



WEBER
RECTOR

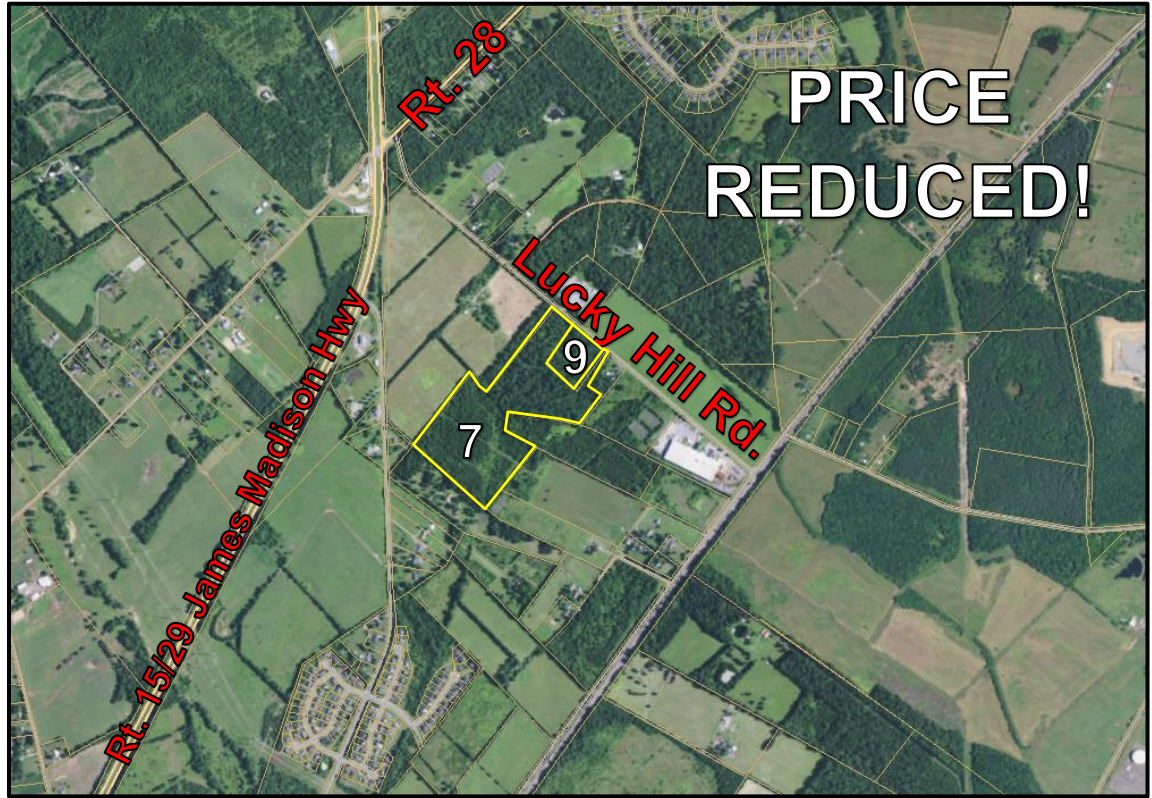
COMMERCIAL REAL
ESTATE SERVICES

POTENTIAL INDUSTRIAL

FOR SALE POTENTIAL INDUSTRIAL LAND

Rt. 29 & Rt. 28

Bealeton, VA



HIGHLIGHTS

- Approximately 44.57 Acres
- Zoned Residential (RA) with Potential for Rezoning to Industrial
- Located near the intersection of Rt. 29 & Rt. 28, just minutes from Rt. 17/Marsh Rd.

SALES PRICE:

\$970,735

(\$0.50/SF "As-Is")

www.WEBER-RECTOR.COM

CARMELA PATRICK
(703) 330-1224

BRIAN SNOOK
(703) 330-1224

COLEMAN RECTOR
(703) 366-3189

CHUCK RECTOR
(703) 330-1224

CARMELA@WEBER-RECTOR.COM BRIAN@WEBER-RECTOR.COM COLEMAN@WEBER-RECTOR.COM CHUCK@WEBER-RECTOR.COM

Weber Rector Commercial Real Estate Services, Inc. 9401 Battle Street Manassas, VA 20110

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



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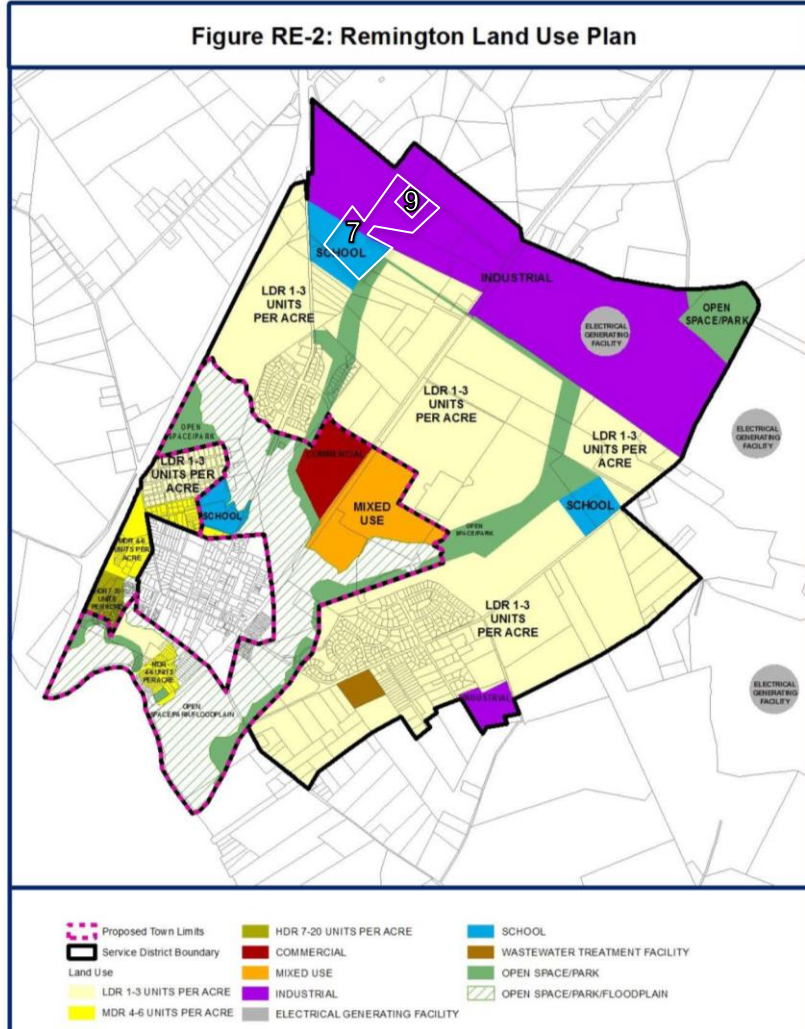
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PROPOSED LAND USE MAP



PARCEL INFORMATION

Lot #	PIN	Acreage	Land Planning	Utilities
7	6888-35-9775	38.9	Industrial	None
9	6888-46-8342	5.67	Industrial	Electric

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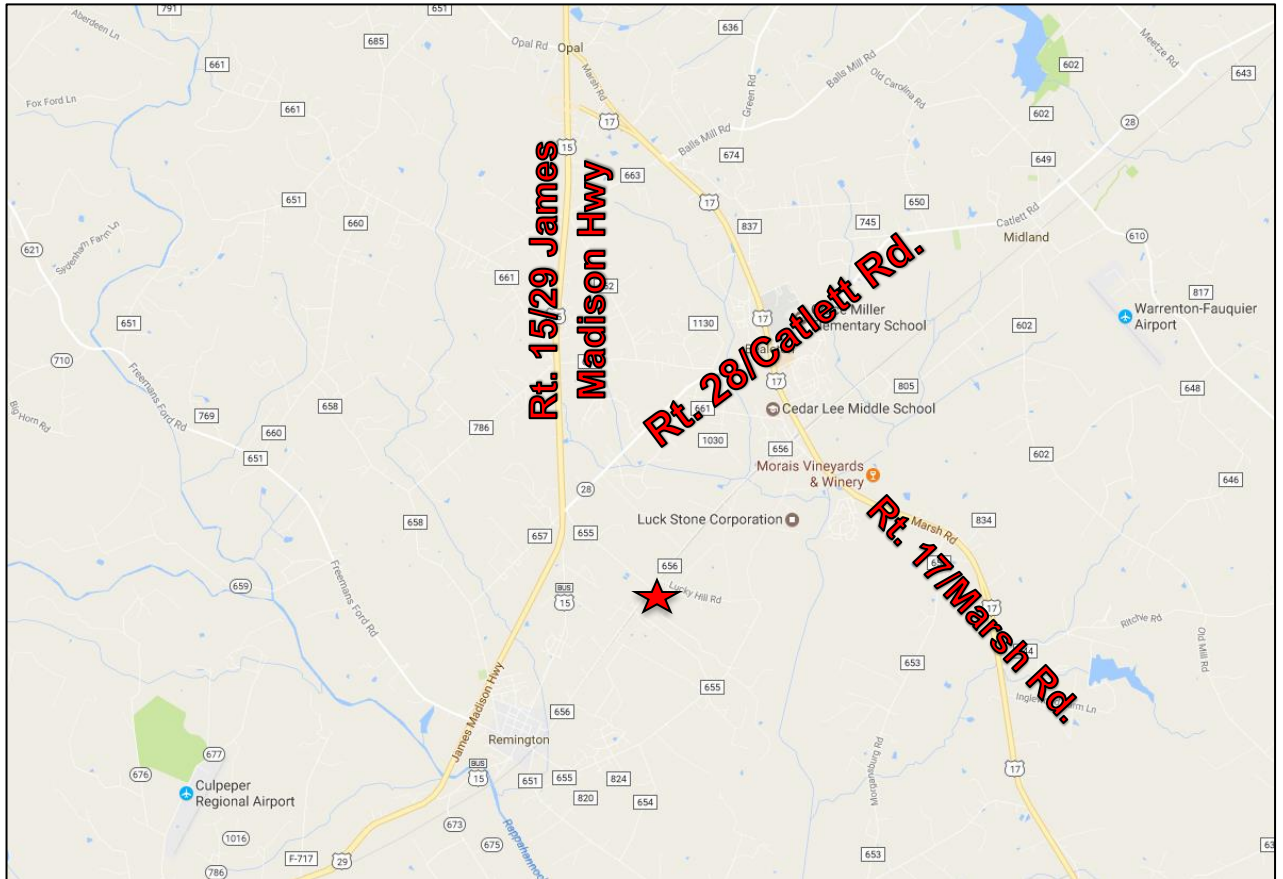
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LOCATION MAP



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