







RELATIONSHIP
DRIVEN
REAL ESTATE

EXCLUSIVE OFFERING FROM CPG

RARE INFILL INDUSTRIAL BUILDING FOR SALE

PROPERTY HIGHLIGHTS

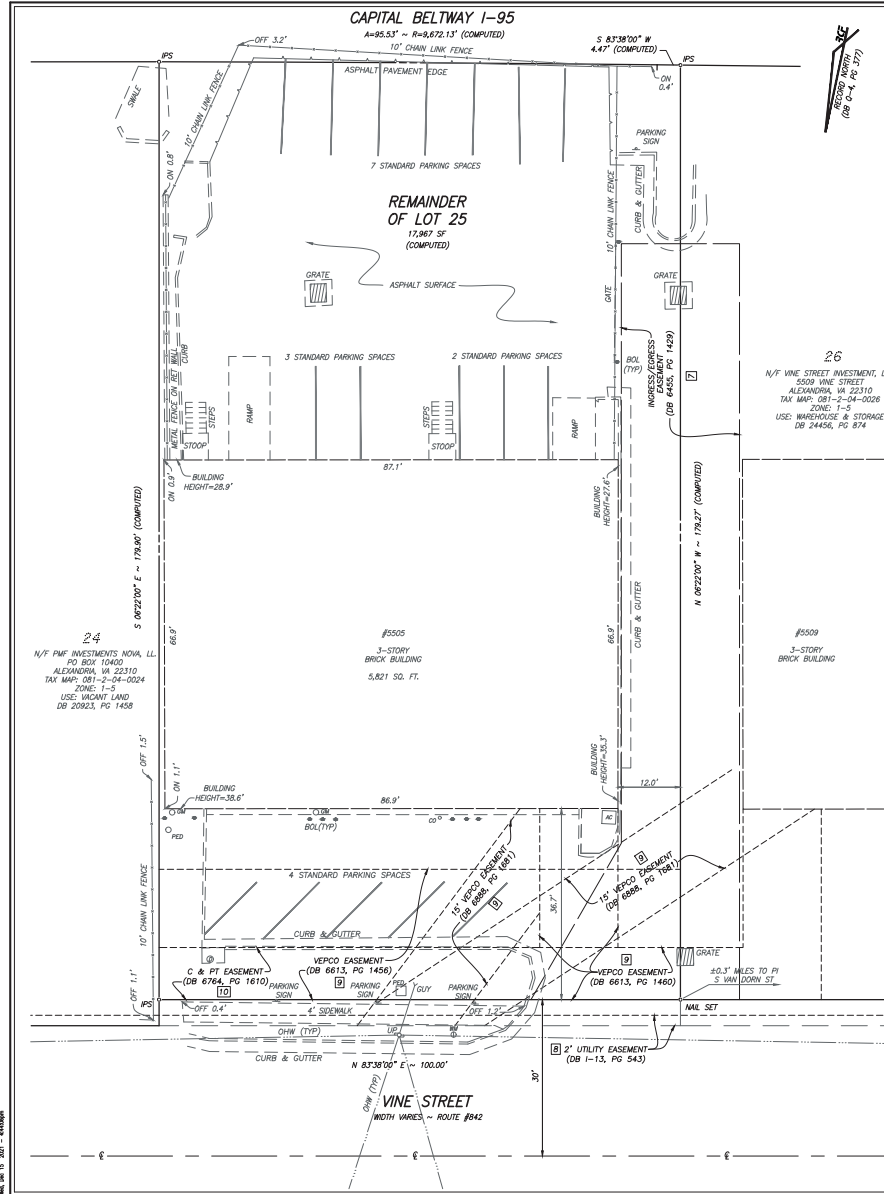
-  **ASKING PRICE:** \$4.3MM
-  **6,000 FT available now** for a User/Buyer to occupy
-  **18,000 SF** building (0.39 acres)
-  **12,000 FT leased**, providing stable revenue
-  **Drive-In Loading & Loading Dock**, 14' foot ceiling heights
-  **Unbelieve access** and proximity to 495 and Van Dorn

5505 VINE ST

5505 VINE STREET | ALEXANDRIA, VA







SURVEYOR'S CERTIFICATE:
TO: (A) ANANTI HO 5655 VINE, LLC
(B) ENGLEBANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEY MAY APPEAR
(C) LP TITLE LLC, AND
(D) COMMONWEALTH LAND TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(c), 8, 9, 13, 14, 16 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 22, 2021.

