

FOR SALE

30 Ac. Industrial - 204,200 SF

16300 International St.
DOSWELL, VA 23047



Executive Summary



16300 International St.
Doswell, VA 23047

ADDRESS



Doswell, VA

MARKET

**30.003
ACRES**

LOT SIZE



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THE OFFERING

Price	Inquire
Lot Size	30.003 Acres
Zoning	M3
Property Type	Industrial
SF	204,200 SF Under Roof (105,800 SF Leased)
Vacant SF	98,400 SF
Tenants	Kings Dominion & Specialty Coating and Laminating
Year Built	1985
Buildings	2
Debt	No debt



Overview



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16300 International Street in Doswell, VA is a premier 30-acre industrial site strategically positioned just minutes from I-95, offering exceptional access between Richmond and Fredericksburg. The property features a total of 204,200 square feet under roof, providing substantial space for manufacturing, warehousing, or distribution operations. Currently, 105,800 square feet is leased by established tenants Kings Dominion and Specialty Coating and Laminating, offering built-in income potential. With expansive acreage, Industrial zoning, and proximity to major transportation corridors, this property is ideal for investors or users seeking a well-located facility in central Virginia.

Potential Expansion - 253,750 SF

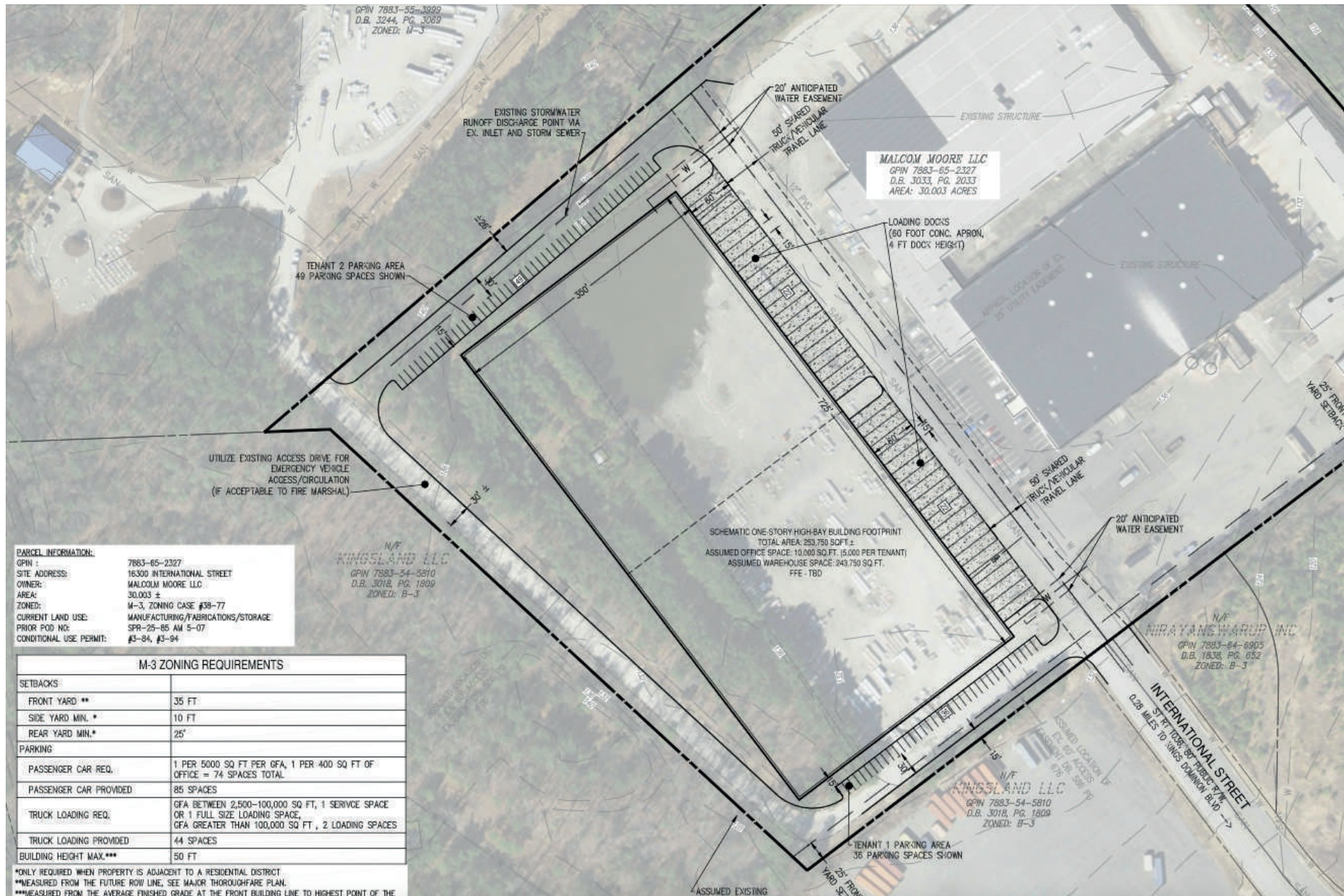


