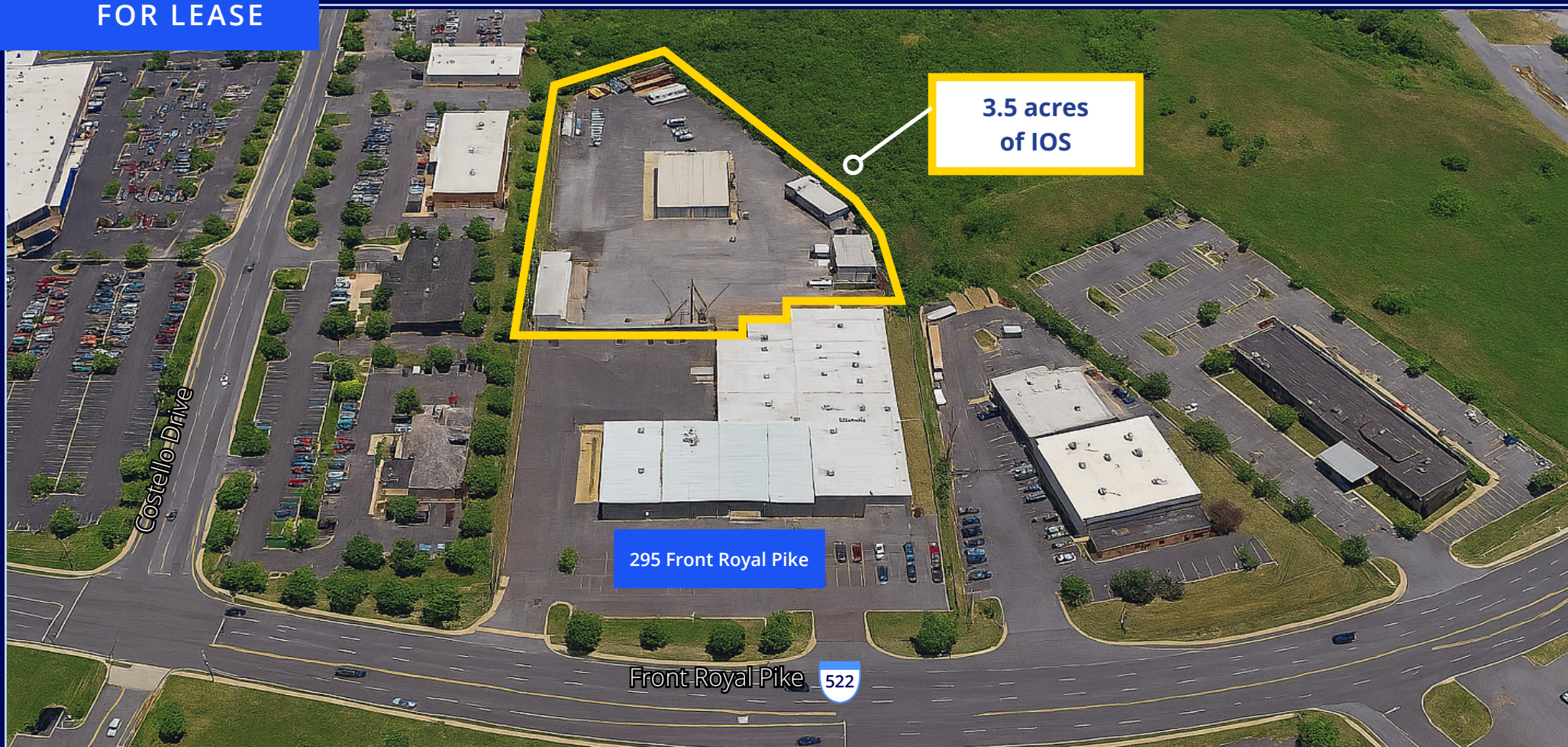


Freestanding Industrial Building with Paved, Secure Industrial Outdoor Storage



295 FRONT ROYAL PIKE, WINCHESTER, VA

FOR LEASE



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Property Specs

65,525 SF Total Available Space

- Bldg. A: 45,000 SF warehouse
- Bldg. B: 2,400 SF
- Bldg. C: 6,875 SF
- Bldg. D: 11,250 SF

7.78 Total Acreage

- 3.5 acres of paved, lit & fenced yard/outdoor storage area

Zoned B3 (Industrial Transition District, Frederick County, VA)