DATE OF PLAN OR MAP: DECEMBER 15, 2021
NAME: GARY M. FAULHABER
REGISTRATION NO.: LS #2448



LEGAL DESCRIPTION:

ALL THAT CERTAIN LOT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF FAIRFAX, COMMONWEALTH OF VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT NUMBERED 25, IN A SUBDIVISION KNOWN AS OAKWOOD, SECTION 2, SITUATE IN WHAT WAS FORMERLY MT. VERNON MAGISTERIAL DISTRICT, BUT WHICH IS PRESENTLY LEE MAGISTERIAL DISTRICT, DEED OF DEDICATION RECORDED IN LIBER 0-14 AT PAGE 377 AND PLAT OF SAID SUBDIVISION BEING RECORDED IN PLAT BOOK 4, PAGE 79, BOTH RECORDED IN THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

LESS AND EXCEPT THAT PORTION OF LOT 25 CONVEYED TO THE COMMONWEALTH OF VIRGINIA IN DEED BOOK 1625 AT PAGE 383 AND

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED LOT DEDICATED FOR PUBLIC USE AS A STREET BY DEED OF DEDICATION RECORDED IN DEED BOOK 6455 AT PAGE 1429, FAIRFAX COUNTY, VIRGINIA LAND RECORDS.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN DEED BOOK 6455 AT PAGE 1429, FAIRFAX COUNTY, VIRGINIA LAND RECORDS.

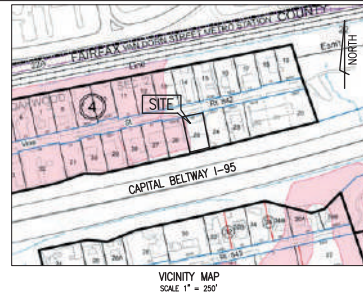
TAX MAP NO.: 0812 04 0025
PROPERTY ADDRESS: 5505 VINE STREET, ALEXANDRIA, VA 22310

SYMBOL LEGEND:

- BOLLARD
- CLEANOUT
- ⊙ STORM MANHOLE
- ⊖ FIRE HYDRANT
- ⊕ GAS METER
- ⊖ GRATE INLET
- GUY WIRE
- ⊙ MONUMENT
- ⊙ SANITARY SEWER MANHOLE
- SIGN
- UTILITY POLE
- ⊖ WATER METER
- ⊖ WATER VALVE
- ⊖ BUILDING ENTRANCE

TEXT LEGEND:

- ° = DEGREES
- ' = MINUTES (OR FEET)
- " = SECONDS (OR INCHES)
- # = NUMBER
- A = AREA
- BL = BOLLARD
- C/L = CENTERLINE
- CO = CLEAN OUT
- DB = DEED BOOK
- E = EAST
- EB = ELECTRICAL BOX
- GM = GAS METER
- IP = IRON PIPE SET
- N = NORTH
- OH = OVERHEAD WIRE
- PE = REDSTART
- PI = POINT OF INTERSECTION
- R = RADIUS
- S = SOUTH
- SF = SQUARE FEET
- ST = STREET
- TIP = TYPICAL
- UP = UTILITY POLE
- W = WEST
- WM = WATER METER

