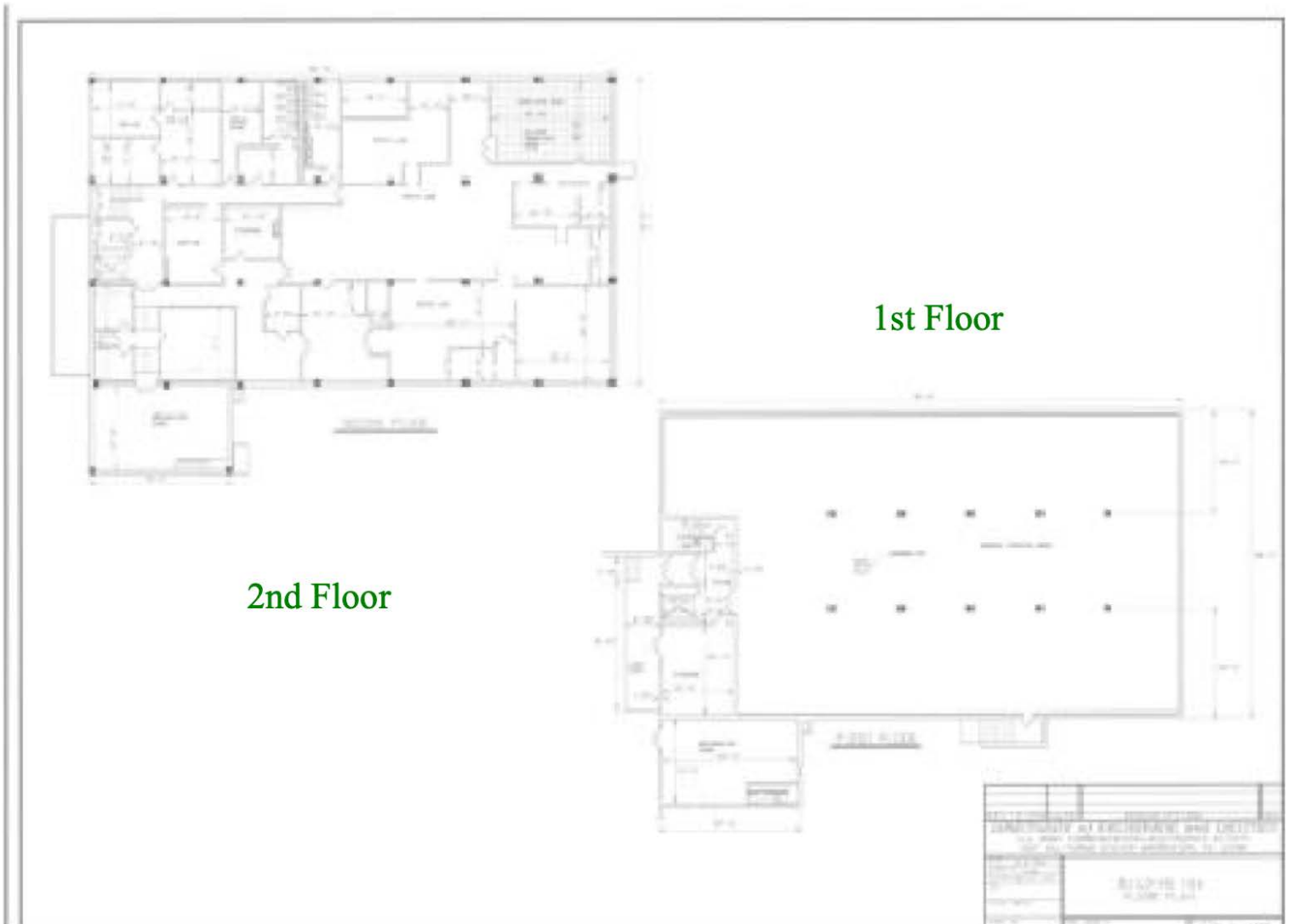
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