

INDUSTRIAL ZONED  
I-95 CORRIDOR DEVELOPMENT OPPORTUNITY



**NORTHERN VIRGINIA INDUSTRIAL LAND**  
STAFFORD, VA | 448.103 ACRES | ZONED M-1

STAFFORD, VIRGINIA  
OFFERING MEMORANDUM



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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Colliers International, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Colliers International.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Colliers International.



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# EXECUTIVE SUMMARY

Colliers International is pleased to present 448.103 acres of industrial zoned land for sale in the highly desired Northern Virginia Industrial market.

This opportunity is located in Stafford County, Virginia off of Route 17/Warrenton Road just west of Exit 133 off Interstate 95. The property provides highly attractive scale along the new supply constrained Northern Virginia I-95 Industrial corridor.

The property is currently zoned M-1 (Light Industrial) and is located inside the county's Urban Service Area, allowing access to county water and sewer. With national tenants like Amazon, FedEx, and Lidl selecting this market for it's attributes and strategic location, this opportunity provides the potential for an industrial development to service the Northern Virginia market for years to come.



**NORTHERN VIRGINIA**  
I-95 CORRIDOR MARKET



**448.1 ACRES**

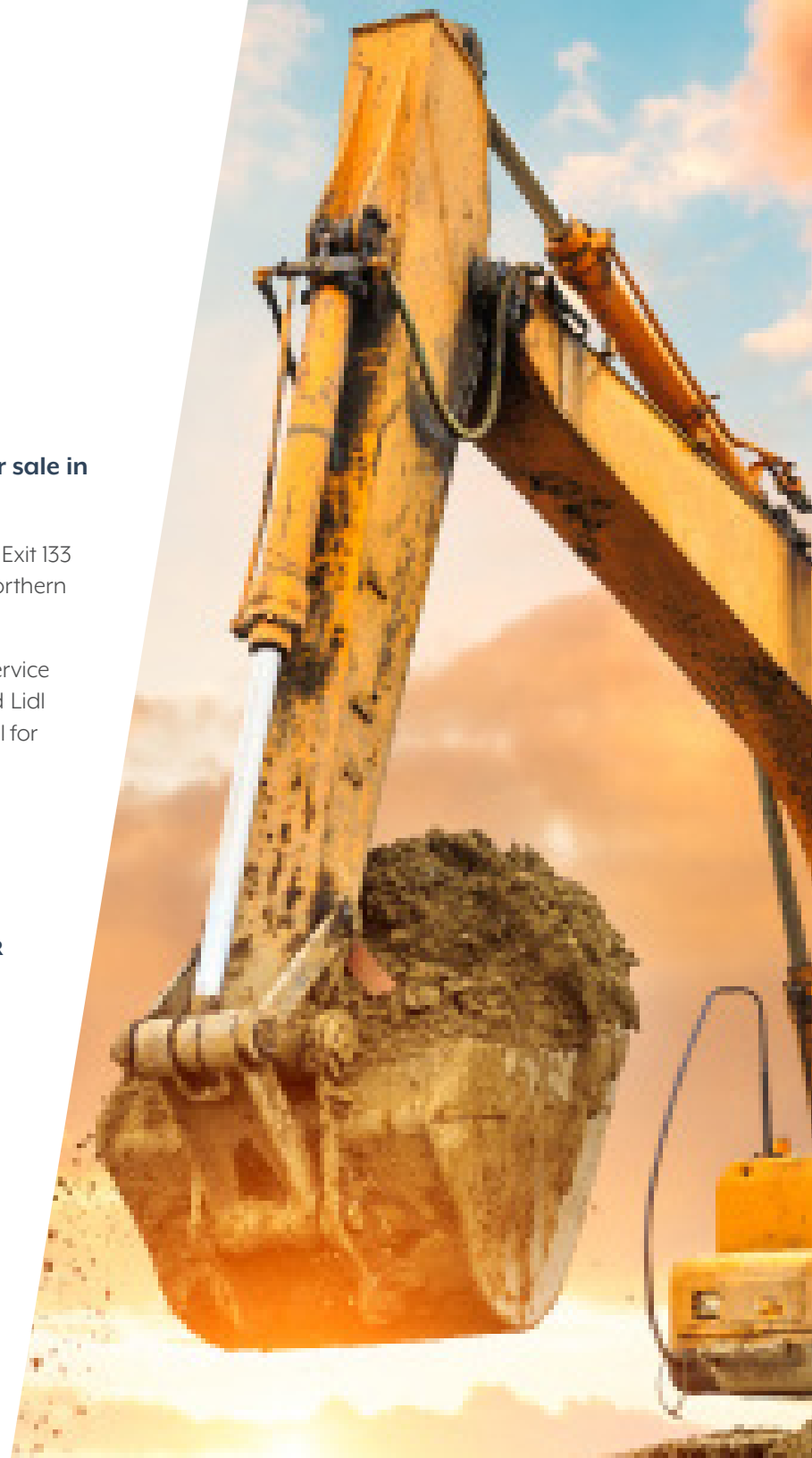


**ZONED M-1**  
(LIGHT INDUSTRIAL)



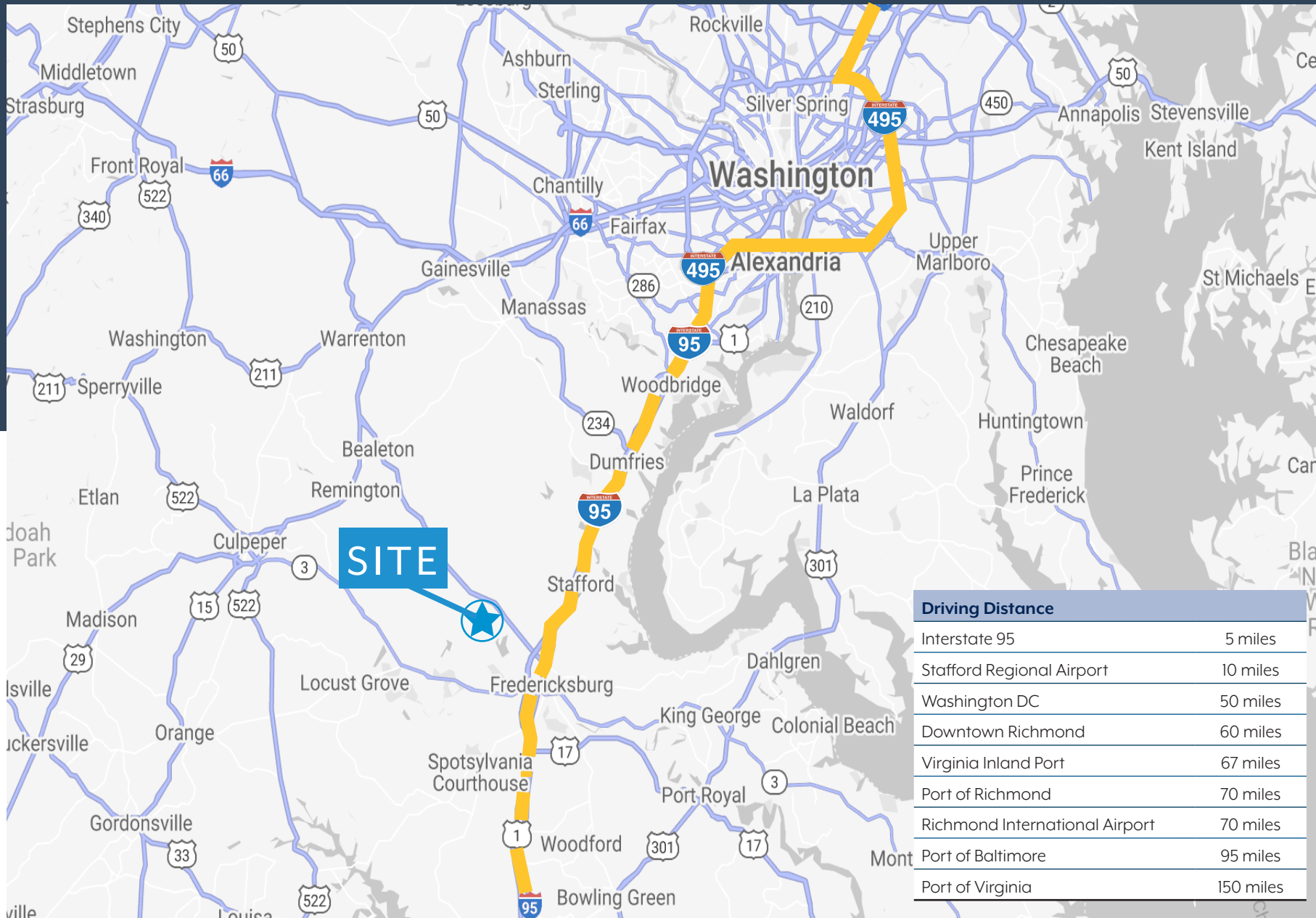
**WATER & SEWER**  
**ACCESSIBLE**

## SUBMARKET TENANTS



# PROPERTY OVERVIEW

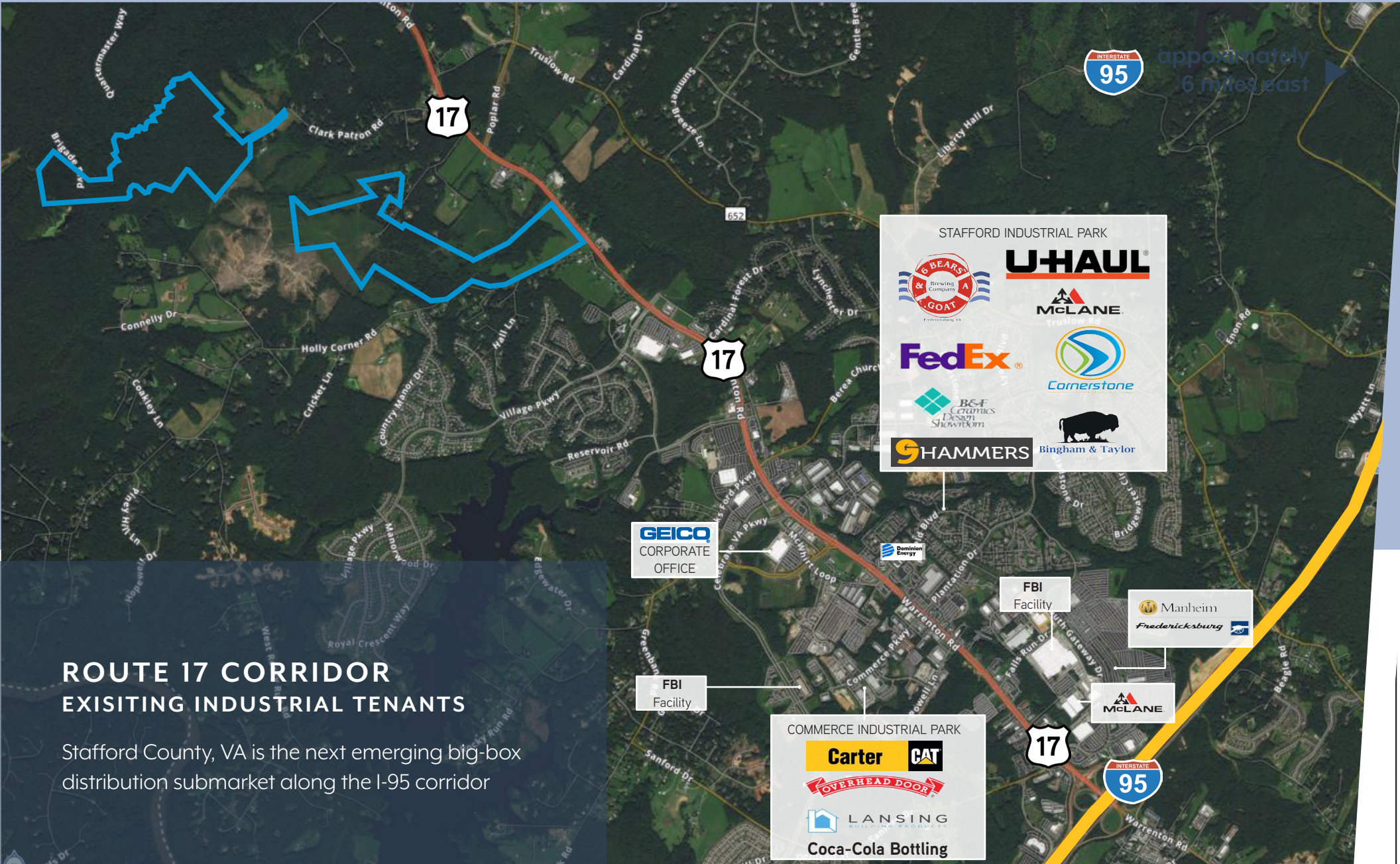
## AREA MAP



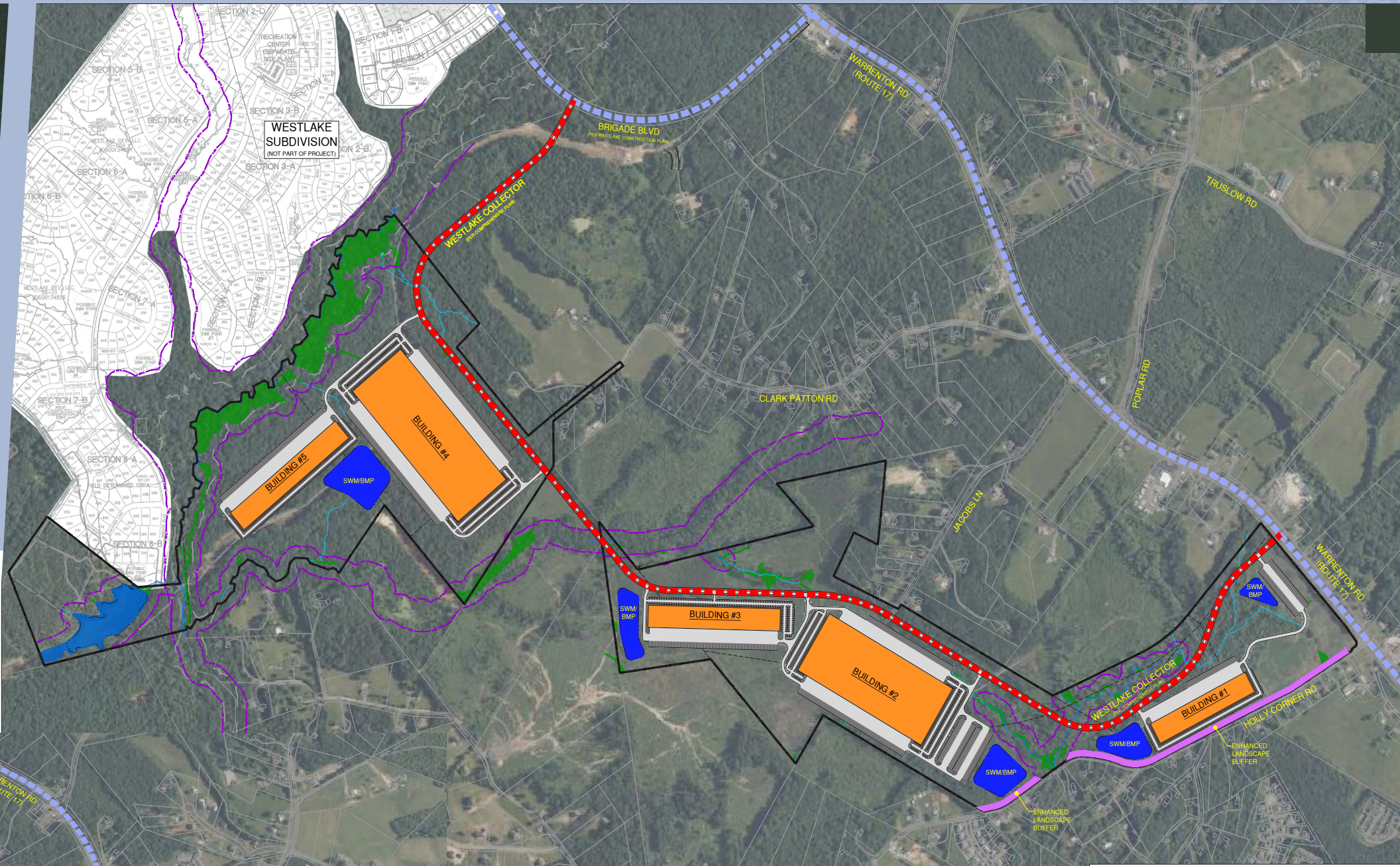
Driving Distance	
Interstate 95	5 miles
Stafford Regional Airport	10 miles
Washington DC	50 miles
Downtown Richmond	60 miles
Virginia Inland Port	67 miles
Port of Richmond	70 miles
Richmond International Airport	70 miles
Port of Baltimore	95 miles
Port of Virginia	150 miles



# PROXIMATE TO I-95 & WASHINGTON DC



# CONCEPTUAL BUILDING LAYOUT PLAN



# STAFFORD COUNTY ZONING ORDINANCE: M-1 INDUSTRIAL LIGHT

The purpose of the M-1 district is to establish areas of the county to provide for certain types of business and industrial uses characterized by light manufacturing, fabrication, warehousing and wholesale distribution, which are relatively free from offensive activities and which, with proper performance standards, will not detract from residential desirability of adjacent properties. It is intended that the M-1 district encourage the development of parks for the location of these uses. This district should be located only where necessary public utilities are available and where transportation systems are adequate.

