

# INDUSTRIAL TRUCK TERMINAL FOR SALE/LEASE STAFFORD, VA



## 40 Venture Dr. Stafford, VA 22554

- Sales Price - \$2,995,000
- Lease Price - \$20,000/month, NNN
- 3.5417 Acres improved with approximately 5,500 SF of Warehouse & 2,200 SF office, paved parking & fuel pump
- On site parking for approximately 35 cars & 50 trailers
- Six - roll up doors
- New A/C in office
- New Fuel Pump & 10,000 gallon above ground fuel tank
- Easy access to I-95 at Exit 140 and U.S. Route 1
- Parcel Number 38-83 F Lot #18
- Annual Real Estate Tax - \$9,206.28/year (2020)
- Currently used as a truck depot



**METROPOLITAN**  
REAL ESTATE SERVICES, LLC.

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# 40 Venture Drive



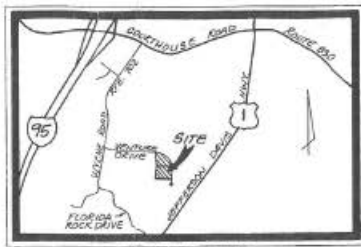
88-173-FB

### SURVEYOR'S CERTIFICATE

"I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF STAFFORD, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN MET."

GIVEN UNDER MY HAND THIS 30th DAY OF JULY, 1993.

*Stephen M. Seay*  
STEPHEN M. SEAY  
LAND SURVEYOR  
32406 MOODY STREET  
MANASSAS, VIRGINIA 22109



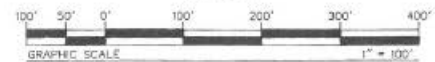
VICINITY MAP  
SCALE: 1"=2,000'