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Concept plans designed by Bowman Engineering



Lease Abstract

Address: 10314 Kings Dominion Blvd. Bldg. B,
Doswell, VA 23047

Tenant: Kings Dominion LLC

Square Footage: 66,000 SF

Commencement Date: January 1, 2021

Lease Expiration: December 31, 2025

Term: 5 years

Current NOI: \$198,000

Lease Type: Full Service + Tenant pays set amount for utilities

Landlord Responsibility: Roof, Structure, HVAC

Rent Schedule

TERM		
Term	Monthly Rent	Annual Rent
1/1/21 - 12/31/21	\$7,500.00	\$90,000.00
1/1/22 - 12/31/22	\$11,750.00	\$141,000.00
1/1/23 - 12/31/23	\$14,960.00	\$179,520.00
1/1/24 - 12/31/24	\$15,710.00	\$188,520.00
1/1/25 - 12/31/25	\$16,500.00	\$198,000.00



Lease Abstract



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Rent Schedule

TERM		
Term	Monthly Rent	Annual Rent
11/9/16 - 12/31/16	\$0.00	\$0.00
1/1/17 - 12/31/17	\$9,120.83	\$109,449.96
1/1/18 - 12/31/18	\$9,303.25	\$111,639.00
1/1/19 - 12/31/19	\$9,489.31	\$113,871.72
1/1/20 - 12/31/20	\$9,679.10	\$116,149.20
1/1/21 - 1/31/22	\$9,872.68	\$118,472.16

1st Renewal Term	Monthly Rent	Annual Rent
2/1/22 - 1/31/23	\$10,119.49	\$121,433.88
2/1/23 - 1/31/24	\$10,372.48	\$124,469.76
2/1/24 - 1/31/25	\$10,631.79	\$127,581.48
2/1/25 - 1/31/26	\$10,897.59	\$130,771.08
2/1/26 - 1/31/27	\$11,170.03	\$134,040.36



