

CARROLL INDUSTRIAL PARK

283 EBERT RD | WINCHESTER, VA

LAND FOR SALE

76.58 ACRES

\$130,000 PER ACRE

Zoned M-2



For more information contact:

Bob Gibbs

Executive Vice President

+1 703 905 0301

bob.gibbs@cbre.com

Tony Russo

Senior Vice President

+1 703 905 0210

tony.russo@cbre.com

CBRE

CARROLL INDUSTRIAL PARK

283 EBERT RD | WINCHESTER, VA



7 PARCELS @ 76.58 ACRES

#1 20.87 Acres	#5 10.00 Acres
#2 10.00 Acres	#6 10.00 Acres
#3 10.00 Acres	#7 10.00 Acres
#4 02.04 Acres	Road: 3.67 Acres

- Approved Master Development Plan
- "Shovel Ready" industrial development property approved for 1 million SF
- Traffic Study Complete
- Existing storm water management
- Public water and sewer
- Phase I & II Environmental Complete
- Assessments Completed

- Natural gas coming soon
- Abundant power on-site
- Owner / Developer is positioned to provide a "turn-key" build-to-suit facility
- Planned widening of Ebert Road
- Potential Monument signage on Route 11

For more information contact:

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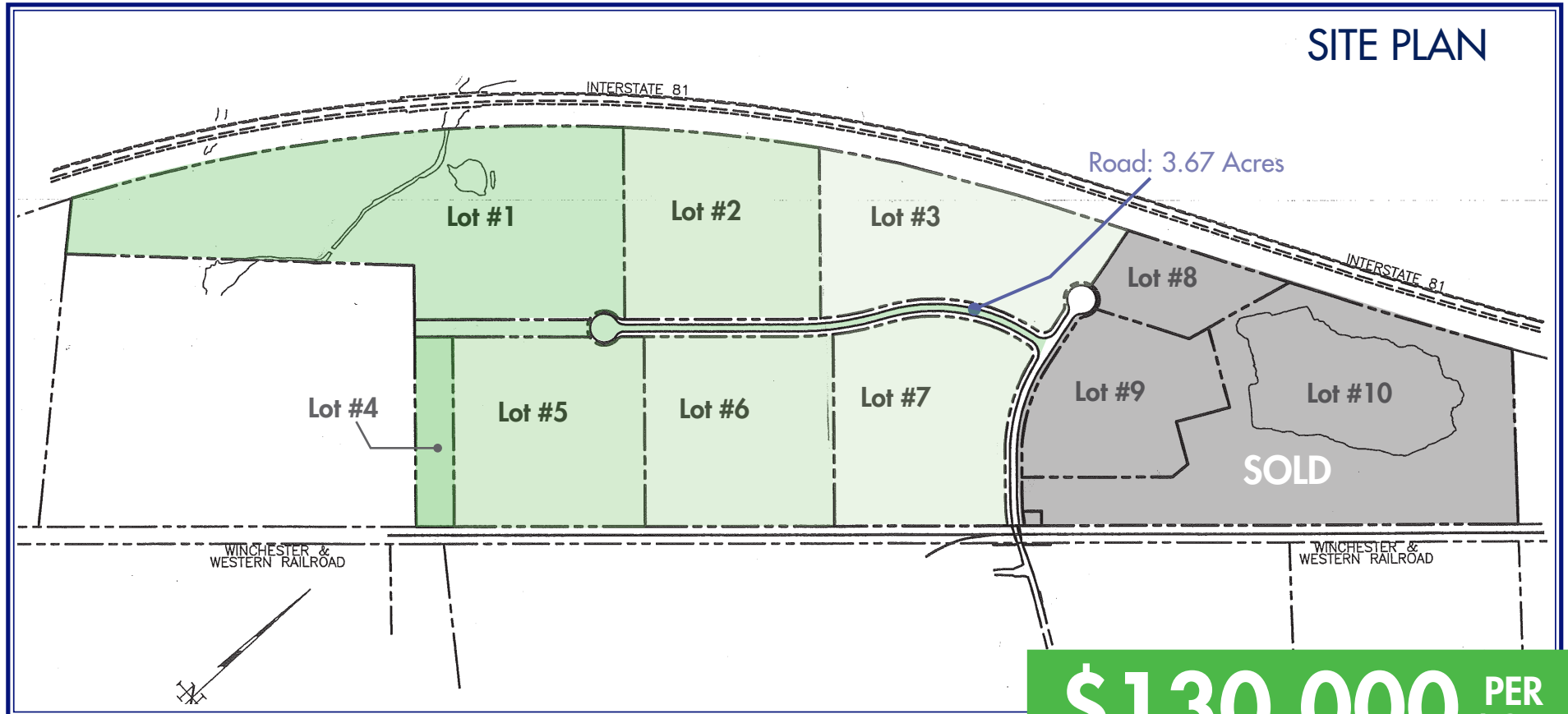
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Zoned M-2 (Frederick County)

