Canfield Industrial Park

14401 Pine Lane , Woodbridge, VA 22191

BOOSALIS PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

Property Overvew

BOOSALIS
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REAL ESTATE INVESTMENT AND MANAGEMENT

Retail Map

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Offering Summary

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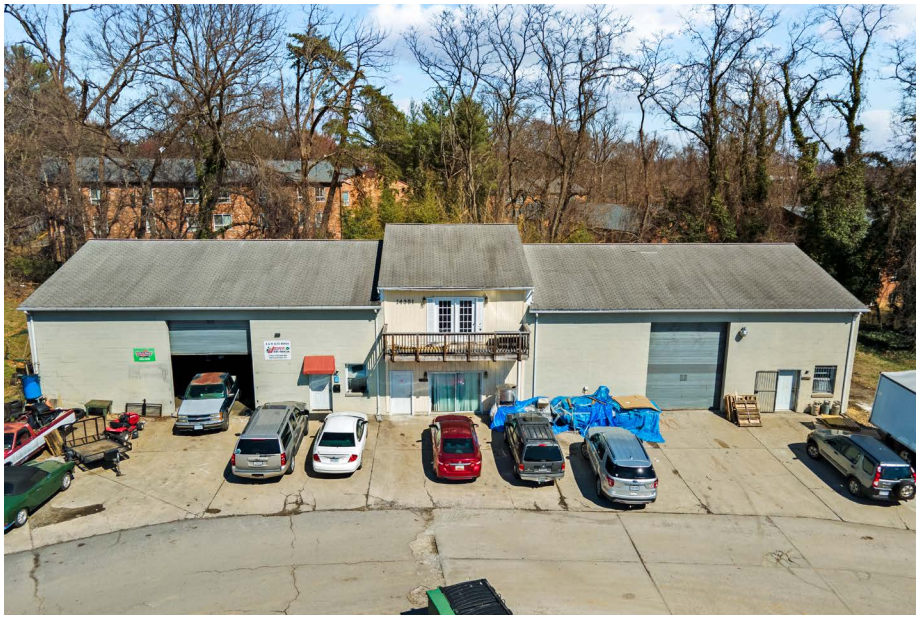
PRICING	$8,200,000
RENTABLE SF	35,306
RENTABLE OUTDOOR STORAGE SF	14,000 +/-
LOT SIZE	6.79 Ac Zoned M-2
YEAR BUILT	1982



ZONING M-2 LIGHT INDUSTRIAL

This zoning district is intended to provide areas for research and development centers, light industrial manufacturing, warehousing, wholesaling and related office and institutional uses.