12' - 26' ceiling heights

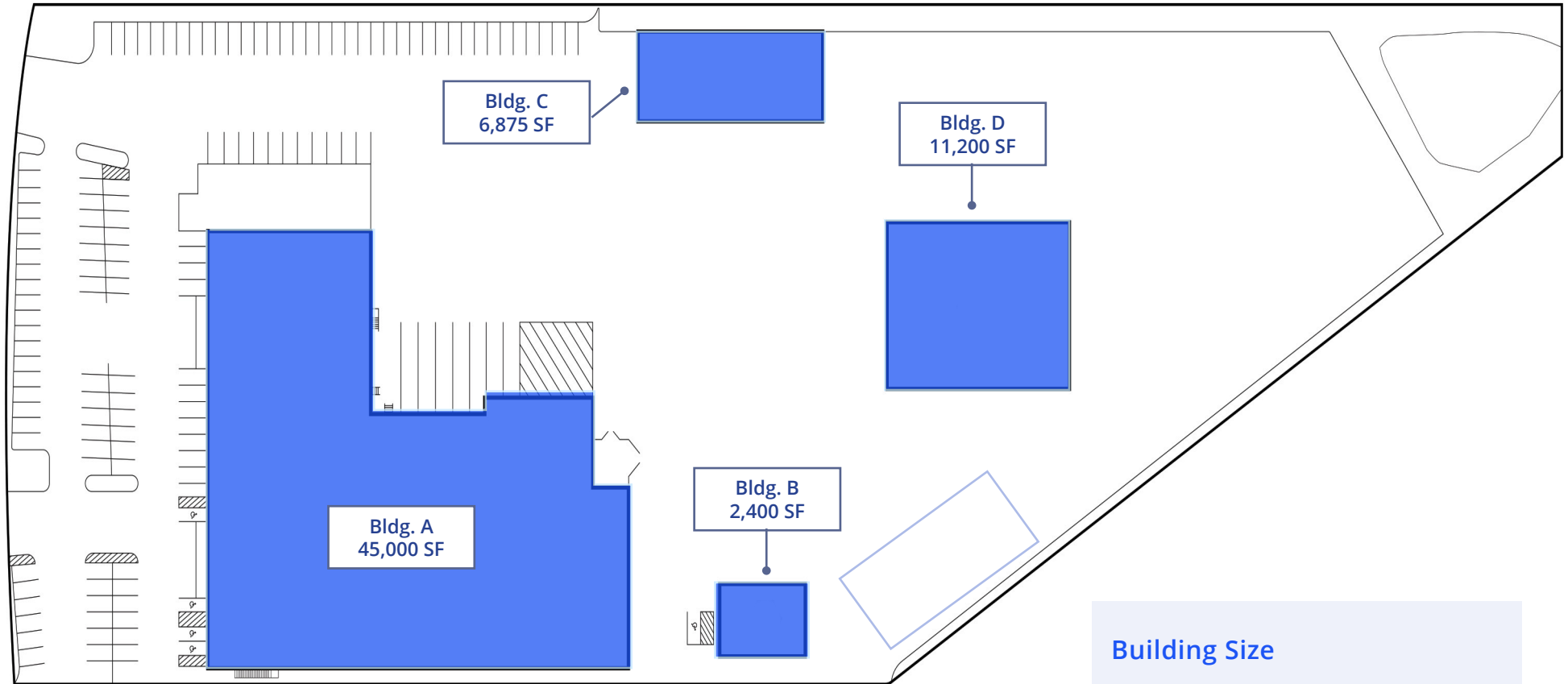
Loading Features

- Includes 10 docks, 2 oversized roll-up doors, and multiple drive-in options
- Covered loading platform and an elevated dock with a down-ramp

