

13 acres
of Prime
Industrial
Land

BUILD-TO-SUIT OPPORTUNITY

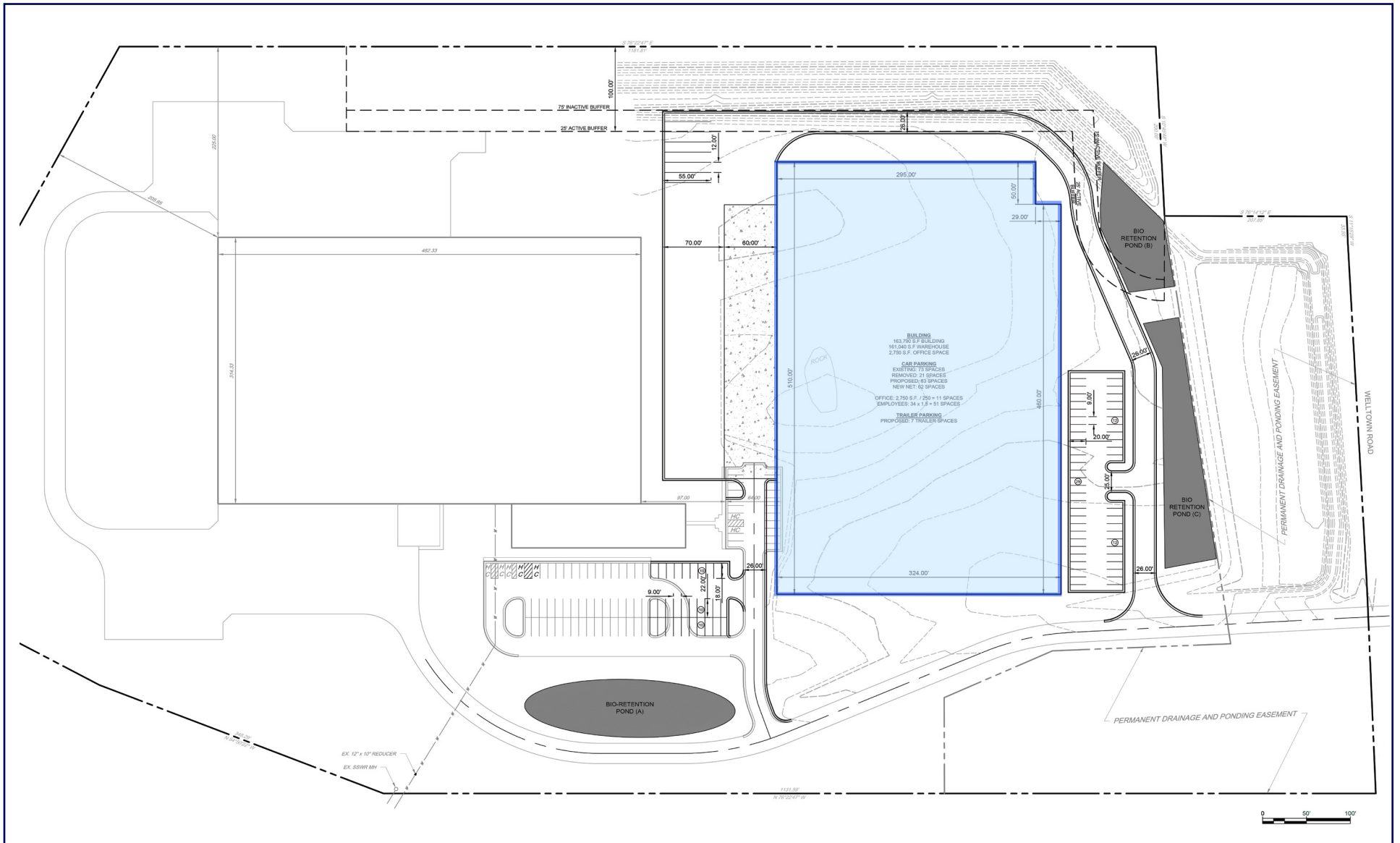
325 Welltown Road, Winchester, VA

- 13 acres of Prime Industrial Land
- Up to 163,790 square feet building
- Zoned M-1, suitable for a variety of industrial uses
- Situated in Stonewall Industrial Park, a prominent industrial hub strategically located along Interstate 81