RENT ROLL / SITE PLAN

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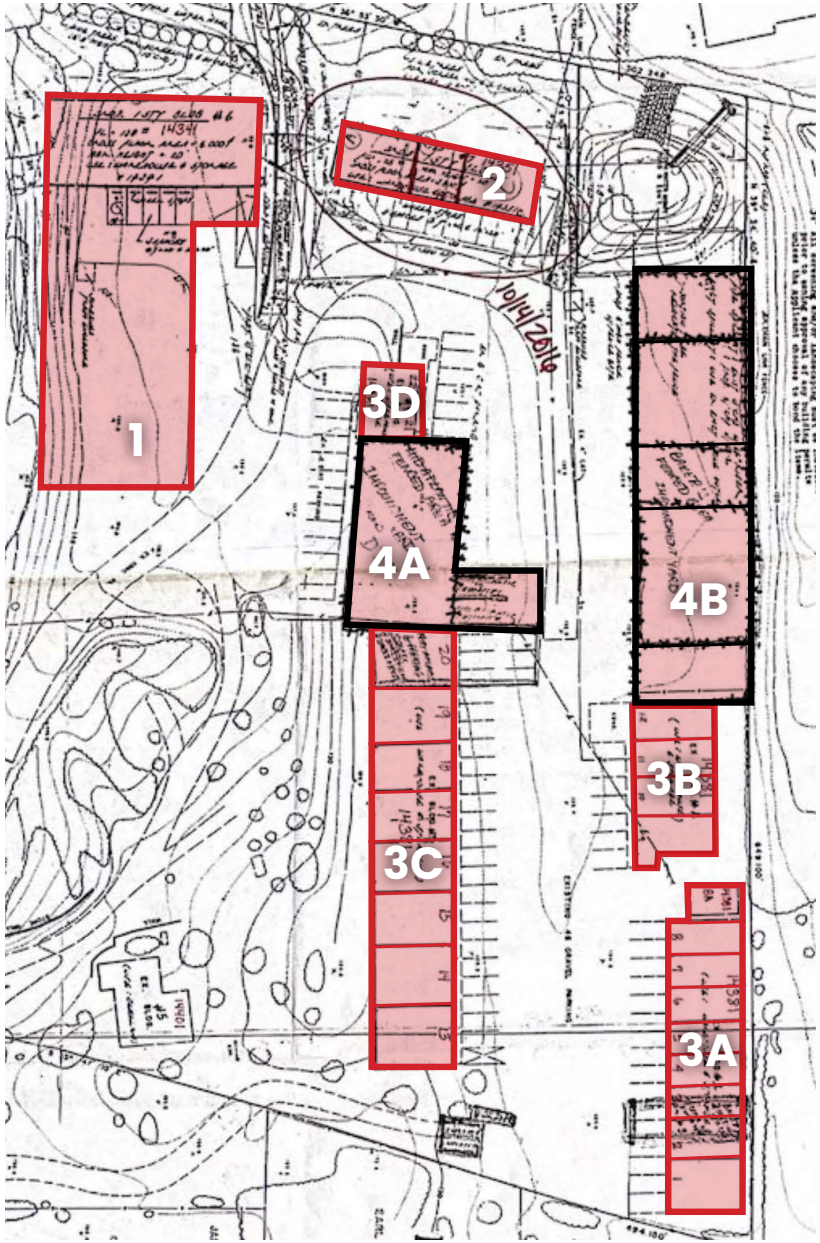
BUILDING ADDRESS:		SQ. FT.	ACTUAL RENT:	PSF	PROFORMA:	PSF	LEASE START:	LEASE EXP:
14341 PINE LN.								
Building 1								
T&K Contracting	Building w/ lot*	7,170			$10,157.50	$17.00	2013	m-t-m
14351 PINE LN.								
Building 2								
Vacant	unit A*	2,000			$2,000.00	$12.00		
K2 Valley	units B* & C*	2,960			$3,700.00	$15.00	2013	pending
14381 PINE LN.								
Building 3A								
Vacant	bays 1,2,3	2,400			$2,400.00	$12.00		
DF Williams Plumbing	bay 4	800			$800.00	$12.00	1974 - 2019	m-t-m
American Gutter System	bay 5	800			$800.00	$12.00	2020	m-t-m
Vacant	bays 6,7,8,8a	2,560			$2,560.00	$12.00		
Building 3B								
One Stop Mechanical	bay 9*	924			$1,001.00	$13.00	2012	m-t-m
Vacant	bay 10	924			$924.00	$12.00		
AA Towing	bay 11	924			$924.00	$12.00	2017	m-t-m
Legacy Home Comfort	bay 12	924			$924.00	$12.00	2019	m-t-m
