



**COLDWELL BANKER
COMMERCIAL**
ELITE



UNIQUE OPPORTUNITY | 16,936 SF WAREHOUSE IN COLONIAL BEACH

FOR LEASE

913 Longfield Road, Colonial Beach, VA 22443

Square Footage:	16,936
Land Area:	7.27 AC
Zoning:	Zoned B-2 and A-1

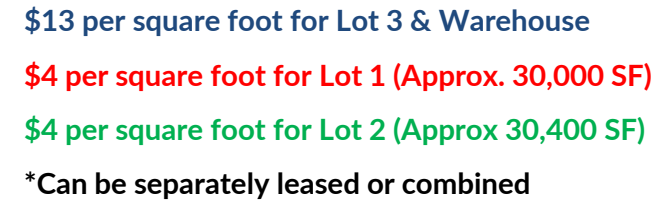
Coldwell Banker Commercial Elite is pleased to present a rare and exceptional industrial warehouse property located at 913 Longfield Road in Colonial Beach, Virginia. This expansive 7.27-acre site features a 16,936 square foot warehouse, complemented by 448 square feet of office space, making it an ideal location for a variety of industrial or commercial operations. With its strategic location, versatile facility, and potential for a wide range of commercial uses, this property offers a unique opportunity for businesses seeking space in Colonial Beach.

- **Rare Large Warehouse:** The 16,936 square foot warehouse offers ample space for a diverse mix of uses such as, auto/machine repair, contractor, service provides, manufacturing, storage, or distribution needs.
- **8 Bay Doors:** The facility is equipped with 8 bay doors, providing efficient access for loading and unloading operations.
- **Prime Location:** Conveniently located in Colonial Beach, Virginia, with over 450 feet of road frontage on Longfield Road, providing excellent visibility and easy access to major thoroughfares.
- **Fenced Lot Configuration:** The property includes two (2) front fenced lots, each 30,000 square feet, and a one (1) rear fenced lot spanning 2.6 acres, offering ample secure space for operations or expansion.
- **Special Use Permit:** The property comes with a rare and valuable in-place special use permit for auto body repair, providing immediate flexibility for businesses in this industry.
- **Covered Outside Storage:** The property includes additional covered outdoor storage space to support your business needs.

- **Auto Sales is permitted, in addition to Collision Repair, Warehouse, Distribution, Storage, Self-storage, Fleet parking and maintenance, Boat/RV Storage, and niche target: public auction parking lot facility for vehicles.**
- **Property previously had permits to park/store up to 750 vehicles.**