### PLAT OF SUBDIVISION LOT 17 & LOT 18 WYCHE INDUSTRIAL PARK

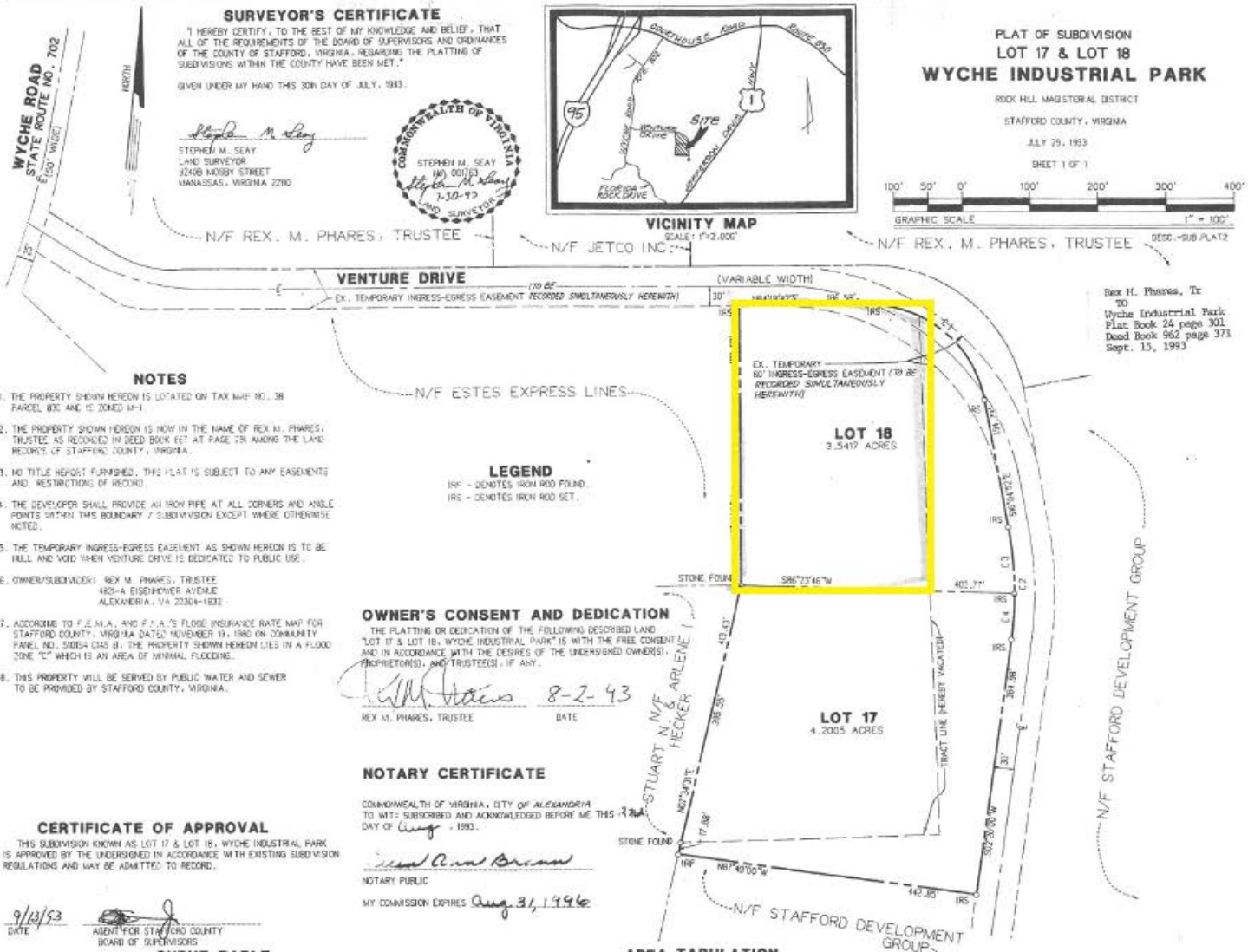
ROCK HILL MAGISTERIAL DISTRICT  
STAFFORD COUNTY, VIRGINIA

JULY 29, 1993

SHEET 1 OF 1



SURVEYING LAND PLANNING  
ENGINEERING FAIRFAX • FREDERICKSBURG • MANASSAS, VA  
501-8812 • 371-9673 • 703-7375



### NOTES

1. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP NO. 38 PARCEL 83C AND IS ZONED M-1.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF REX M. PHARES, TRUSTEE AS RECORDED IN DEED BOOK 667 AT PAGE 231 AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA.
3. NO TITLE REPORT FURNISHED, THIS PLAT IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
4. THE DEVELOPER SHALL PROVIDE ALL IRON PIPE AT ALL CORNERS AND ALL POINTS WITHIN THIS BOUNDARY / SUBDIVISION EXCEPT WHERE OTHERWISE NOTED.
5. THE TEMPORARY INGRESS-EGRESS EASEMENT AS SHOWN HEREON IS TO BE FULL AND VOID WHEN VENTURE DRIVE IS DEDICATED TO PUBLIC USE.
6. OWNER/SUBDIVIDER: REX M. PHARES, TRUSTEE  
482-A EISENHOWER AVENUE  
ALEXANDRIA, VA 22304-1832
7. ACCORDING TO F.E.M.A. AND F.I.A.'S FLOOD INSURANCE RATE MAP FOR STAFFORD COUNTY, VIRGINIA DATED NOVEMBER 19, 1980 ON COMMUNITY PANEL NO. 50054-CAS-B, THE PROPERTY SHOWN HEREON LIES IN A FLOOD ZONE "C" WHICH IS AN AREA OF MINIMAL FLOODING.
8. THIS PROPERTY WILL BE SERVED BY PUBLIC WATER AND SEWER TO BE PROVIDED BY STAFFORD COUNTY, VIRGINIA.

### LEGEND

- IRF - DENOTES IRON ROD FOUND.
- IRS - DENOTES IRON ROD SET.

### OWNER'S CONSENT AND DEDICATION

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND "LOT 17 & LOT 18, WYCHE INDUSTRIAL PARK" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S), AND TRUSTEE(S), IF ANY.

*Rex M. Phares* 8-2-93  
REX M. PHARES, TRUSTEE DATE

### NOTARY CERTIFICATE

COMMONWEALTH OF VIRGINIA, CITY OF ALEXANDRIA  
TO WIT: SUBSCRIBED AND ACKNOWLEDGED BEFORE ME THIS 30th DAY OF July, 1993.

*Neal Ann Brown*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES Aug. 31, 1996

### CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS LOT 17 & LOT 18, WYCHE INDUSTRIAL PARK IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

9/23/93  
DATE  
*[Signature]*  
AGENT FOR STAFFORD COUNTY BOARD OF SUPERVISORS

### CURVE TABLE

NR.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
C1	175.00'	79°35'26"	243.10'	145.78'	224.02'	S55°52'35"E
C2	525.00'	18°24'52"	189.73'	85.10'	189.01'	S06°52'26"E
C3	525.00'	19°55'48"	100.15'	50.23'	100.00'	S10°35'58"E
C4	525.00'	7°29'04"	58.58'	34.34'	58.53'	S01°24'32"E

### AREA TABULATION

NUMBER OF LOTS	2	
LOT 18	154,276 SQ. FT.	3.5417 ACRES
LOT 17	182,976 SQ. FT.	4.2005 ACRES
TOTAL AREA	337,252 SQ. FT.	7.7422 ACRES

SEPTEMBER 3, 1993 - REVISED PER COUNTY COMMENTS

RINKER-DETWILER AND ASSOCIATES, P.C.

