



OFFERING MEMORANDUM

CANFIELD INDUSTRIAL PARK

14401 Pine Lane , Woodbridge, VA 22191





14401 Pine Ln
M-2 Zoning
6.79 Ac.
Parcel 8391-38-4052

14399 Pine Ln.
A-1 Zoning
.36 Ac.
Parcel 8391-38-1129

RETAIL MAP



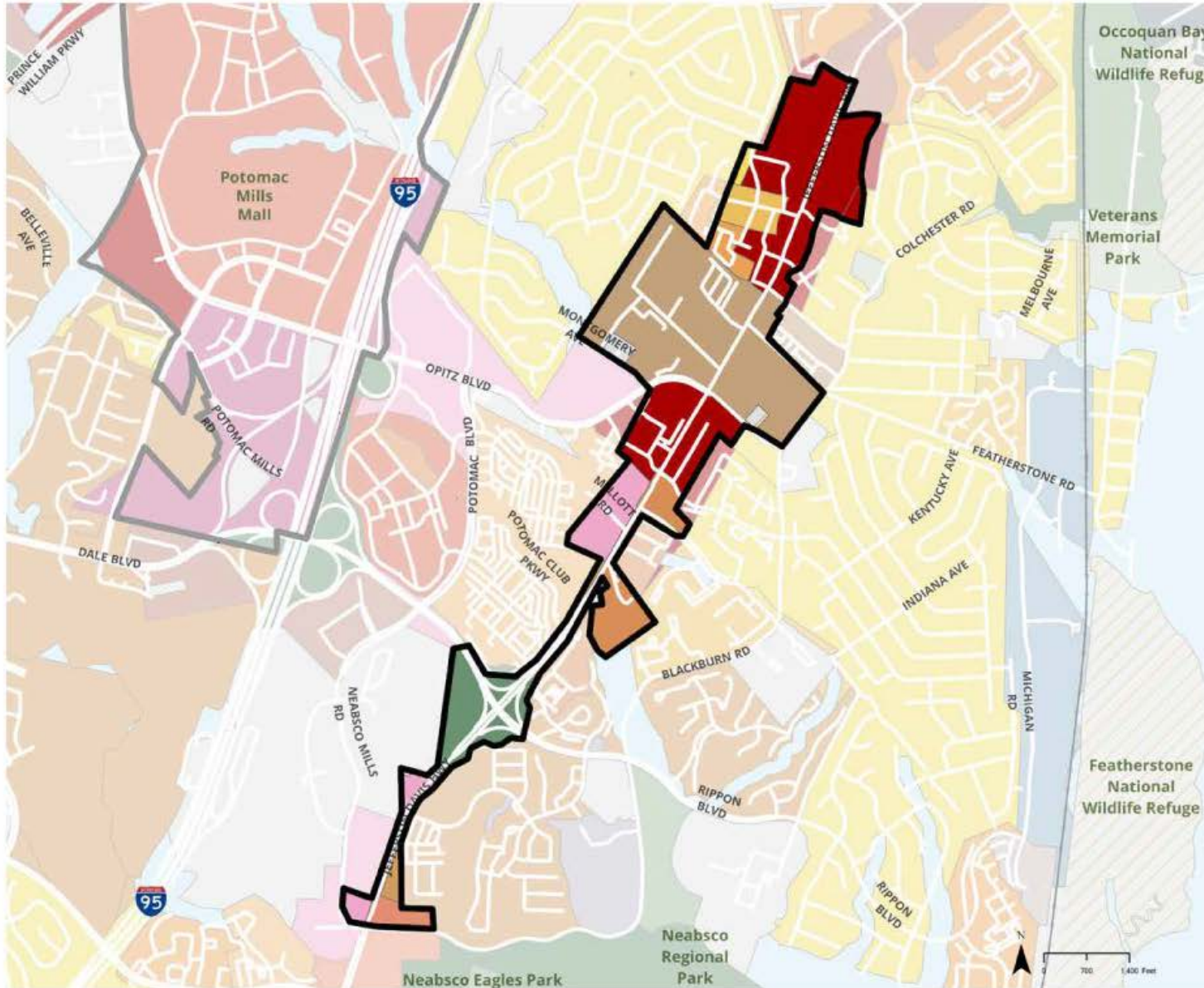
PRICING	\$6,975,000
RENTABLE BUILDING SF	35,306
OUTDOOR STORAGE NONCONFORMING USE	1.5 acres +/-
LOT SIZE	6.79 ac zoned M-2 .39 ac zoned A-1 7.18 acres total
YEAR BUILT	1982

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.