## USES PERMITTED BY RIGHT

- Aquaculture
- Automobile assembling/disassembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or battery manufacture
- Building materials sales and service yards
- Commercial kennels
- Contractors equipment and storage yards
- Convenience center or convenience store
- Fleet parking
- Flex office or General office uses
- Hotel
- Laboratory, research and testing
- Light industrial uses
- Light manufacturing uses
- Machinery sales and service
- Maintenance, rental, and repair of modular units designed for temporary office or classrooms
- Microbrewery
- Motor vehicle rental
- Parking and storage of tractor trailers
- Printing, publishing engraving
- Public facilities/utilities but not including propane and heating fuel distribution facilities, generating facilities, substations, switching stations and wastewater treatment facilities which are permitted as a conditional use permit
- Public parking lot
- Public works excluding wastewater treatment facilities
- Railroad sidings
- Restaurants without drive-through
- School, vocational
- Selected indoor recreational enterprises within industrial parks
- Storage warehouse
- Veterinary clinic
- Warehousing, mini-storage
- Welding or machine shops (including the use of punch presses not to exceed 50 tons rated capacity)
- Wholesale business

## CONDITIONAL USE PERMIT

- Adult business
- Airport, private
- Boat sales
- Brewery
- Clinic, medical and dental
- Communication facility
- Distillery
- Drive-through
- Dwelling for watchman or caretaker on-premises
- Low intensity commercial retail not otherwise listed
- Medium intensity commercial retail not otherwise listed
- Microbrewery, with facilities for events such as wedding, parties and/or events with 200 or more attendees
- Motor vehicle sales
- Other light industrial and manufacturing uses not otherwise listed
- Place of worship
- Public facilities/utilities for propane and heating fuel distribution facilities, generating facilities, substations, switching stations and wastewater treatment facilities
- Recycling facilities
- School
- School, industrial
- Truck stop
- Vehicle fuel sales



## STAFFORD WEST

PARCEL ID	ZONING	ACREAGE
PARCEL 35-23 (ELO)	M-1 (Light Industrial)	34.348 acres
PARCEL 35-24	M-1 (Light Industrial)	67.304 acres
PARCEL 35-28	M-1 (Light Industrial)	95.677 acres
PARCEL 35-28B	M-1 (Light Industrial)	22.560 acres
PARCEL 35-30A	RW (Rural Wooded)	1.033 acres
<b>TOTAL ACREAGE</b>		<b>220.862 acres</b>

## STAFFORD EAST

PARCEL ID	ZONING	ACREAGE
PARCEL 35-27B	M-1 (Light Industrial)	15.000 acres
PARCEL 43-59	M-1 (Light Industrial)	35.901 acres
PARCEL 43-59A	M-1 (Light Industrial)	3,890 acres
PARCEL 43-59B	M-1 (Light Industrial)	66.030 acres
PARCEL 43-59C	M-1 (Light Industrial)	8.970 acres
PARCEL 43-59D	M-1 (Light Industrial)	94.690 acres
PARCEL 43-59E	M-1 (Light Industrial)	2.760 acres
<b>TOTAL ACREAGE</b>		<b>227.241 acres</b>



## ACCESS TO NATIONAL AND INTERNATIONAL INSTITUTIONAL LOGISTICS NETWORK

Richmond is centrally located along the U.S. East Coast's freight backbone with immediate deep-water port access and immense rail infrastructure.

**80%** OF US POPULATION IS WITHIN A 1-DAY DRIVE OF THE ASSET

# MARKET OVERVIEW

## STAFFORD COUNTY AND THE I-95 CORRIDOR

Located just 25 minutes south of Washington, DC's Capital Beltway (Interstate 495) via Interstate 95, Stafford County is one of Northern Virginia's fastest-growing counties and one of the best places for business and commerce in the Washington, DC Metropolitan Region. Stafford County's proximity to Washington DC has been a key catalyst for growth and development for decades. Since 2000, its population has grown by more than 54% and current average household income is over \$115,000 per year. These factors, along with others, have helped rank Stafford County the top county for growth in the Commonwealth of Virginia.