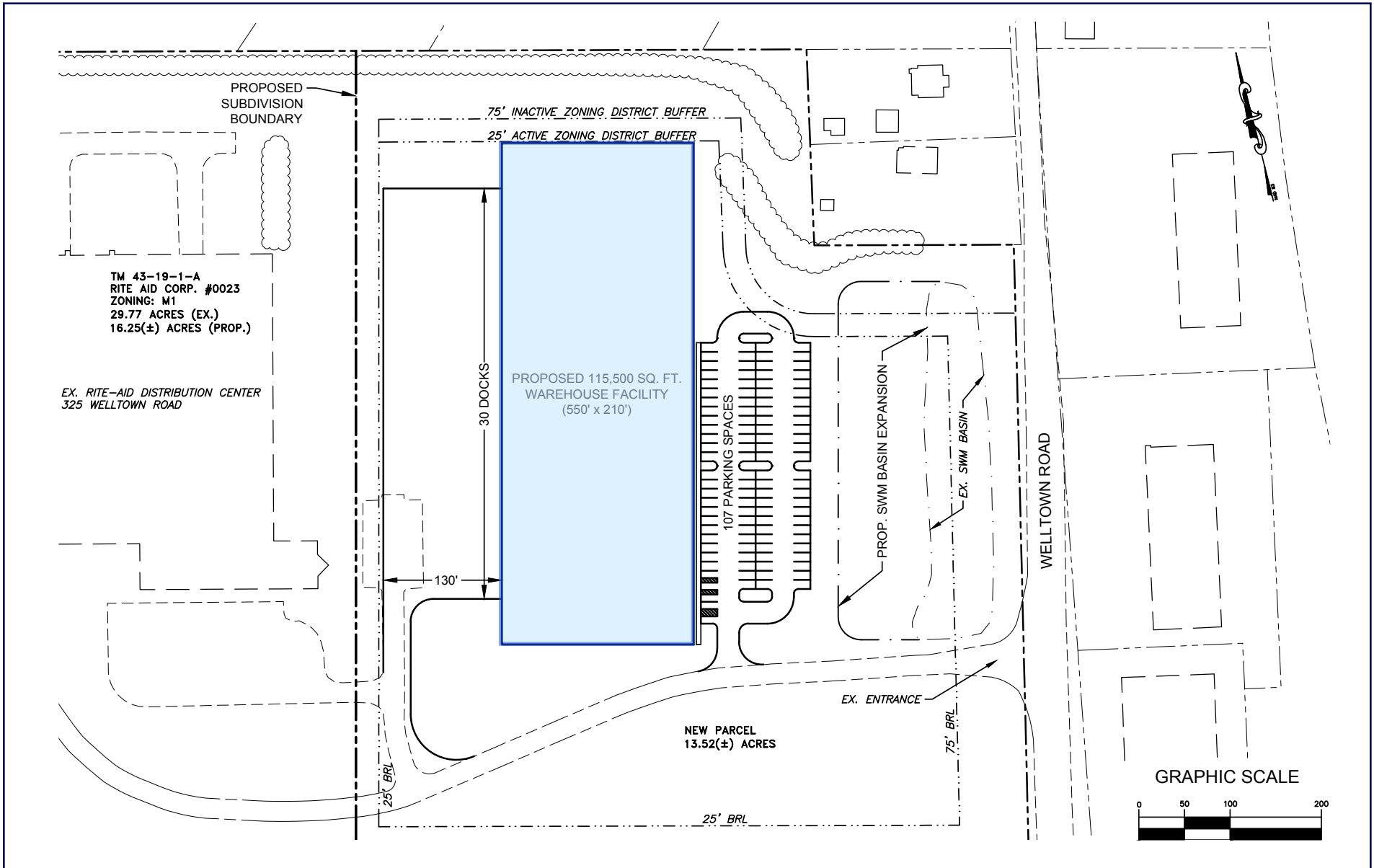
CONCEPT PLAN 1

- 13+/- acres
- Building size: 163,790 SF
- Proposed car parking: 83 spaces
- Proposed trailer parking: 7 spaces



CONCEPT PLAN 2

- 13+/- acres
- Proposed Warehouse: 115,500 SF
- Docks: 30
- Proposed parking: 107 spaces



LOCATION



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