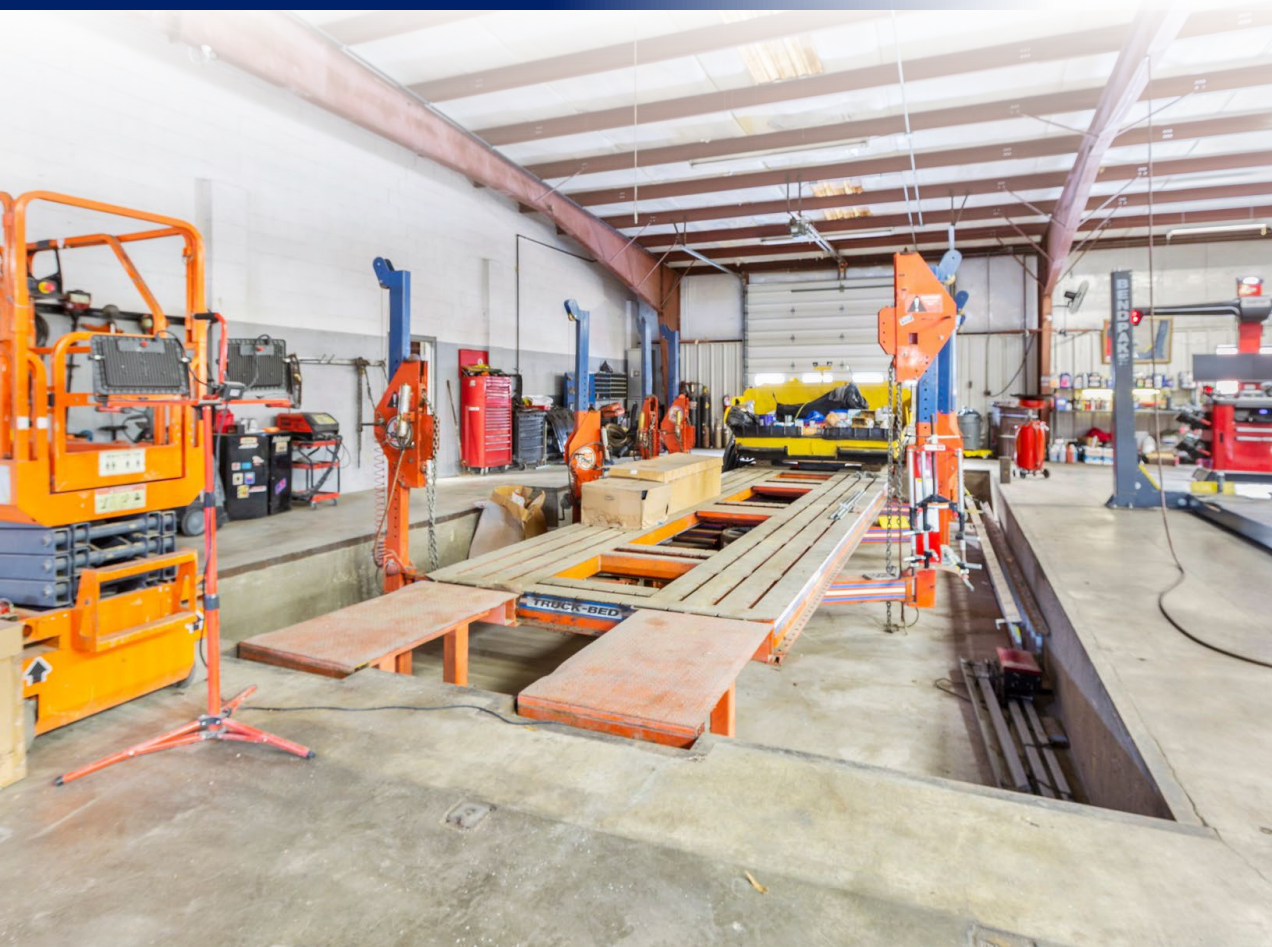
PROPERTY DEMOGRAPHICS

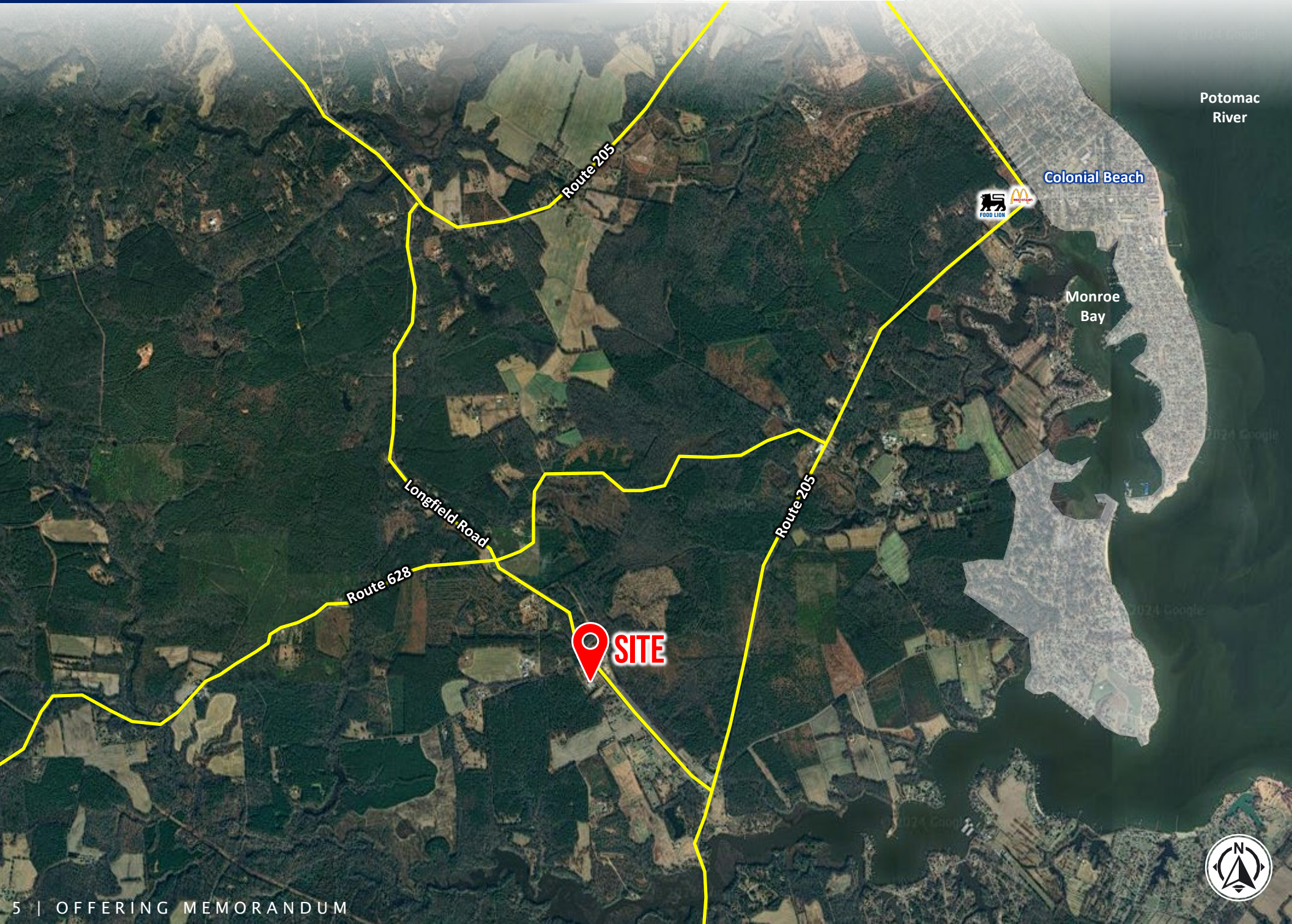
POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	3,990	11,094	23,511
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	1,702	4,811	9,558
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$103,373	\$100,663	\$117,574



- **Clear Span Roof with No Columns**
- **Phase 3 Power**
- **18' Clear Ceiling**



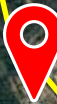




Potomac
River

Colonial Beach

Monroe
Bay

 SITE



OFFERING MEMORANDUM

UNIQUE OPPORTUNITY | 16,936 SF WAREHOUSE IN COLONIAL BEACH

913 LONGFIELD ROAD | COLONIAL BEACH, VA 22443

FOR MORE INFORMATION PLEASE CONTACT:



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