Stafford County's proximity to the Federal government and key military bases such as Quantico have allowed the growth to be sustained and well-balanced. In addition to the FBI and US Department of Defense being two of the county's top employers, the area is home to several Fortune 500 companies, and is a hub for the world's greatest high technology and R&D employers, including Booz Allen Hamilton, Lockheed Martin, General Dynamics, Geico, Intuit and SAIC. The Stafford County area is also the location of the region's largest permanent demand driver: Marine Corps Base Quantico, home to the United States Marine Corps, the Drug Enforcement Administration (DEA), and the Federal Bureau of Investigation (FBI). Offering a business-friendly environment, highly desirable demographics, an outstanding transportation infrastructure and rich amenities, and permanent employment demand drivers, the County is poised for continued, thoughtfully measured growth for the foreseeable future.

THE I-95 CORRIDOR IS HOME TO  
**10 DOJ OPERATIONS**  
(TOTALING 482,459 SF)



## THE REGION'S BEST DEMOGRAPHICS

One of the most compelling selling points for Stafford County's continued future growth as a business hub is its region-leading demographics. The County's proximity to Washington, DC is a natural advantage in attracting leading-edge companies and a highly educated workforce that focus on research, development and technical services in support of the nation's defense, cyber security and intelligence agencies.

**4<sup>TH</sup>** FASTEST GROWING COUNTY IN VIRGINIA – *Weldon Cooper Center*

**TOP 25** HIGH-TECH HOTSPOTS – *Progressive Policy Institute*

**8<sup>TH</sup>** BEST PLACE FOR JOB GROWTH – *CNN Money*

## STAFFORD COUNTY INDUSTRIAL SUBMARKET

### STAFFORD COUNTY DEVELOPMENT PIPELINE (*immediately surrounding site*)

DEVELOPER	SIZE (SF)	# OF BULDINGS	ESTIMATED DELIVERY
DHL	533,624	1	Delivered/Leased
Peterson Companies	2,437,255	6	630,00 SF Delivered/Leased
			555,000 SF Under Construction Q1 2024
Flint Development	933,946	1	Beginning Construction
Merritt Properties	393,275	5	Beginning Construction
Matan Companies	431,000	2	220,000 Under Construction
O'Reilly's Auto	530,000	1	Under Contstruction
<b>Total</b>	<b>5,259,100</b>	<b>16</b>	

The Stafford County Industrial Submarket is comprised of 4.6 Million SF and is currently 2.4% vacant as of Q3 2022. The submarket has experienced over +/- 1.2 MSF of YTD net absorption in 2022 and average warehouse rental rates of \$8.78 PSF NNN. With approximately 4.8 MSF of buildings planned over the next two (2) years, a substantial increase in industrial development will occur in Stafford County. The developers include Peterson Companies, DHL, Matan Companies, Merritt Properties and Flint Development.

Stafford County's access to Northern Virginia/Washington DC and surrounding counties is the driving factor in the surge of development. Acting as the "Gateway" to Northern Virginia, the submarket is located directly along the I-95 corridor. Some of the largest distribution tenants in the world have given the location the green light with Amazon, FedEx, and 7-Eleven all signing leases or developing buildings in the submarket.