Address: 10314 Kings Dominion Blvd. Bldg. B,
Doswell, VA 23047

Tenant: Specialty Coating and Laminating

Square Footage: 39,800 SF + 2.5 Ac. outdoor space

Commencement Date: November 9, 2016

Rent Commencement: January 1, 2017

Lease Expiration: January 31, 2027

Term: 10 years, 2 months from commencement

Current NOI: \$130,771.08

Escalation: 2.5% per annum

Lease Type: NNN

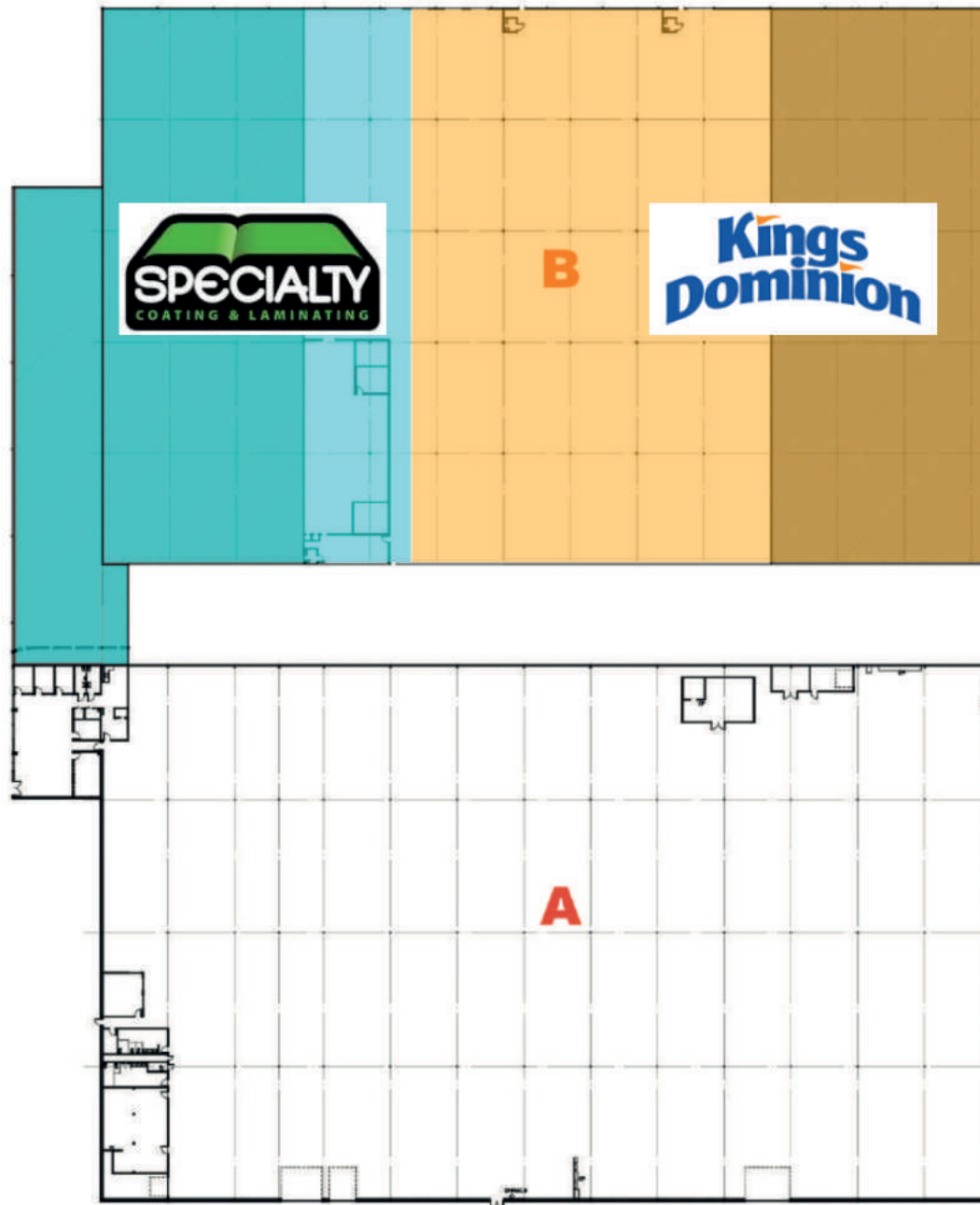
Landlord Responsibility: Roof, Structure

Highlights



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BUILDING A

- 98,400 SF (Vacant)
- Gas heat
- Wet sprinkler system
- 3 phase power
- 480V - 3,000 amps
- Six dock doors
- Four rollup doors
- 22' eave height