154 Parking spaces



Site Plan | Buildings A, B, C, & D | 65,525 SF

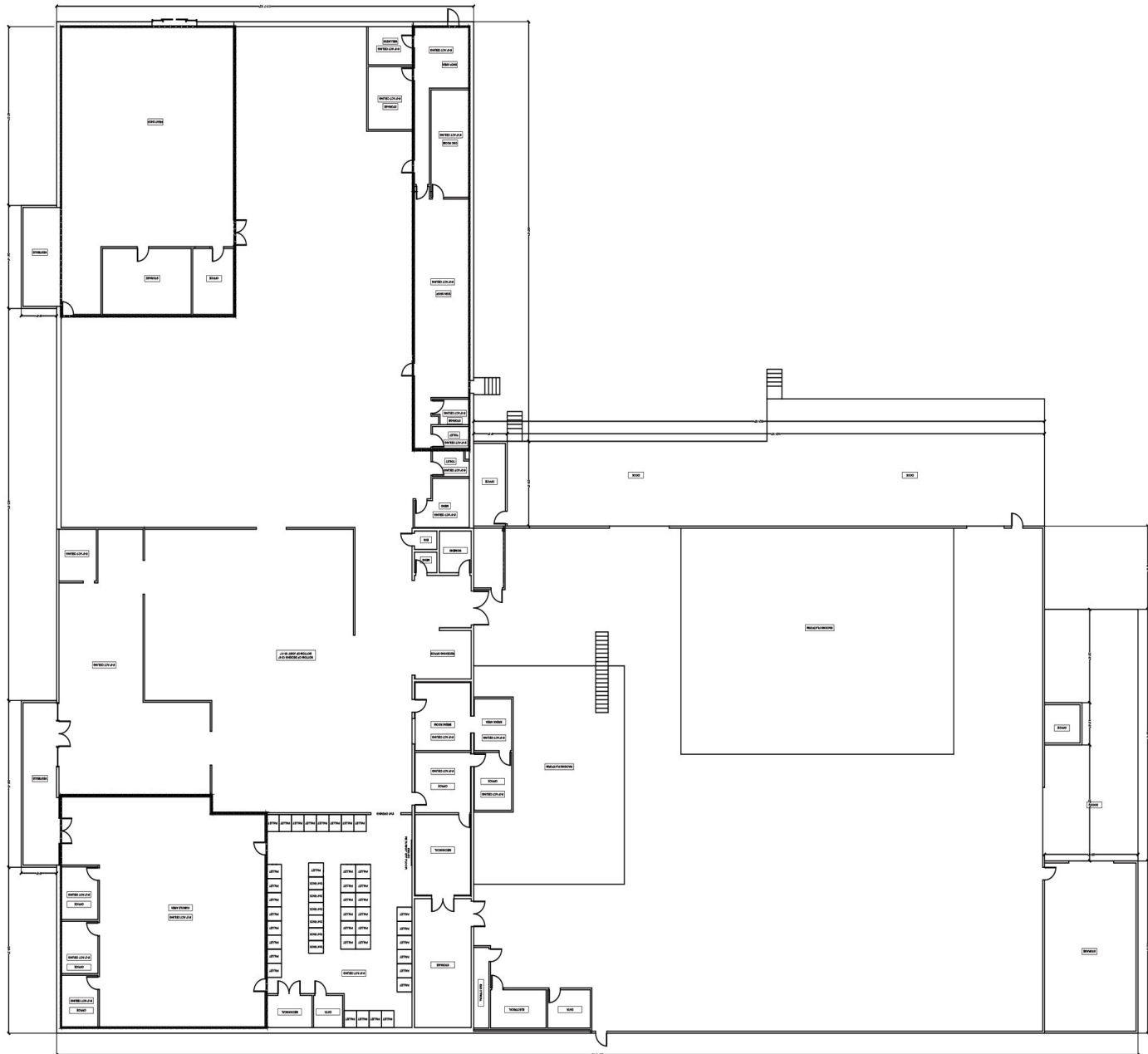


±65,525
square feet total

Building Size

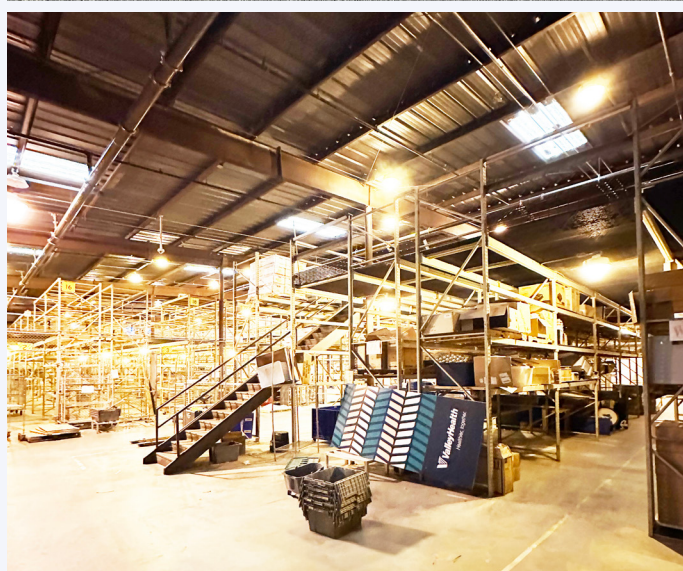
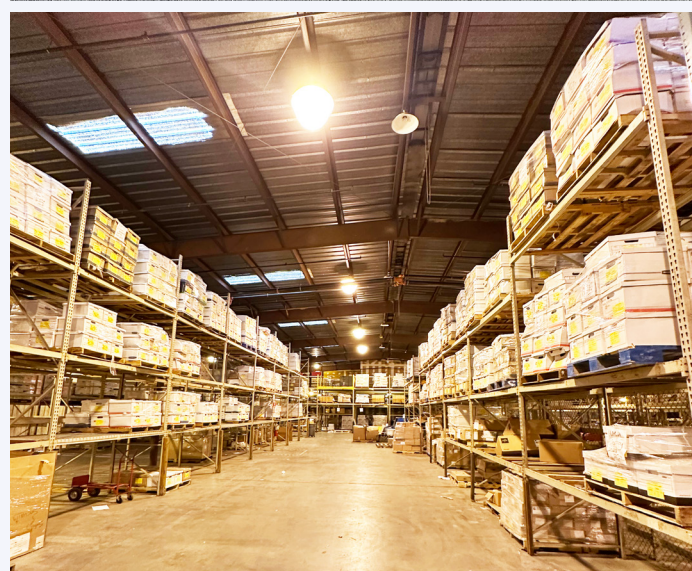
- Building A 45,000 SF
- Building B 2,400 SF
- Building C 6,875 SF
- Building D 11,250 SF
- Total SF 65,525 SF

Floor Plan | Building A | 45,000 SF



$\pm 45,000$
square feet

Building Photos



Building Photos



B3 (Industrial Transition District)