**AMAZON**  
**836,000 SF**  
**LEASED**  
**(2 BULDINGS)**



**FEDEX**  
**486,720 SF**  
**LEASED**  
**(1 BULDING)**



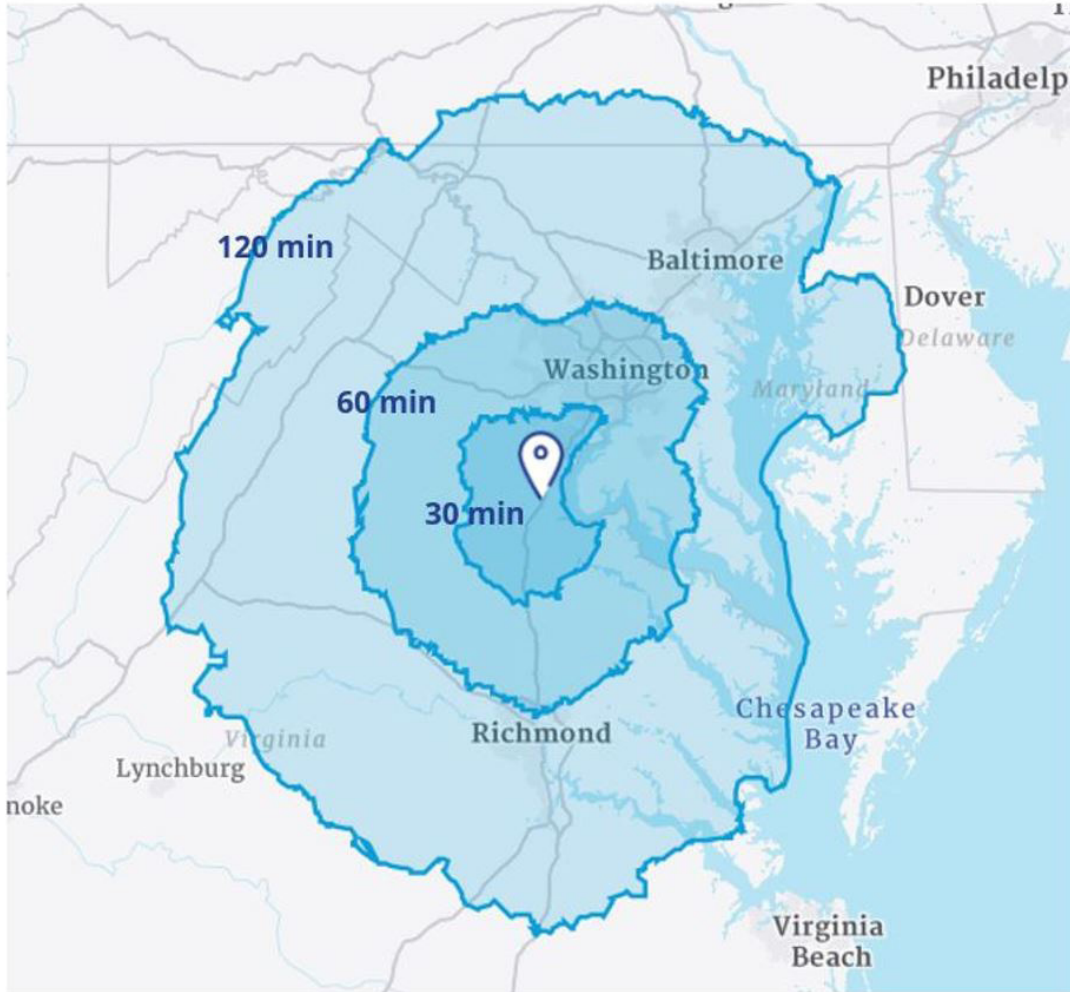
**7-ELEVEN**  
**533,624 SF**  
**LEASED**  
**(1 BULDING)**

## REGIONAL INDUSTRIAL HIGHLIGHTS

The subject property is located in Stafford County, part of the broader Fredericksburg Industrial submarket. This location provides unmatched access to other key industrial submarkets along the I-95 corridor, such as Northern Virginia and Richmond. The table below illustrates the strength of the entire region, highlighting the recent activity each of these major nodes of development have been enjoying.

	FREDERICKSBURG	NORTHERN VIRGINIA	RICHMOND
Inventory (SF):	18,470,404	61,982,223	110,312,483
Overall Vacancy (SF):	825,554	2,598,196	3,368,961
Vacancy Rate:	4.5%	4.2%	3.1%
Q4 2023 YTD Net Absorption (SF):	1,375,471	651,407	1,908,454
YTD Absorption as % of Inventory:	7.45%	1.05%	1.73%
Q4 2023 YTD Deliveries:	778,135	803,408	748,881
YTD Deliveries % of Inventory:	4.21%	1.30%	0.68%
Under Construction (SF):	544,956	620,892	4,646,529
Average Warehouse Rent (PSF NNN):	\$10.15	\$16.19	\$8.08

# DRIVE TIME



## 30 MINUTE DRIVE

Population	813,053
Med. HH Income	\$110,224
Proj. Med. HH Income Growth	2.17%
Blue Collar Workforce	16.6%