BUILDING B

- 105,800 SF
- Warehouse space
- 14' eave height
- Gas Heat
- Two rollup doors

Outdoor Storage



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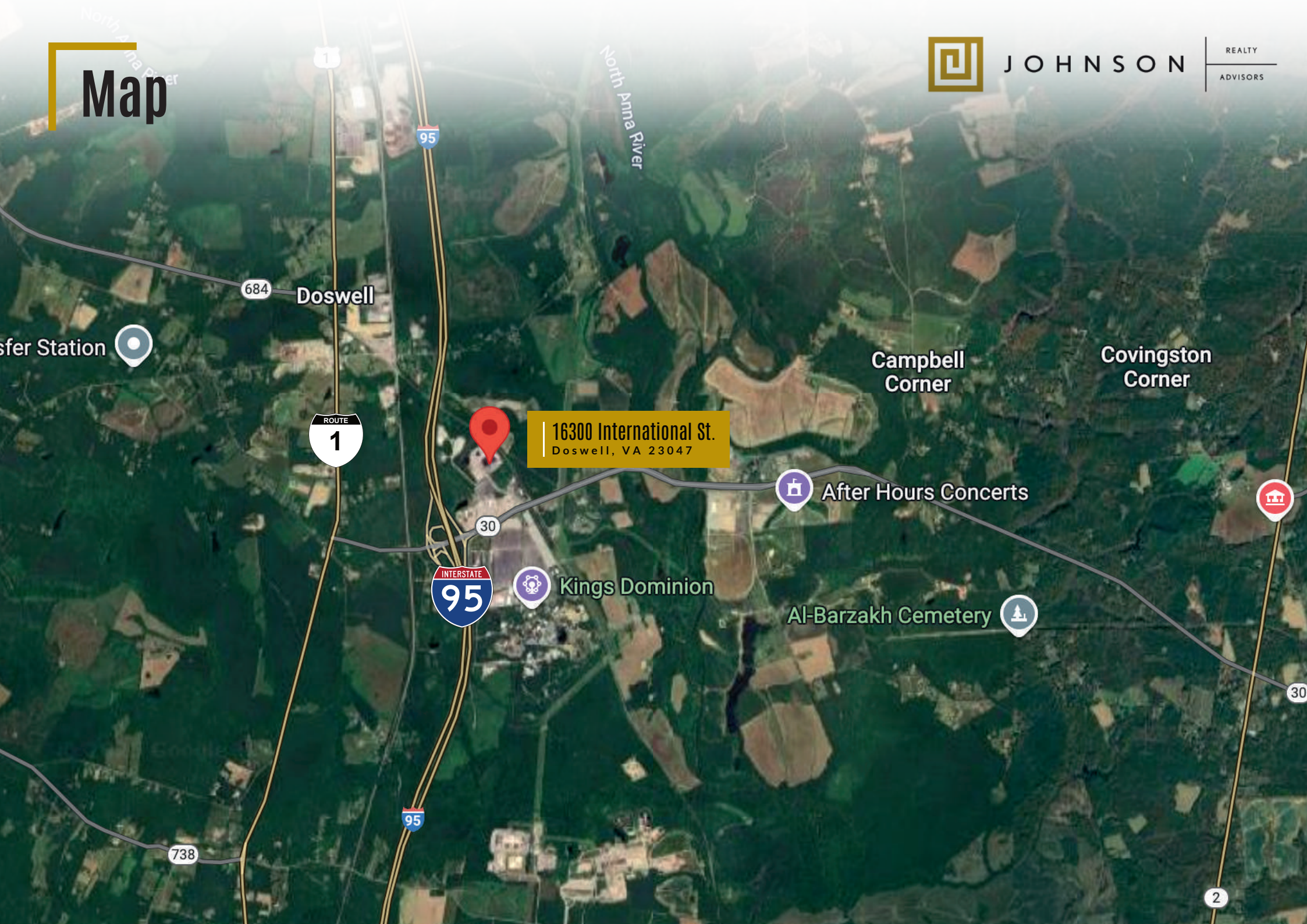
2.4
Acres
IOS

