



# 10210 MARSH RD BUILDING 2 UNITS 4 & 5

10210 Marsh Rd, Bealeton, VA 22712

**FOR LEASE**

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## PROPERTY DESCRIPTION

SRG Commercial Real Estate is pleased to present Unit 2, Building 2 at 10210 Marsh Road, a ±3,239 SF industrial warehouse unit available for immediate occupancy in Bealeton, Virginia. The unit delivers a rare combination of functional infrastructure and operational readiness difficult to find at this size in the Fauquier County market. Highlights include four 16' × 14' drive-in doors — one motor-operated — spanning both the front and side walls, 20-foot clear ceiling height, two 200-amp electrical panels with 2-phase power, two oil-fired unit heaters, a large industrial ceiling fan, a private restroom, and a generous 10 parking spaces with ample truck maneuvering room. Zoned I-1 (Industrial Park) the unit accommodates a broad range of industrial and commercial uses by right with no waiting on buildout.

Located on US Route 17 at the Opal junction — where Routes 15, 17, and 29 converge at over 47,000 VPD — the property offers direct access to I-95 (Fredericksburg, 27 miles) and I-66 (Warrenton, 10 miles), with Route 28 less than a half-mile away connecting northeast to Manassas and Prince William County.

This unit works perfectly for contractors and trades businesses needing secure, drive-in accessible staging; fleet and vehicle service operators requiring heavy power and multi-door access; light manufacturers and fabricators seeking move-in ready space; and distributors or logistics operators running routes along the I-95/I-66 corridor. With immediate availability and infrastructure already in place, this unit at 10210 Marsh Road is one of the most turnkey industrial opportunities currently available in the Bealeton submarket for Lease.



## PROPERTY HIGHLIGHTS

- **±3,239 SF | 20' Clear | 4 Drive-In Doors (16' × 14')** — Functional small-bay warehouse with exceptional drive-in access across both the front and side walls, including one motor-operated door
- **Heavy Power | Move-In Ready** — Two 200-amp, 2-phase electrical panels, two oil-fired unit heaters, and a large industrial ceiling fan already in place — no buildout required
- **Fauquier County I-1 Zoning** — Broad by-right industrial and commercial use permissions covering contractors, fleet operations, light manufacturing, distribution, trades, and more
- **Prime Route 17 Location | 47,000+ VPD at Opal Junction** — Direct access to I-95 and I-66 via the convergence of Routes 15, 17, and 29, with Route 28 less than a half-mile away toward Manassas and Prince William County
- **Immediate Occupancy | Competitive Submarket Pricing** — One of the few move-in ready industrial units available in the Bealeton corridor, offering Northern Virginia functionality at Fauquier County rates

# ADDITIONAL PHOTOS





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