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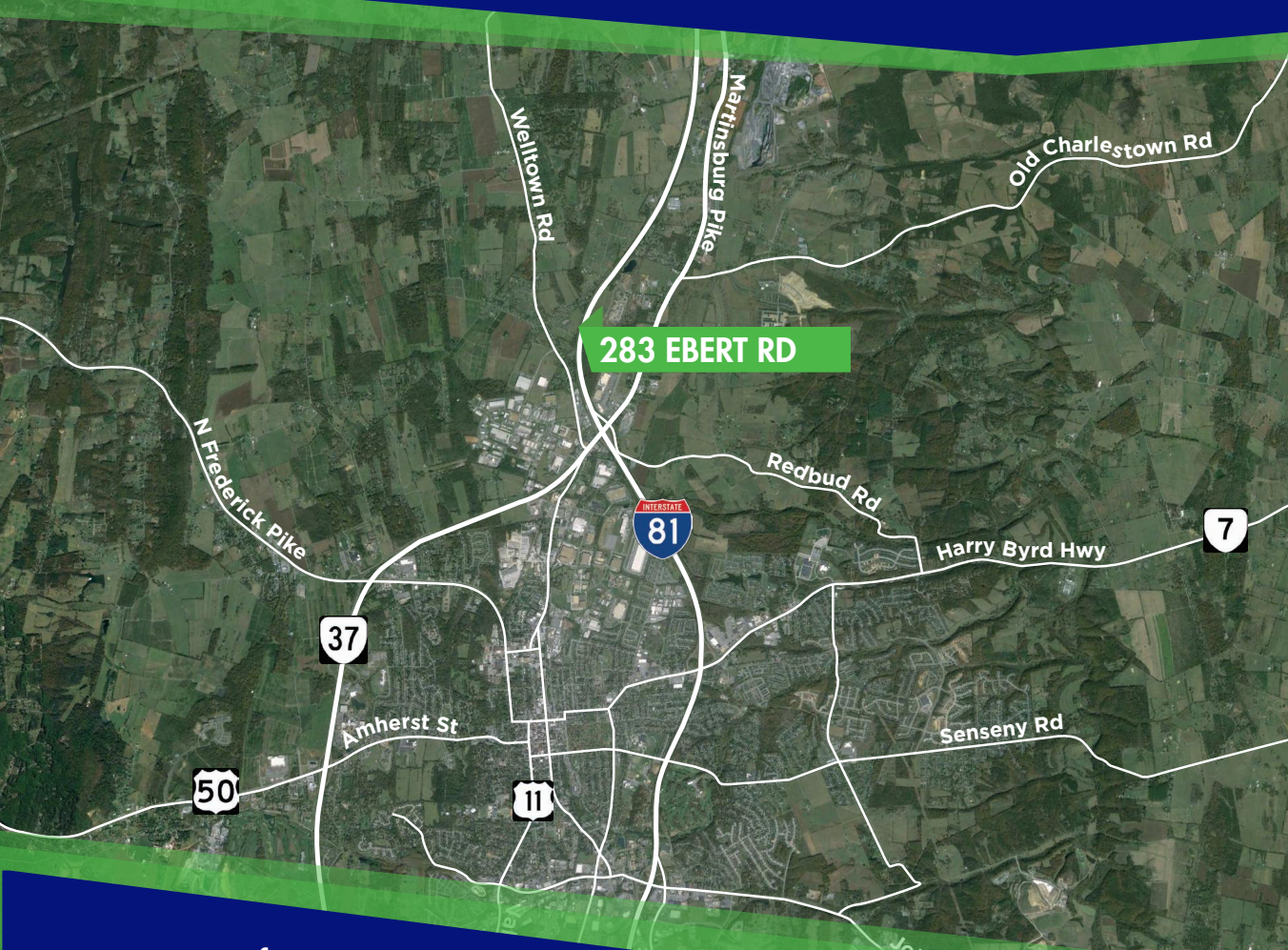
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Location Map:



Distance To:

ROUTE 11	.2 MILES
ROUTE 81	1 MILE
ROUTE 7	4 MILES
ROUTE 50	6 MILES
VIRGINIA INLAND PORT	19 MILES
INTERSTATE 66	20 MILES
DULLES INTERNATIONAL AIRPORT	52 MILES
WASHINGTON D.C.	76 MILES

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