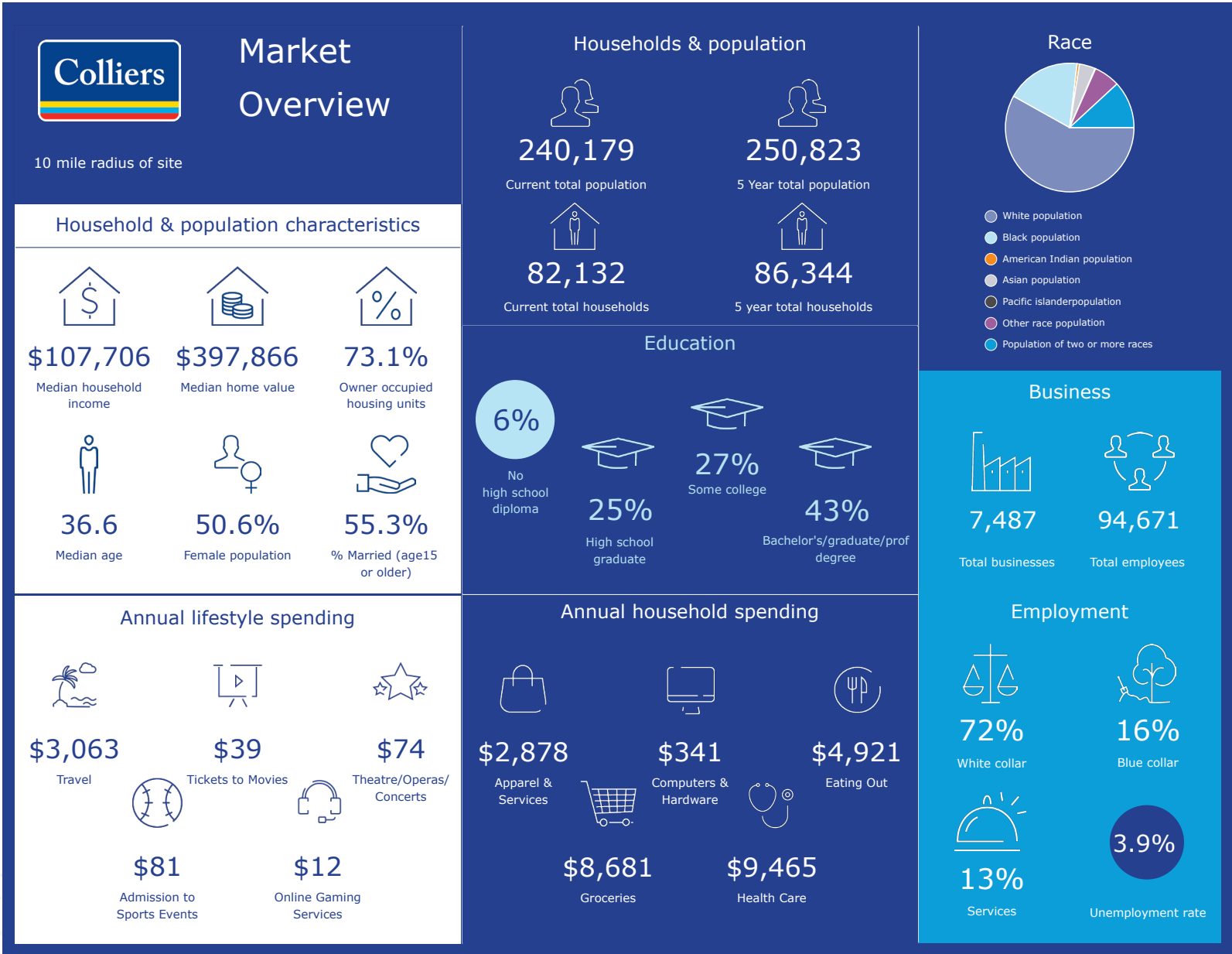
## 60 MINUTE DRIVE

Population	5,063,872
Med. HH Income	\$112,568
Proj. Med. HH Income Growth	2.6%
Blue Collar Workforce	12.9%

## 120 MINUTE DRIVE

Population	11,266,415
Med. HH Income	\$97,336
Proj. Med. HH Income Growth	2.36%
Blue Collar Workforce	15.9%

# DEMOGRAPHICS



# NORTHERN VIRGINIA INDUSTRIAL LAND

STAFFORD, VA | 448.103 ACRES AVAILABLE | ZONED M-1

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