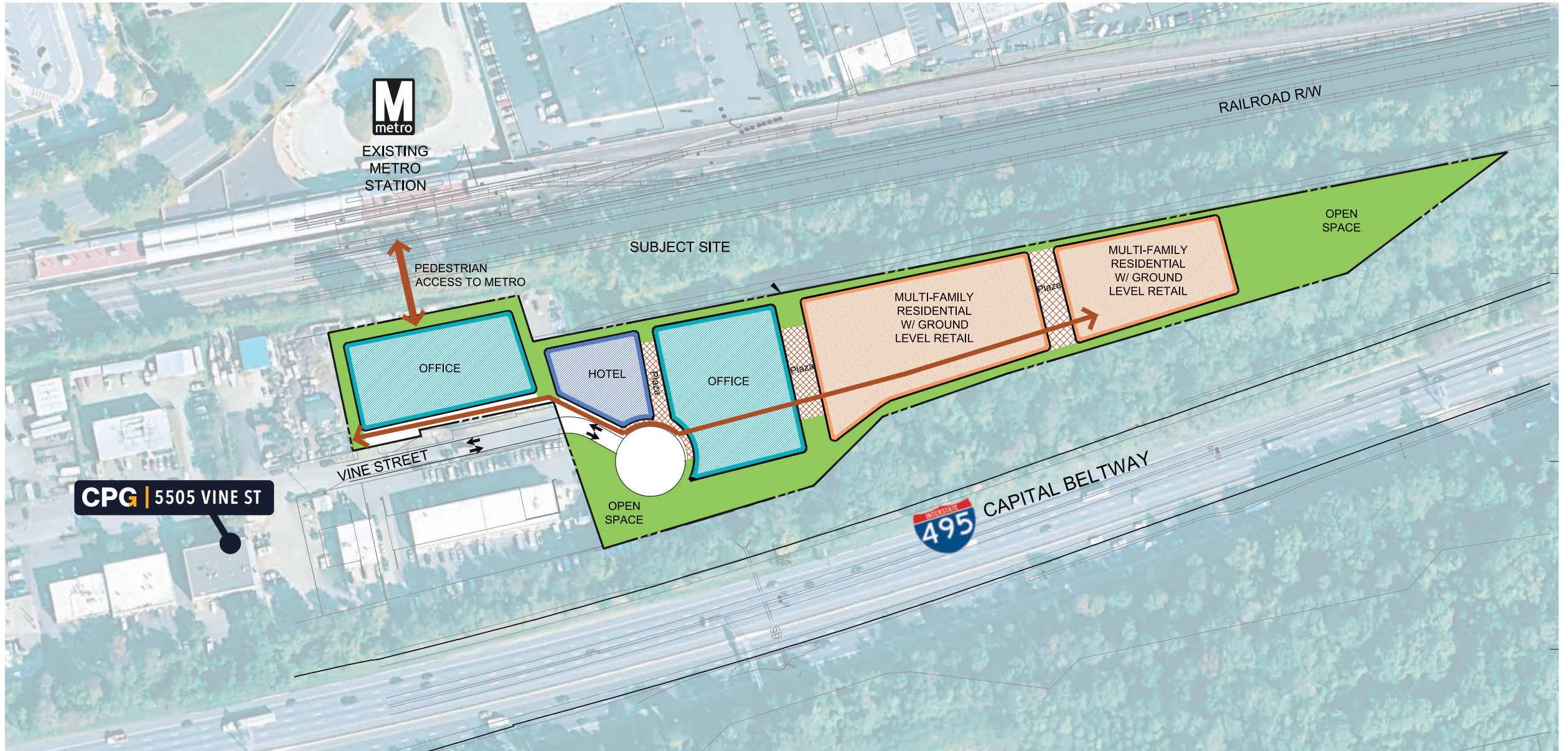


GENERAL NOTES:

1. PROPERTY IS KNOWN AS LOT 25, SECTION 2, OAKWOOD SUBDIVISION AS RECORDED IN DEED BOOK 0-4, PAGE 377 AND BEING THE LANDS OF SOUTHERN EMPIRE LEASING, LLC, AS RECORDED IN DEED BOOK 25317, PAGE 490, AMONG THE LANDS RECORDS OF FAIRFAX COUNTY, VA AND HAVING A TAX MAP NUMBER OF 081-2-04-0025.
2. UTILITIES AND EVIDENCE OF EXISTING UTILITIES ON AND SERVING THESE PROPERTIES ARE TAKEN FROM AVAILABLE RECORDS, UTILITY MARKING AND OBSERVED EVIDENCE. HOWEVER, THE EXACT LOCATION OF UNDERGROUND UTILITIES AND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED WITHOUT EXCAVATION. IF UTILITY MARKINGS WERE FOUND, THE LOCATION IS SUBJECT TO THE ACCURACY AND COMPLETENESS OF THE UTILITY LOCATOR. IF ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, EXCAVATION AND/OR A PRIVATE UTILITY LOCATOR WILL BE NECESSARY.
3. THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, POLICY/COMMITMENT NO. 0913974, WITH INEFFECTIVE DATE OF 08/25/2021. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION II:
 - [6.] TERMS, PROVISIONS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, DECLARATIONS, POWERS OF ATTORNEY, DEVELOPER RIGHTS, OPTIONS AND LIENS FOR ASSESSMENTS CONTAINED IN INSTRUMENT RECORDED IN DEED BOOK 0-14 AT PAGE 377, AND IN DEED BOOK 6355 AT PAGE 622, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. (AFFECTS THE SURVEYED PROPERTY, BLANKET IN NATURE)
 - [7.] TERMS, PROVISIONS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, DECLARATIONS, POWERS OF ATTORNEY, DEVELOPER RIGHTS, OPTIONS AND LIENS FOR ASSESSMENTS CONTAINED IN AN INSTRUMENT RECORDED IN DEED BOOK 6455 PAGE PAGE 1429 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. (AFFECTS THE SURVEYED PROPERTY, SHOWN HEREON)
 - [8.] TERMS, PROVISIONS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, DECLARATIONS, POWERS OF ATTORNEY, DEVELOPER RIGHTS, OPTIONS AND LIENS FOR ASSESSMENTS CONTAINED IN AN INSTRUMENT RECORDED IN DEED BOOK/PAGE NO. 1-13 /543, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. (DOES NOT AFFECT THE SURVEYED PROPERTY, ABSORBED BY PUBLIC ROAD DEDICATION)
 - [9.] TERMS, PROVISIONS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, DECLARATIONS, POWERS OF ATTORNEY, DEVELOPER RIGHTS, OPTIONS AND LIENS FOR ASSESSMENTS CONTAINED IN BOOK/PAGE NUMBER(S): 738/834, 66131/1456, 6613/1460, 6888/1681, AMONG THE LAND RECORDS FAIRFAX COUNTY, VIRGINIA. (AFFECTS THE SURVEYED PROPERTY, SHOWN HEREON)
 - [10.] TERMS, PROVISIONS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, DECLARATIONS, POWERS OF ATTORNEY, DEVELOPER RIGHTS, OPTIONS AND LIENS FOR ASSESSMENTS CONTAINED IN BOOK/PAGE NUMBER(S) 674/1007 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. (AFFECTS THE SURVEYED PROPERTY, SHOWN HEREON)
 - [11.] ADVERSE MATTERS AS SHOWN ON THAT SURVEY DATED JUNE 26, 1995, PROVIDED BY RICE ASSOCIATES, INC., AND PARTICULARLY:
 - A. CURB ENCROACHMENT ONTO VINE STREET,
 - B. FENCE ENCROACHMENT ONTO LOT 24
 - C. TWO STORM DRAINS BETWEEN LOT 25 AND LOT 26,
 - D. TELEPHONE UTILITY BOX,
 - E. INGRESS/EGRESS ENCROACHMENT,
 - F. BLOCK WALL ON PROPERTY LINE BETWEEN LOT 24 AND LOT 25,
 - G. CONCRETE SPILLWAY BETWEEN LOT 24 AND LOT 25,
 - H. OVERHEAD WIRES, AND
 - I. GUY WIRES
 - [12.] TERMS, PROVISIONS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, DECLARATIONS, POWERS OF ATTORNEY, DEVELOPER RIGHTS, OPTIONS AND LIENS FOR ASSESSMENTS CONTAINED IN DEED BOOK 1625 AT PAGE 383 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. (DOES NOT AFFECT THE SURVEYED PROPERTY, PORTION CONVEYED TO THE COMMONWEALTH OF VIRGINIA)
4. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGING FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA AND INCORPORATED AREAS, PANEL 295 OF 450, MAP NUMBER 515520C0295E, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 17, 2010.
5. ZONING: I-5
LOT AND BUILDING STANDARDS:
A. LOT AREA: 25,000 SQ. FT. OR 0.4591 ACRES
B. LOT WIDTH: 100 FEET (MINIMUM)
C. FRONT SETBACK/SETBACK TO BUILDING HEIGHT: AT LEAST 40 FEET
D. SIDE SETBACK: NO REQUIREMENTS
E. REAR SETBACK: NO REQUIREMENTS
F. BUILDING HEIGHT: 75 FEET (MAXIMUM)
6. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. THERE ARE NOT PROPOSED CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED AVAILABLE FROM THE CONTROLLING JURISDICTION AND THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
8. PARKING: STANDARD= 16
ADA= 0
TOTAL SPACES= 16
9. THE SURVEYED PROPERTY HAS BOTH VEHICULAR AND PEDESTRIAN ACCESS ALONG VINE STREET, A PUBLIC STREET.
10. THERE ARE NO APPARENT GAPS, CORES AND/OR OVERLAPS AFFECTING THE SURVEYED PROPERTY.



ALTA/NSPS LAND TITLE SURVEY REMAINDER OF LOT 25, SECTION 2 OAKWOOD DB 0-4, PG. 377; DB 1625, PG. 383 & DB 6455, PG. 1429 (5505 VINE STREET) LEE DISTRICT FAIRFAX COUNTY	
DATE	REVISION
12/15/21	ADDRESS COMMENTS
DRAWN: AA SCALE: 1" = 10' DATE: 10/22/2021	
ALTA/NSPS LAND TITLE SURVEY	
SHEET 1 OF 1 FILE: 21-237	





CONTACT



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