

# 310 TYSON DRIVE

Winchester, VA 22603

## Industrial For Lease

55,638 SF



Leasing Information:  
703.522.4600

**Eamon McCrann**  
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**Jack Pezulla**  
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# Lincoln

Lincoln Property Company  
4300 Wilson Boulevard Suite 200  
Arlington, VA 22203

[www.lpc.com](http://www.lpc.com)

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## Building Specifications



<b>Building Size</b>	<b>244,500 SF</b>
<b>Available SF</b>	55,638 SF
<b>Zoning</b>	M1 Light Industrial District
<b>Clear Height</b>	30'8"
<b>Column Spacing</b>	25' x 50'
<b>Depth of Building</b>	250'
<b>Truck Court Depth</b>	150'
<b>Docks</b>	8. 9' x 7'8"
<b>Sprinkler System</b>	Wet System: NFPA-13
<b>Flooring</b>	6" polished concrete
<b>Parking Ratio</b>	0.7/1,000 SF
<b>Lighting</b>	TBD
<b>Year Built</b>	1987/1996

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Exterior Photos



Rendering



Renovation as of October 2024

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# 310 TYSON DRIVE

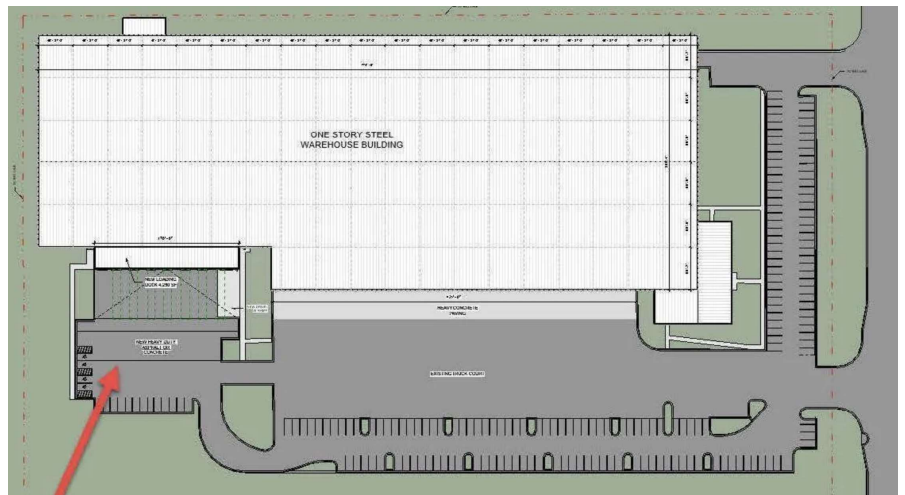
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## Building Improvements

- Expanded truck court
- 7 new loading docks & 1 new drive-in
- New heavy duty asphalt
- New drive aisle to connect truck courts
- Total available SF: **55,638 SF**



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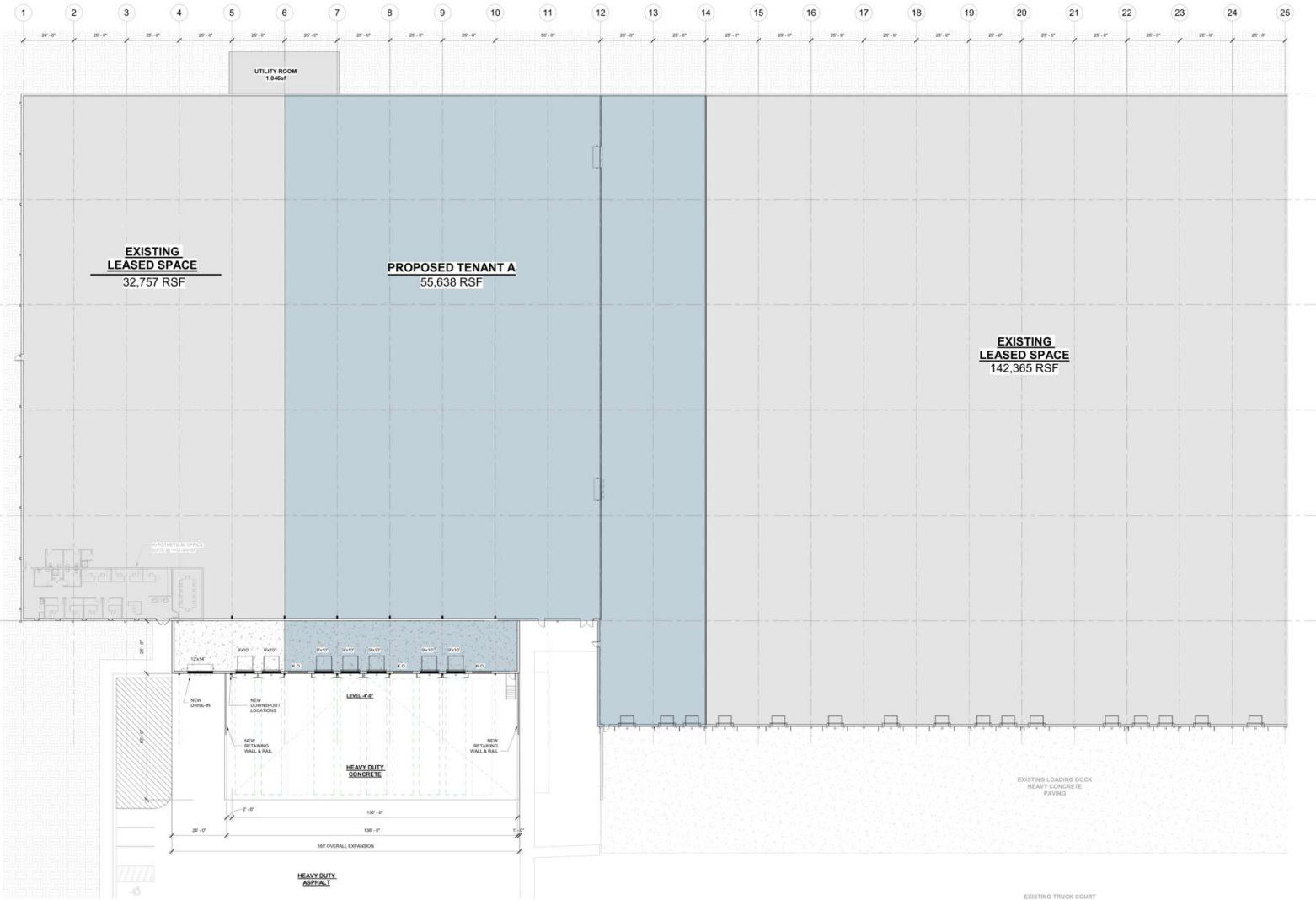
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# 310 TYSON DRIVE