5 Acres
IOS

4 Acres IOS

Images





16300 International St.
Doswell, VA 23047

Doswell

Campbell
Corner

Covington
Corner

After Hours Concerts

Kings Dominion

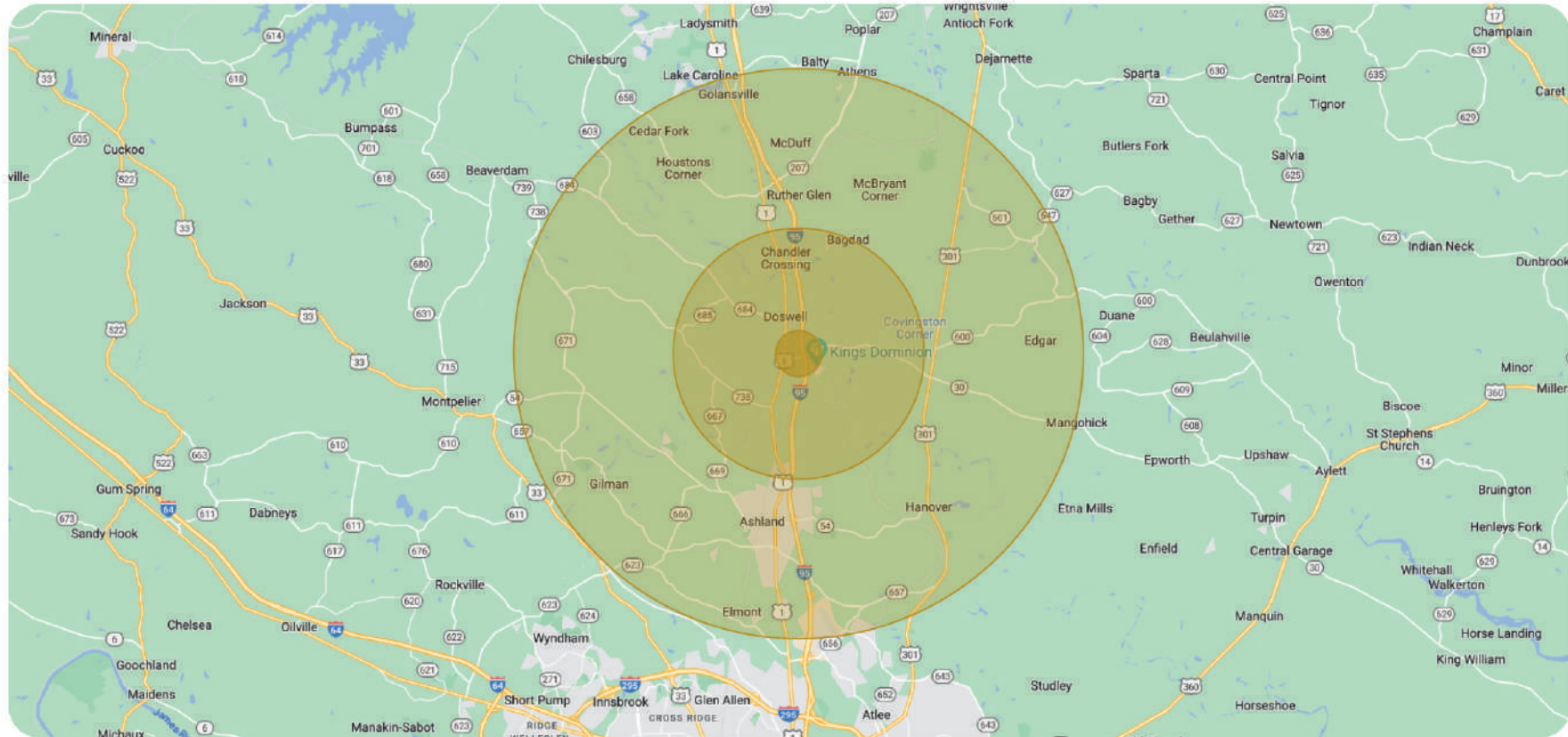
Al-Barzakh Cemetery

Demographics



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POPULATION	1 mile	5 miles	10 miles
Total Population	60	7,662	34,343
Average Age	50.6	39.8	41.9
Average Age (Male)	51.4	41.1	41.9
Average Age (Female)	50.2	39.9	42.4

HOUSEHOLDS & INCOME	1 mile	5 miles	10 miles
Total Households	54	3,048	13,838
# of Persons per HH	1.1	2.5	2.5
Average HH Income	\$43,580	\$83,898	\$93,461
Average House Value	\$320,000	\$281,960	\$288,245

* Demographic data derived from 2020 ACS - US Census

FOR MORE INFORMATION PLEASE CONTACT:



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