PRINCE WILLIAM COUNTY PATHWAY TO 2040 PLANNED REVITALIZATION



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)

NONCONFORMING USE AREA

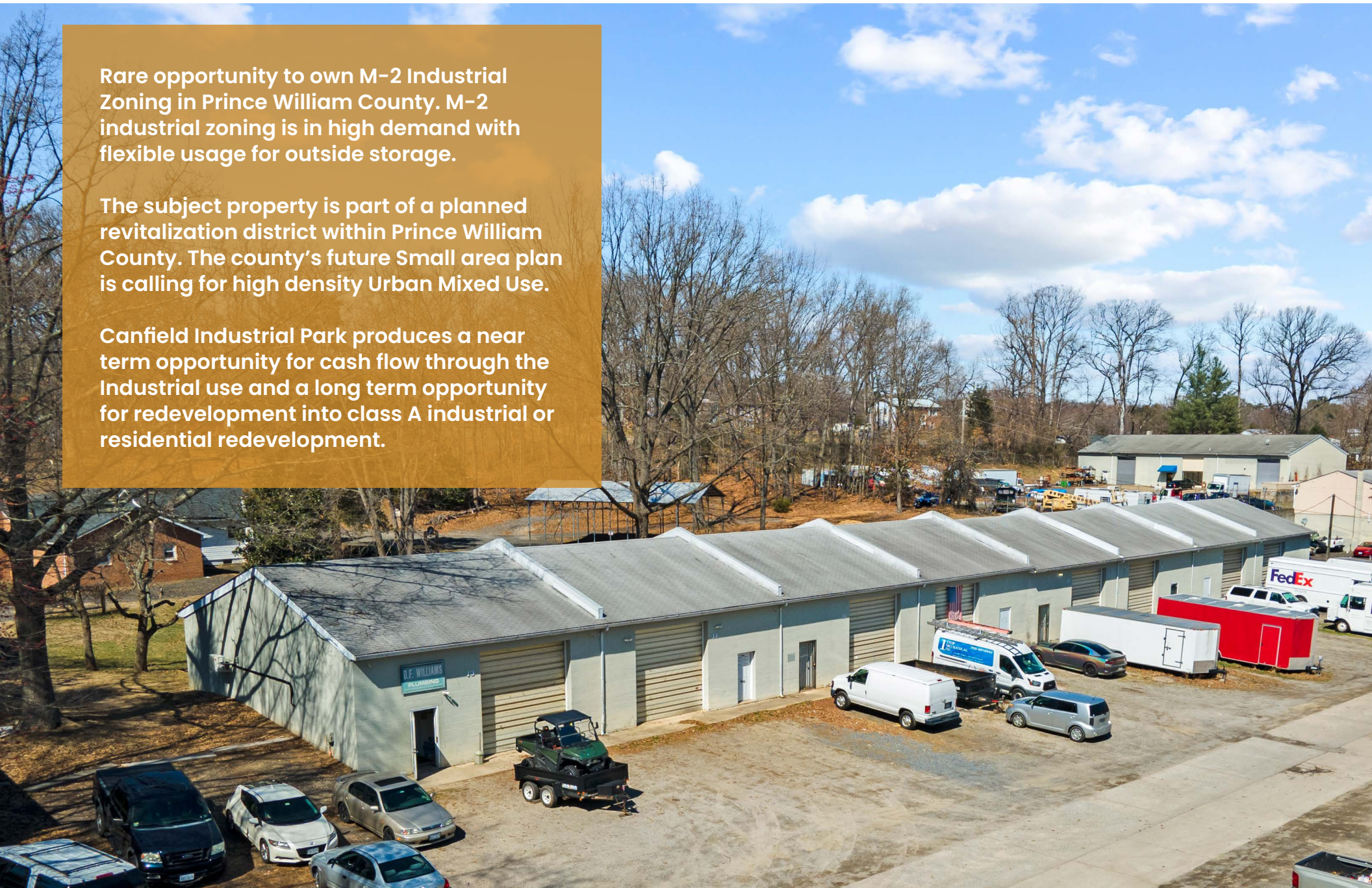


INVESTMENT HIGHLIGHTS

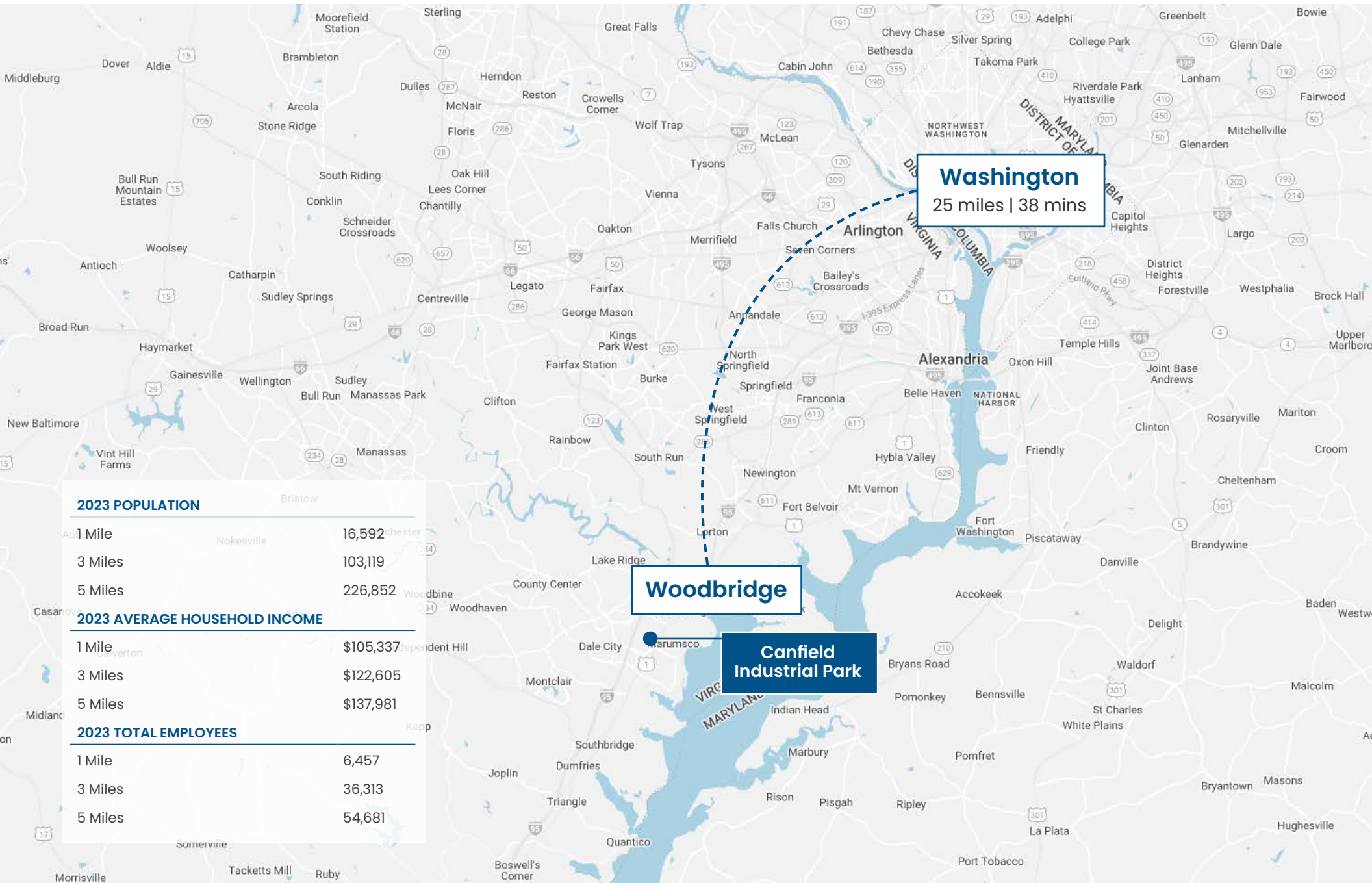
Rare opportunity to own M-2 Industrial Zoning in Prince William County. M-2 industrial zoning is in high demand with flexible usage for outside storage.

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.



LOCATION MAP



DEMOGRAPHICS

2023 SUMMARY	1 Miles	3 Miles	5 Miles
Population	16,592	103,119	226,852
Households	5,382	34,157	74,397
Families	3,582	23,277	53,073
Average Household Size	3.06	3.01	3.04
Owner Occupied Housing Units	3,296	21,385	52,333
Renter Occupied Housing Units	2,086	12,772	22,064
Median Age	33.0	34.7	35.5
Median HH Income	\$81,657	\$96,847	\$106,586
Average HH Income	\$105,337	\$122,605	\$137,981