Building 3C								
DF Williams Plumbing	bays 13*,14	2,730			$2,957.50	$13.00	1990	m-t-m
One Stop Mechanical	bay 15*	1,365			$1,478.75	$13.00	2012	m-t-m
4 Fast Plumber	bay 16*	1,365			$1,478.75	$13.00	2017	m-t-m
VA's Air Duct Cleaning	bay 17	1,365			$1,365.00	$12.00	2001	m-t-m
Vacant	bay 18	1,365			$1,365.00	$12.00		
Vacant	bay 19	1,365			$1,365.00	$12.00		
Vacant	bay 20*	1,365			$1,365.00	$12.00		
Building 3D								
DJ's Towing	bays 21* - 22*	2,000			$2,166.66	$13.00		
FENCED STORAGE LOTS								
Lot 4A								
DJ's Towing	Lots 1, 2				$4,000.00		2008	m-t-m
Lot 4B								
Vacant	Lot 3				$2,000.00			
Vacant	Lot 4				$2,000.00			
Vacant	Lot 5				$2,000.00			
AA Towing	Lots 6,7				$4,000.00		2017	m-t-m
Building Rent		35,306	$-		$39,732.16			
Fenced Lot Rent		14,000	$-		$14,000.00			
TOTAL		49,306	$-	a month	$53,732.16	a month		
			$276,300 Annual Gross		**$644,785.92 Annual NNN**			

* represents unit/bay with a bathroom
sq. ft. measurements are approximate



Prince William County Pathway to 2040
Planned Revitalization

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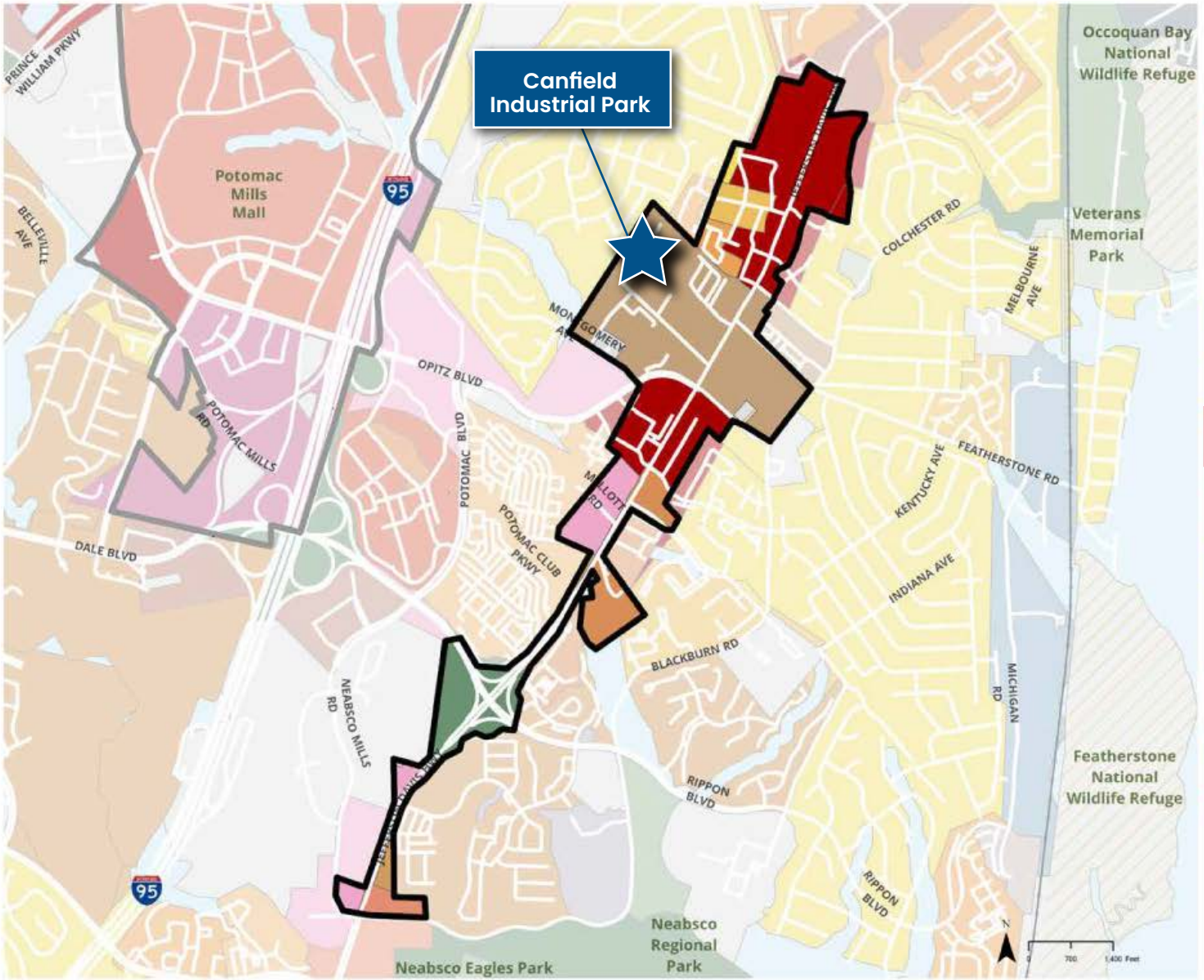