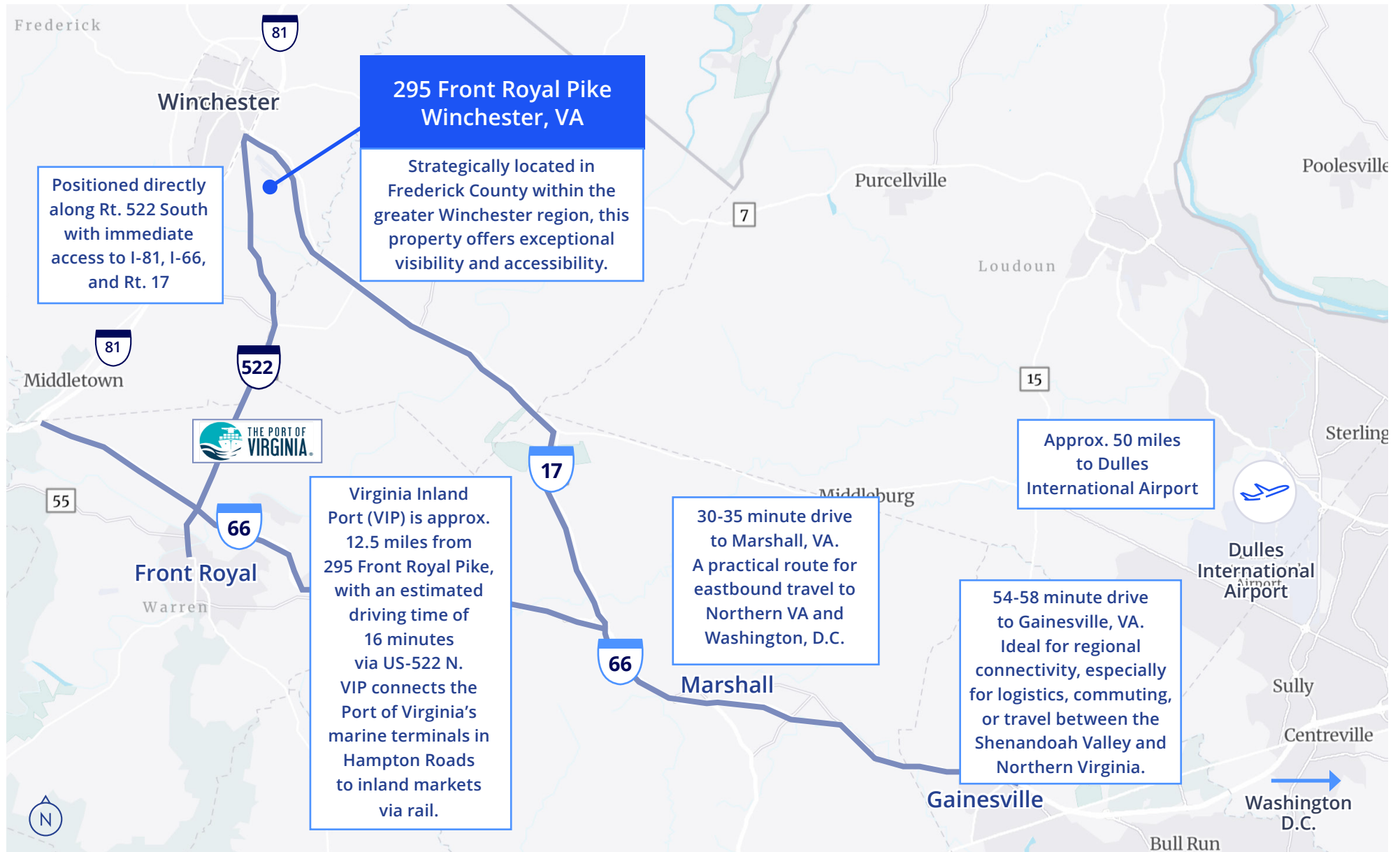
B3 (Industrial Transition District) The intent of this district is to provide for heavy commercial activities, involving large scale marketing or wholesaling, in locations that are separate from but in the vicinity of business and industrial areas. In some cases, such areas may be transitional, located between business and industrial areas. In these areas, there will be a mixture of automobile and truck traffic. Some of the uses in this district will require large areas of land and may have outdoor storage and display. It is intended that the uses in this district shall not be sources of noise, dust, smoke or other nuisances. Such industrial transition areas shall be provided with safe and sufficient access.

ALLOWED USES:	SIC
Veterinary services with all activities and animals kept within the fully enclosed primary structure	074
Animal specialty services, except veterinary, with all activities and animals kept within the fully enclosed primary structure	752
Landscape and horticultural services	078
Offices and storage facilities for building construction contractors, heavy construction contractors and special trade contractors	15, 16 and 17
Commercial printing	275
Local and suburban transit and interurban highway passenger transportation	41
Motor freight transportation and warehousing	42
Transportation by air	45
Transportation services	47
Communication facilities and offices, including telephone, telegraph, radio, television and other communications	48
Electric, gas and other utility facilities and offices and trucking and warehousing, excluding the following: Sanitary services	49 495
Advertising specialties - wholesale	5199
Building materials, hardware, garden supply, mobile home dealers and retail nurseries	52
Automotive dealers and gasoline service stations	55
Wholesale trade businesses	
Food stores	5411
Restaurants	58
Laundry, dry-cleaning and garment services, excluding the following:	721
Coin-operated laundries	7215
Linen supply	7213
Dry-cleaning plants	7216

ALLOWED USES:	SIC
Business services	73
Automotive repair, services and parking	75
Miscellaneous repair services	76
Drive-in motion picture theaters	7833
Amusement and recreation services operated indoors	79
Self-service storage facilities	
Vocational schools	824
Business associations	861
Professional membership organizations	862
Labor unions and similar labor organizations	863
Engineering, accounting, research, management and related services	87
Testing laboratories	8734
General business offices	
Model home sales office	
Accessory retailing	
Public utilities	
Business signs	
Freestanding building entrance signs	
Multi-tenant complex signs	
Electronic message signs	
Residential uses which are accessory to allowed business uses	
Parks	
Flex-Tech	
Fire stations, companies and rescue squads	

CONDITIONAL USES:	SIC
Tractor truck and tractor truck trailer parking	

Area Map



Aerial



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