

13600 DABNEY ROAD

Woodbridge, VA

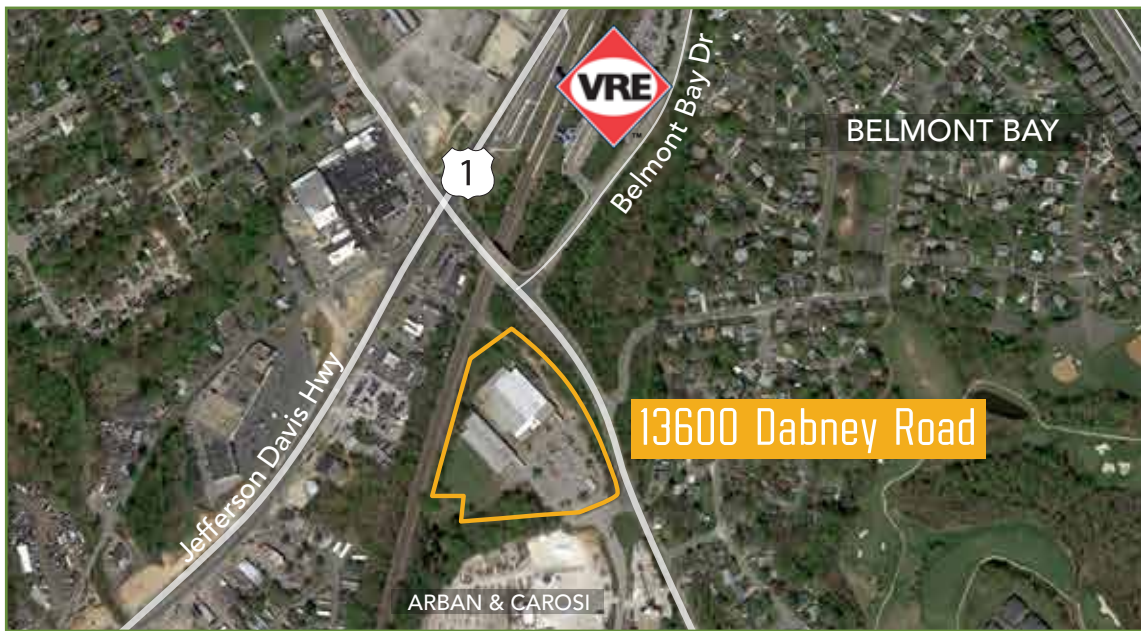


Industrial Project **FOR SALE** *Off Route 1 and I-95*

NORTH WOODBRIDGE, DAWSON BEACH INDUSTRIAL PARK OPPORTUNITY

Transwestern is pleased to announce the sale offering of 13600 & 13610 Dabney Rd in North Woodbridge, a rare opportunity to purchase an industrial / manufacturing product zoned M-1 (Heavy Industrial), in the north end of Woodbridge just off Route 1 and within two miles of I-95. These two properties contain 78,684 SF industrial / manufacturing buildings and are within minutes to numerous major arteries in Northern Virginia's I-95 corridor, and are located in a shrinking industrial submarket as redevelopment takes over prime areas for new retail, multi-family and office. The buildings offer users and/ or investors a unique opportunity to own a building along Route 1, with immediate access to I-95, I-495 and I-395, and is only 25 minutes to Washington, D.C. This asset provides a variety of business users, great flexibility, and excellent parking capabilities, all in a highly sought after location. This site has an additional FAR of 50,000 to 60,000 SF. The total acreage of the two parcels are 8.3 acres with a .05 FAR.

The buildings will be vacated by the owner in January of 2018, and they would like for the new owner to consider leasing back to them approximately 2000 to 3000 SF of office in 13610 Dabney Rd. through the end of June 2018.



PROPERTY DETAILS

| | |
|-------------------|---|
| Land Area | 8.3 Acres |
| Current Zoning | M-1 Heavy Industrial |
| Structure | Steel frame |
| Exterior Material | Metal Butler Building |
| Electrical | Total 1,000 KVA at 460/3/60 for site. Secondary voltage via transformers in each building at 208/3/60. Limited supply of 230/3/60 in both buildings |
| Utilities | Washington Gas, Dominion Virginia Power (electrical), Prince William County Service Authority (water/sewer). |
| FAR | .50 |
| Parking | 230 parking spaces (225 regular, 5 handicapped) |



13600 DABNEY ROAD

| | |
|----------------|---|
| Year Built | 1956 |
| RBA | 53,347 |
| Stories | Single |
| Column Spacing | Free span roof center line to first columns side to side 100' then 20' to the exterior column. Front to back spacing 20'. |
| Ceiling Height | 17' at centerline - 8' at south eaves |
| Roof | Steel sheathing over vinyl backed insulation installed 1985 |
| Loading Dock | 2 loading with 1 drive-in |
| Gas Service | Low pressure (8"wc) heating only |
| HVAC | In local office |

13610 DABNEY ROAD

| | |
|----------------|---|
| Year Built | 1992 |
| RBA | 25,337 |
| Stories | Single story with Mezzanine - 2,400 SF Office |
| Column Spacing | 50' side to side and 30' front to back column spacing |
| Ceiling Height | 22' |
| Roof | Steel sheathing over vinyl backed insulation installed 1992 |
| Loading Dock | 2 loading docks |
| Gas Service | low pressure (14"wc with 2 PSI industrial test connections) |
| HVAC | In local office |

13600 DABNEY ROAD

Woodbridge, VA

SITE PLAN

1

13600 DABNEY ROAD

Parcel 55A

192,019 SF

4.40816 Acres

GPIN: 8492-04-3338

1

53,347 SF

1 story block & metal siding building

1 story warehouse w/
2 story office block &
metal siding building

2

25,337 SF

ADDITIONAL FAR
DEVELOPMENT

2

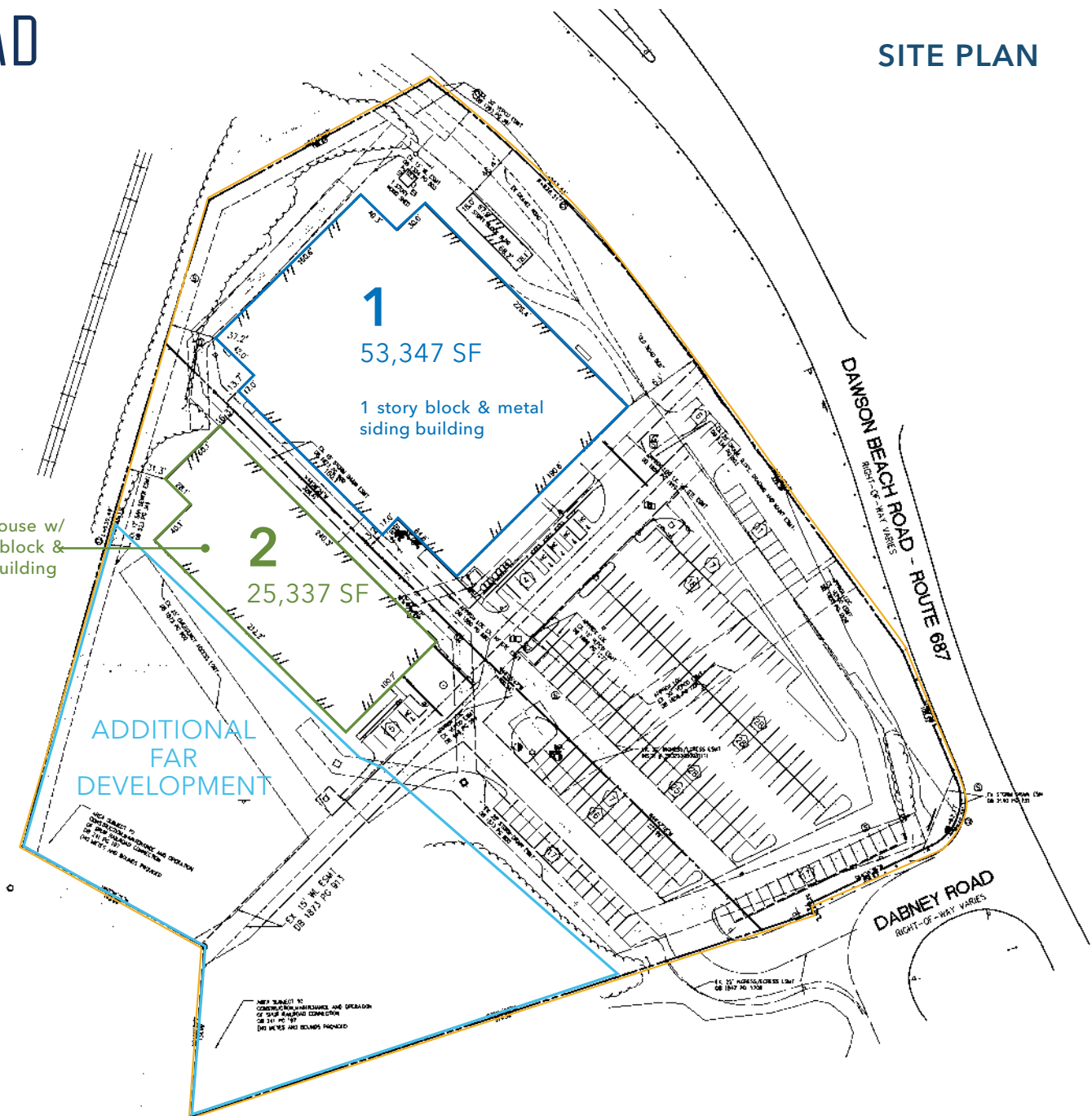
13610 DABNEY ROAD

Parcel 55B

166,640 SF

3.82553 Acres

GPIN: 8492-04-2305



INDUSTRIAL PROJECT FOR SALE

13600 DABNEY ROAD



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