Vacant Space

Winchester, VA 22603



**310 TYSONS  
PROPOSED TENANT LAYOUT**

Suite	Size	Description
Vacant Space	55,638 SF	Warm-lit shell warehouse   8 Loading Docks and Newly Renovated Truck Court & Loading Platform

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## Interior Photos



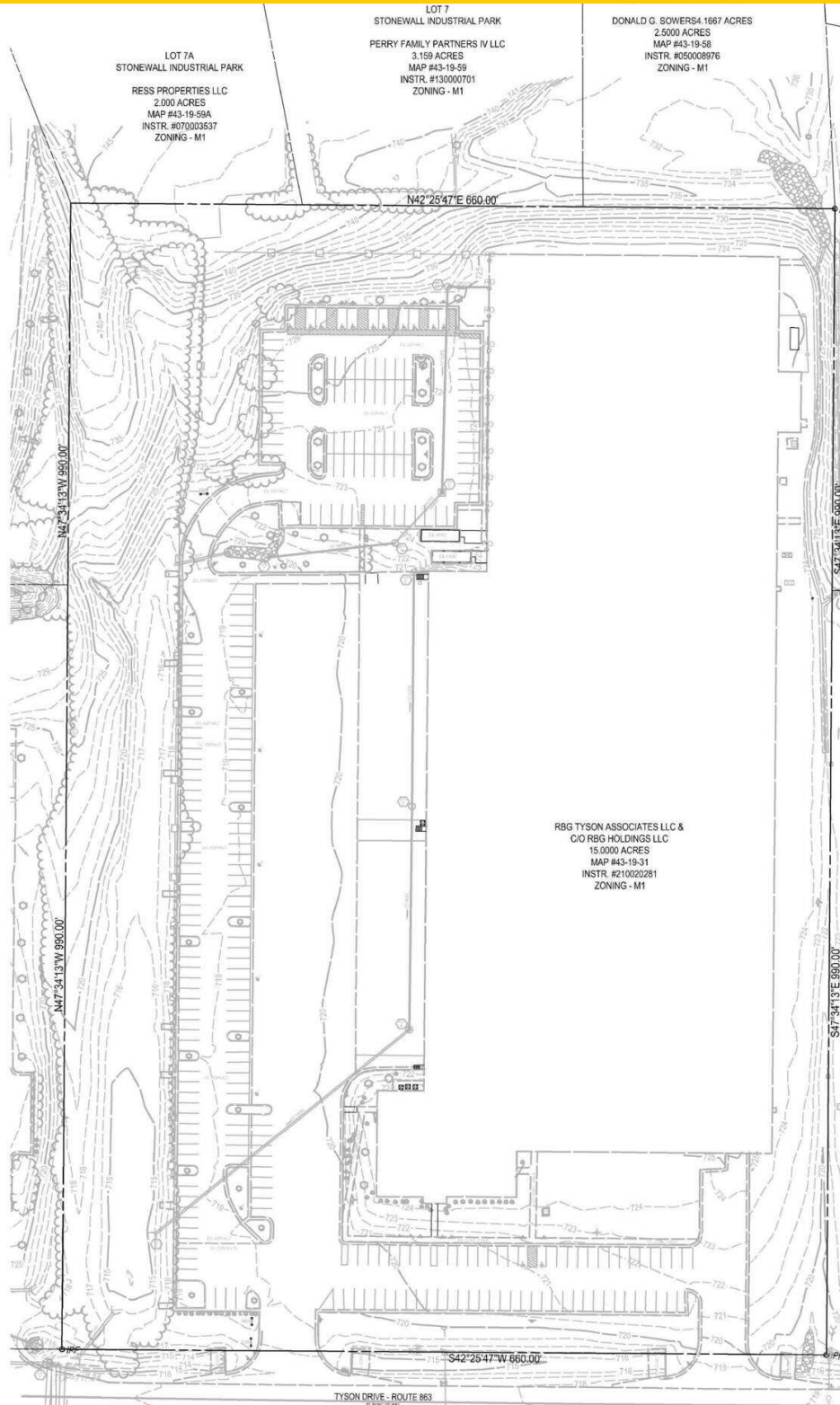
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# Site Plan

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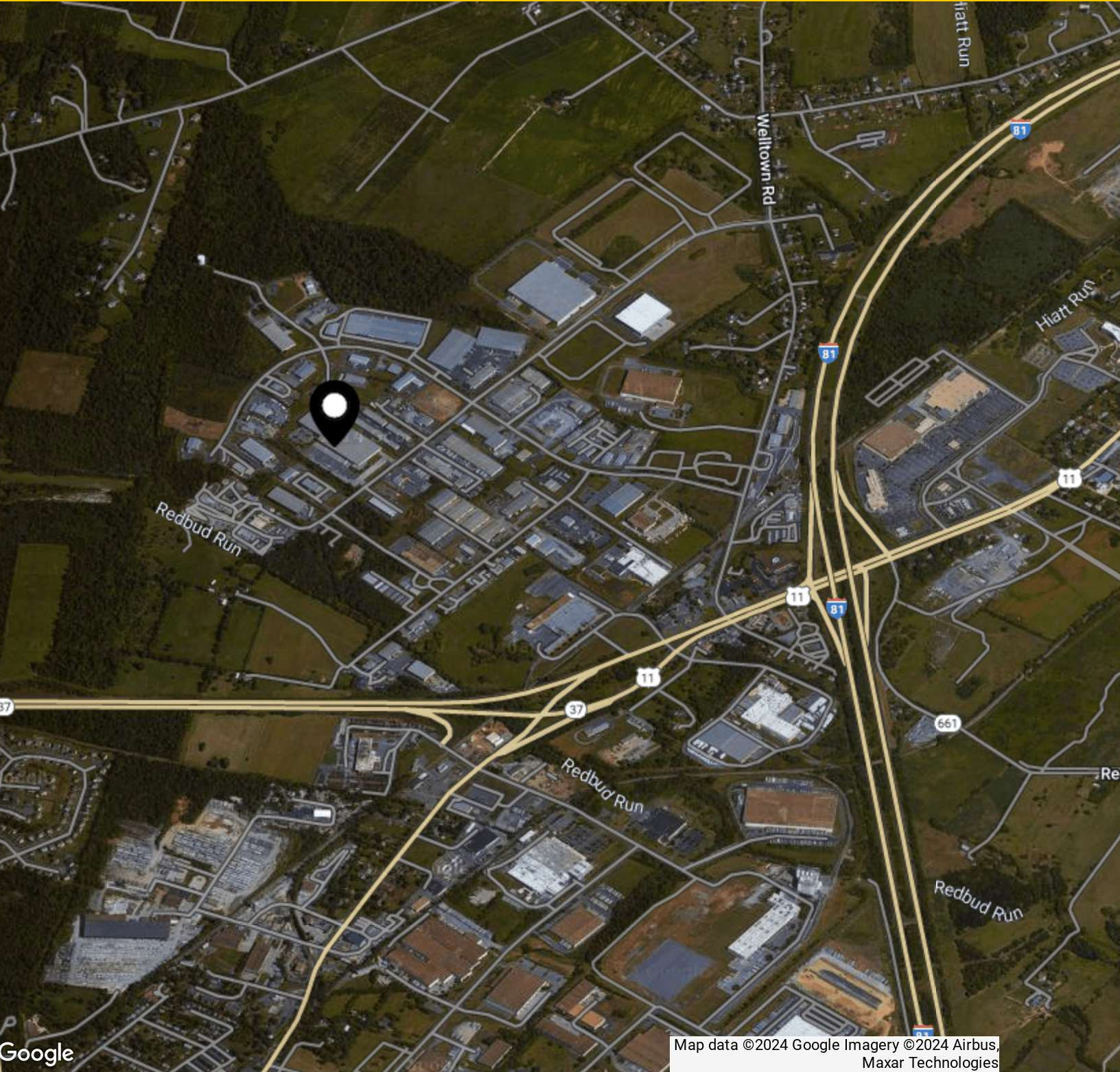
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# Location Map

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Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

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