LONG-RANGE LAND USE

- General Commercial (GC)

  This Long-Range Land Use classification provides for infill of existing commercial "strips."

- Suburban Residential Medium (SRM)
- Suburban Residential High (SRH)
- Urban Mixed Use (UMU)
- Office (O)
- County Registered Historic Site (CRHS)
- Public Land (PL)
- Parks and Open Space Passive (POSP)
- Residential Planned Community (RPC)
- Neighborhood Commercial (NC)

Investment Highlights

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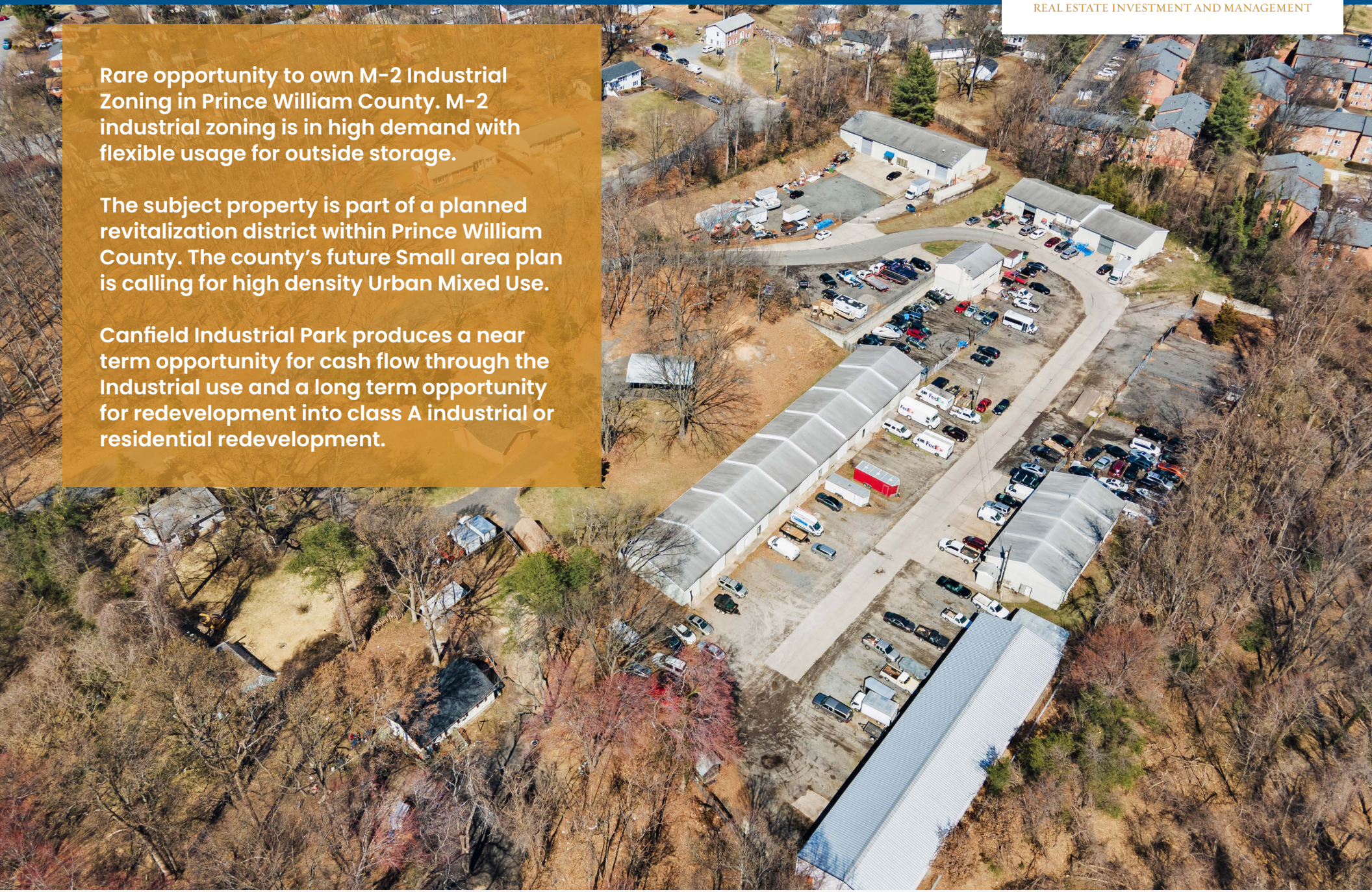

Rare opportunity to own M-2 Industrial Zoning in Prince William County. M-2 industrial zoning is in high demand with flexible usage for outside storage.

The subject property is part of a planned revitalization district within Prince William County. The county's future Small area plan is calling for high density Urban Mixed Use.

Canfield Industrial Park produces a near term opportunity for cash flow through the Industrial use and a long term opportunity for redevelopment into class A industrial or residential redevelopment.

Conceptual layout for Industrial Zoning with Outdoor Storage

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christopher consultants
engineering • surveying • land planning

Conceptual Site Layout for Warehouse
Canfield Parcels
Woodbridge, Prince William County, VA

GRAPHIC SCALE
1" = 50'

BOOSALIS PROPERTIES

Notes/Disclaimer:
1. Base information is per available Prince William County GIS.
2. Layout and yield are conceptual in nature and subject to change based on site surveying and final engineering.

Date: 2022-03-24
Project #:P2021.009.00

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Location Map

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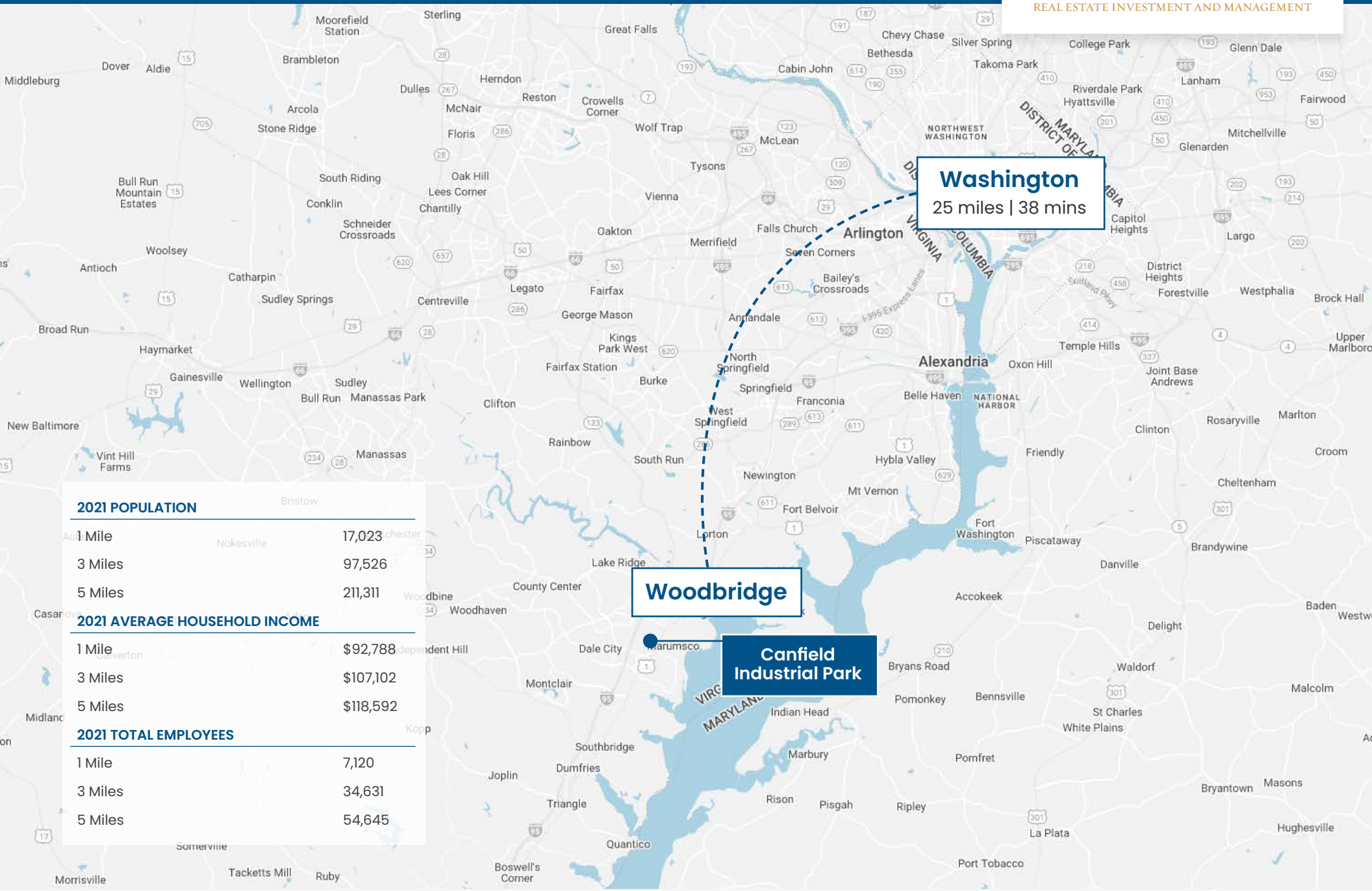

2021 POPULATION	
1 Mile	17,023
3 Miles	97,526
5 Miles	211,311

2021 AVERAGE HOUSEHOLD INCOME	
1 Mile	$92,788
3 Miles	$107,102
5 Miles	$118,592

2021 TOTAL EMPLOYEES	
1 Mile	7,120
3 Miles	34,631
5 Miles	54,645

Demographics

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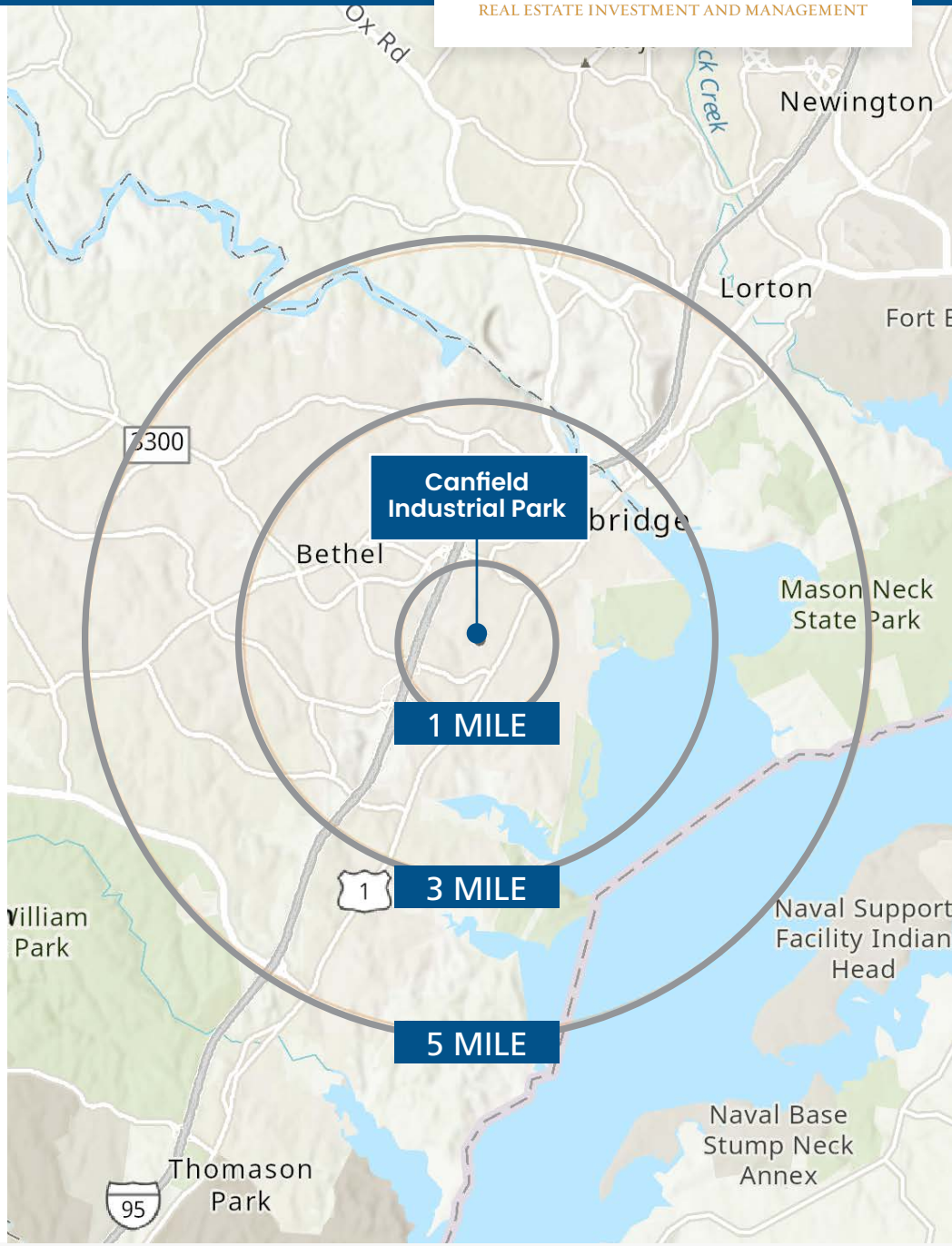
2021 SUMMARY	1 Miles	3 Miles	5 Miles
Population	17,023	97,526	211,311
Households	5,244	32,285	70,579
Families	3,540	22,324	51,163
Average Household Size	3.23	3.01	2.99
Owner Occupied Housing Units	2,936	19,778	48,888
Renter Occupied Housing Units	2,308	12,507	21,691
Median Age	32.9	34.3	35.2
Median HH Income	$79,165	$87,063	$96,842
Average HH Income	$92,788	$107,102	$118,592

$39,676
PER CAPITA INCOME

$96,842
MEDIAN HH INCOME

$230,978
MEDIAN NET WORTH



M-2 Zoning

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The following uses shall be permitted by right in the M-2 District:

1. Alarm system operations, office.
2. Ambulance services, commercial.
3. Artist or photographer's studio, commercial.
4. Assembly (non-HAZMAT)
5. Bakery, industrial.
6. Brewery and Bottling Facility
7. Business school.
8. Catering-commercial (off premises).
9. Cold storage.
10. College, university or seminary.
11. Computer and network services.
12. Contractor or tradesman's shop (limited), no trash or refuse removal service.
13. Data Center within the Data Center Opportunity Zone Overlay District.
14. Distillery (not to exceed production of 5,000 gallons per year)
15. Distribution and fulfillment center, less than 80,000 square feet in gross floor area, outside of the E-Commerce Overlay District.
16. Distribution and fulfillment center, less than 250,000 square feet in gross floor area, within the E-Commerce Overlay District.
17. Electronic equipment and component manufacturing, assembly, processing and distribution.
18. Greenhouse, nursery (wholesale) (not more than twenty (20) percent of the lot area may be devoted to retail garden center uses).
19. Gunsmith shop.
20. Institute for special education and training
21. Institutional food service.
22. Janitorial service.
23. Locksmith.
24. Medical or dental laboratory.
25. Motor vehicle service (limited).
26. Neighborhood retail and fulfillment center.
27. Office.
28. Pharmaceutical product manufacturing (non-HAZMAT).
29. Photographic processing laboratory.
30. Publishing and printing.31.Radio or TV broadcasting station.
31. Railroad passenger station.
32. Recording studio.
33. Recycling collection points, subject to the standards in section 32-250.84.
34. Research and development (non-HAZMAT).
35. School of special instruction
36. Self-storage center, subject to the provisions of section 32-400.14.
37. Solar energy facility
38. Tool and equipment rental, service and repair (minor).
49. Trade or convention center.
40. Trade, technical or vocational school.
41. Travel agency.
42. Veterinary hospital.
43. Warehouse (non-HAZMAT).
44. Wholesaling (non-HAZMAT).

Sec. 32-403.22. - Secondary uses.

The following uses shall be permitted by right in the M-2 District, but only in conjunction with, and secondary to, a permitted principal use, either existing or proposed for concurrent construction, in accordance with the provisions of section 32-400.13.

1. Adult day-care facility.
2. Barber shop, beautician studio, tanning and toning salon (one set of toning equipment only).
3. Bus station, commercial.
4. Catalog sales, contractor, tradesman, or industrial equipment (without showroom).
5. Child-care facility.
6. Equipment storage.
7. Financial institution.
8. Helistop.
9. Motor vehicle fuel station (limited to vehicles associated with the primary business or use).
10. Office equipment, sales, lease and service.
11. Quick service food store (not freestanding, unless approved as part of a motor vehicle fuel station, retail).
12. Recreation, commercial (indoor).
13. Restaurant.
14. Restaurant, carry-out.
15. Retail store.
16. Taxi or limousine dispatching.

M-2 Zoning

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Sec. 32-403.23. - Special uses.
modified
The following uses shall be permitted in the M-2 District with a Special Use Permit:

1. Ambulance service maintenance facility.
2. Assembly (HAZMAT).
3. Data Center outside the Data Center Opportunity Zone Overlay District
4. Distribution and fulfillment center, greater than 80,000 square feet in gross floor area, outside of the E-Commerce Overlay District.
5. Distribution and fulfillment center, greater than 250,000 square feet in gross floor area, within the E-Commerce Overlay District.
6. Donated materials collection center.
7. Flea market.
8. Heliport.
9. Marina.
10. Motor vehicle fuel station.
11. Moving and storage.
12. Parking, commercial.
13. Racetrack (equestrian or motorized).
14. Ranges, shooting, indoor or outdoor.
15. Recreation facility, commercial (outdoor).
16. Recyclable materials separation facility.
17. Research and development (HAZMAT).
18. Stadium or arena, indoor or outdoor.
19. Taxi or limousine operations and service.
20. Testing/experimental laboratories (HAZMAT).
21. Water transportation facility.
22. Wholesale (HAZMAT).

Marketed by Boosalis Properties

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