\$34,596

PER CAPITA
INCOME



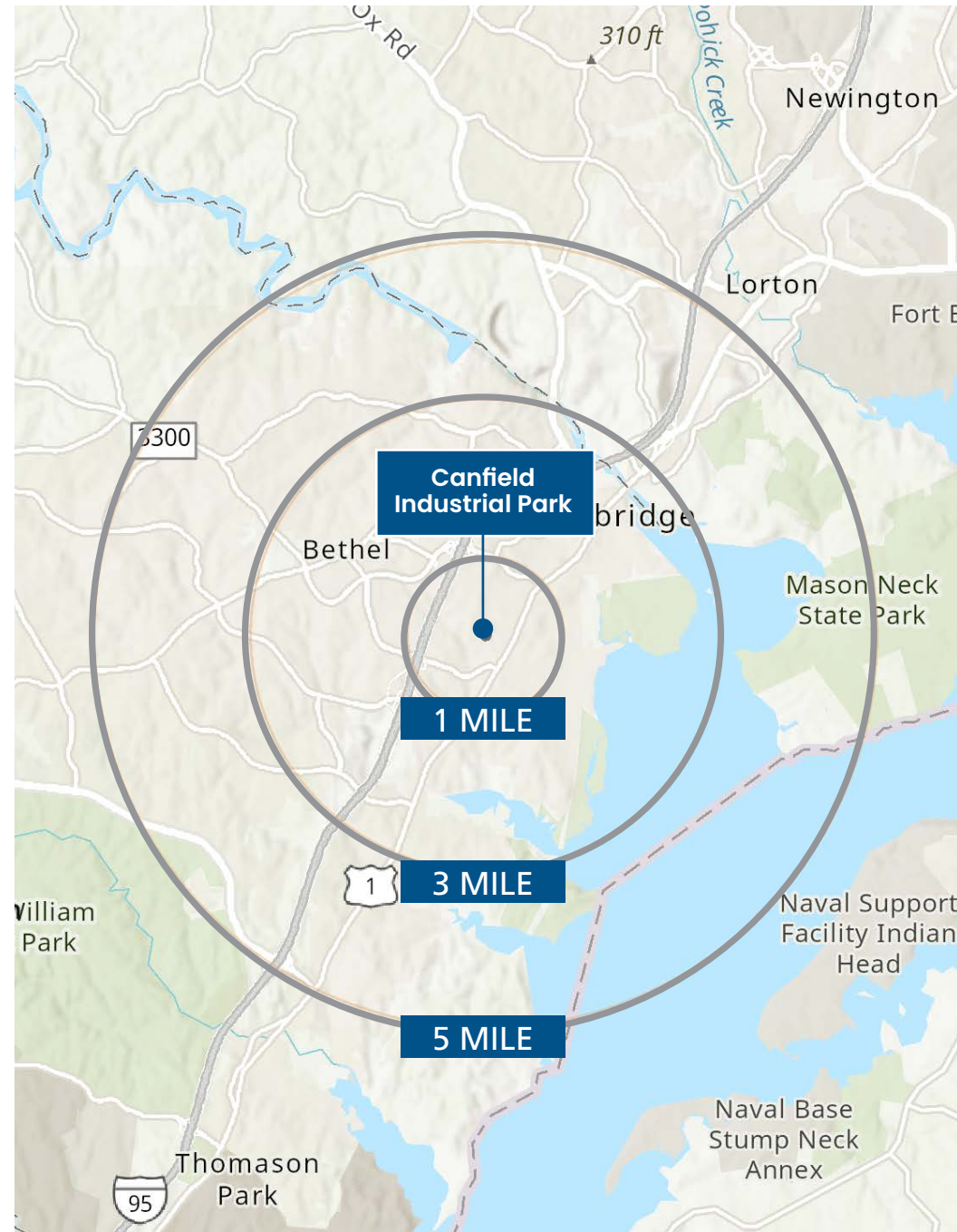
\$81,657

MEDIAN
HH INCOME



\$141,166

MEDIAN
NET WORTH



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).
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.

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).



GEORGE BOOSALIS

Principal Broker
13562 Richmond Hwy. #100
Woodbridge, VA 22191
Office: +1(703) 494-7691
email: George@BoosalisProperties.com
www.boosalisproperties.com
Licensed in VA, MD & DC
VA Broker #0225205187



MELANIE M. NOBRIGA

Commercial Sales & Leasing Agent
13562 Richmond Hwy. #100
Woodbridge, VA 22191
Office: +1(703) 494-7691
email: Melanie@BoosalisProperties.com
www.boosalisproperties.com



THOMAS VELTSISTAS

Commercial Sales & Leasing Agent
13562 Richmond Hwy. #100
Woodbridge, VA 22191
Office: +1(703) 494-7691
email: Thomas@BoosalisProperties.com
www.boosalisproperties.com



CANFIELD INDUSTRIAL PARK

Woodbridge, VA



BOOSALIS
PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT