

# 1051 CANNONS COURT

Woodbridge, VA 22191



BOOSALIS  
PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT



# PROPERTY OVERVIEW



REAL ESTATE INVESTMENT AND MANAGEMENT



# RETAIL MAP



Town center Riverside Station  
900+ Apartments and 140,000+ SF

Belmont Bay w/ future development of  
1,000 apartments/homes and 100,000+ SF

Class A warehouse 120,000SF  
13600 Dabney Rd. Woodbridge VA

1051 Cannons Court,  
Woodbridge, VA

# OFFERING SUMMARY



REAL ESTATE INVESTMENT AND MANAGEMENT

**PRICING** Unpriced

**RENTABLE SF** 18,000

**LOT SIZE** 1.03 AC

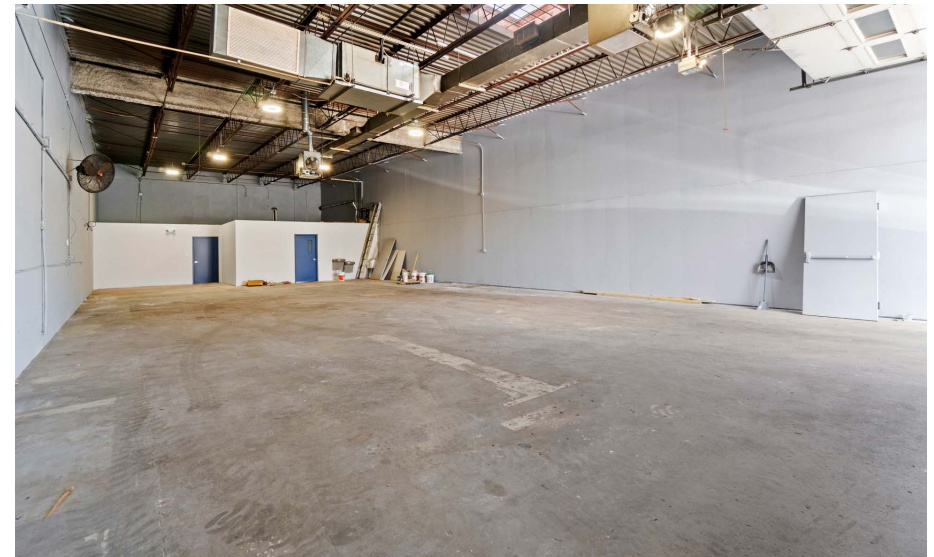
**YEAR BUILT** 1985

**ZONING** M-1

**PARKING** 56 spaces

## **M-1, HEAVY INDUSTRIAL**

This zoning district is intended to provide areas for and to encourage development of heavy and intensive industrial processing, manufacturing and storage.

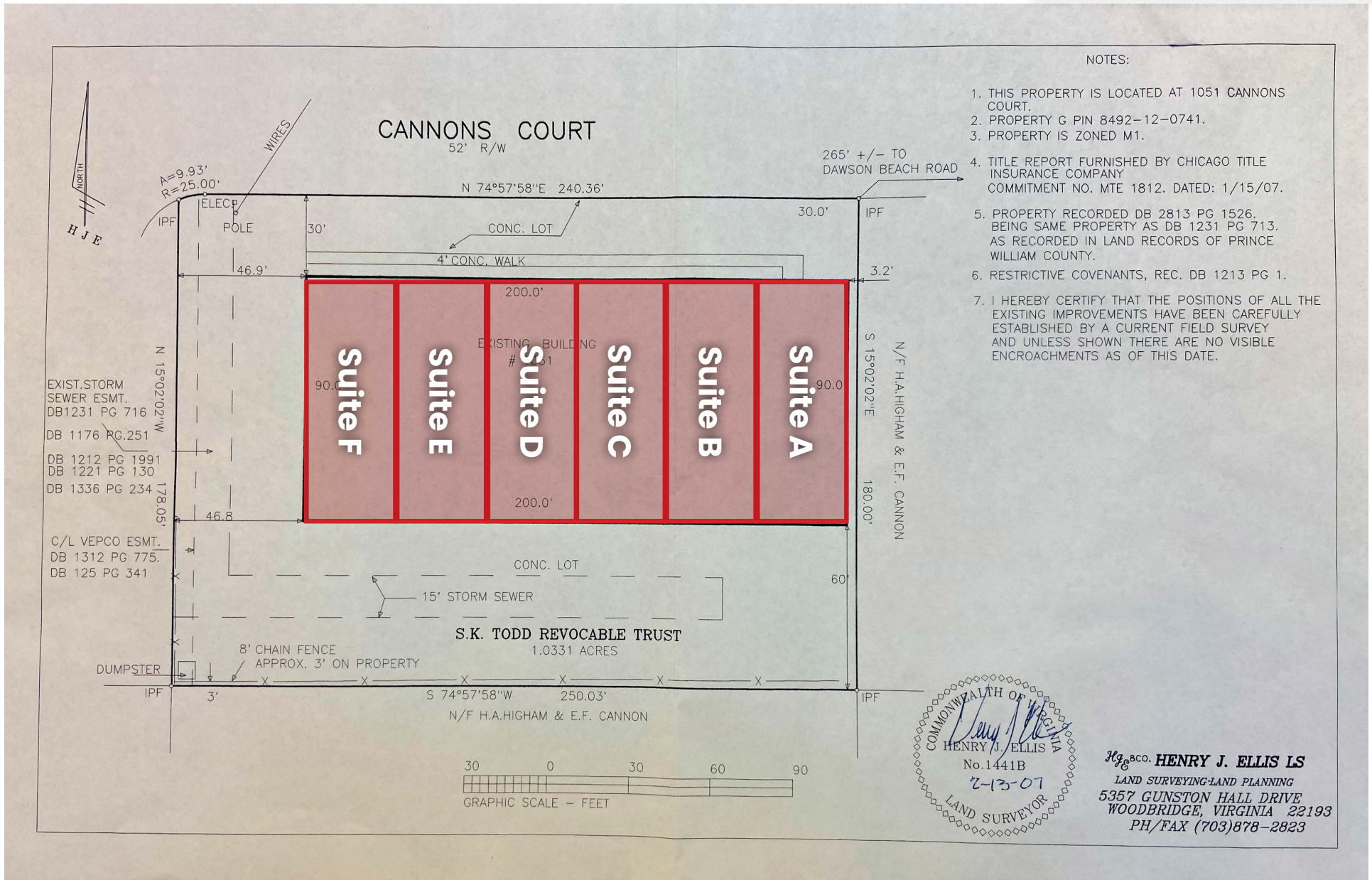


# RENT ROLL

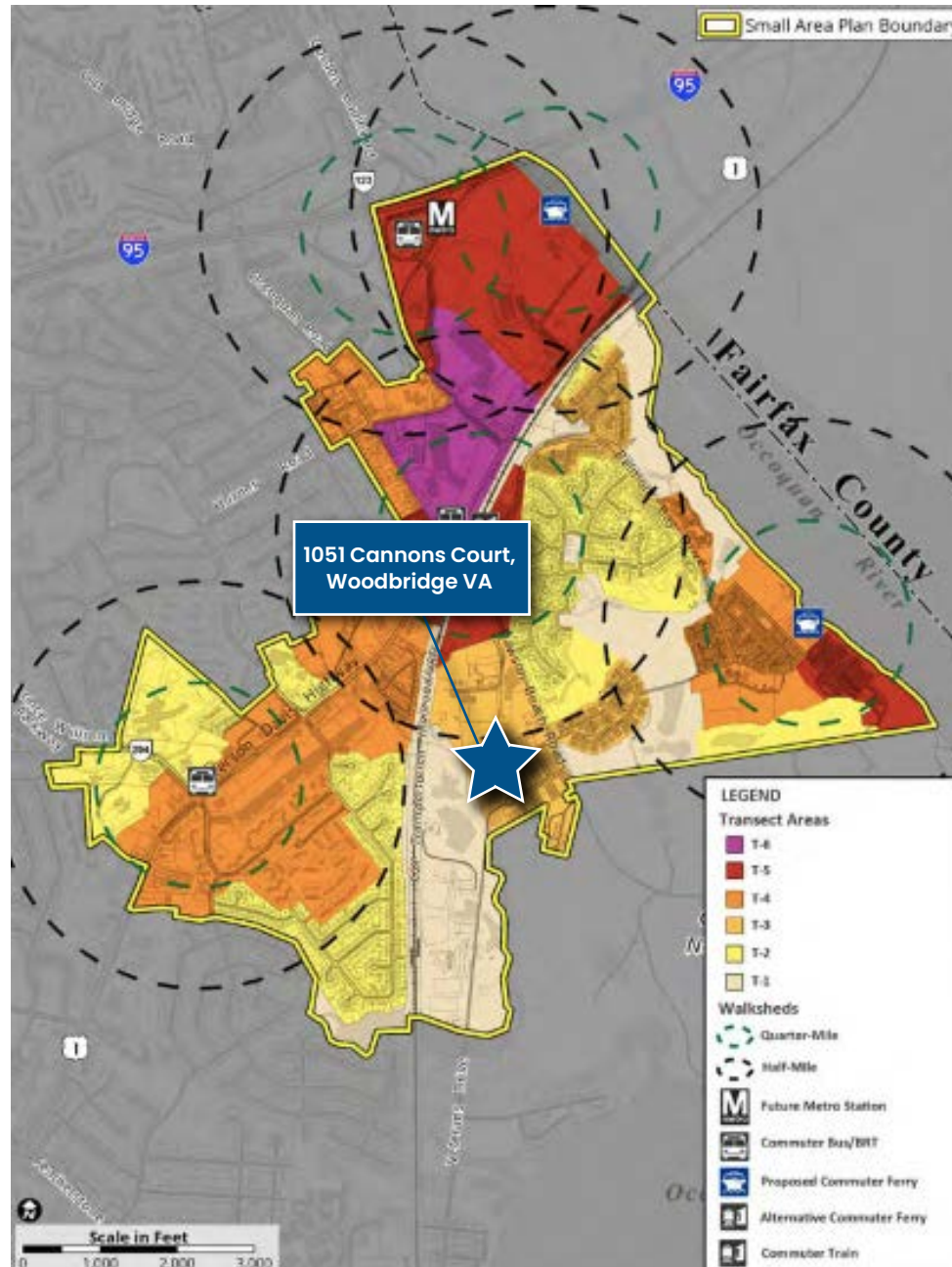


REAL ESTATE INVESTMENT AND MANAGEMENT

TENANT	SQ. FT.	BASE RENT	RENT PSF	C.A.M.	R.E. TAX	TOTAL	PROFORMA RENT	PROFORMA PSF	LEASE EXP.	LEASE START
Tenant 1	3,240			\$276.21	\$380.70		\$3,780.00	\$14.00	12/31/2023	1999
Tenant 2	2,880			\$245.65	\$338.40		\$3,360.00	\$14.00	12/31/2023	1999
Tenant 3	2,880			\$245.65	\$338.40		\$3,360.00	\$14.00	12/31/2023	2020
Tenant 4	2,880			\$245.59	\$338.40		\$3,360.00	\$14.00	12/31/2023	1994
Tenant 5	2,880			\$245.59	\$338.40		\$3,360.00	\$14.00	12/31/2023	1991
Tenant 6 - Vacant	3,240						\$4,050.00	\$15.00		
<b>TOTAL</b>	<b>18,000</b>	<b>\$13,302.31 a month</b>		<b>\$1,258.63</b>	<b>\$1,734.30</b>	<b>\$16,349.31 a month</b>	<b>\$21,270.00</b>			



# PRINCE WILLIAM COUNTY PATHWAY TO 2040 PLANNED REVITALIZATION



# INVESTMENT HIGHLIGHTS

Rare opportunity to own M-1 Industrial Zoning in Prince William County. M-1 Industrial Zoning is in high demand with the most flexible usage and allows for intense industrial processing, manufacturing and storage.

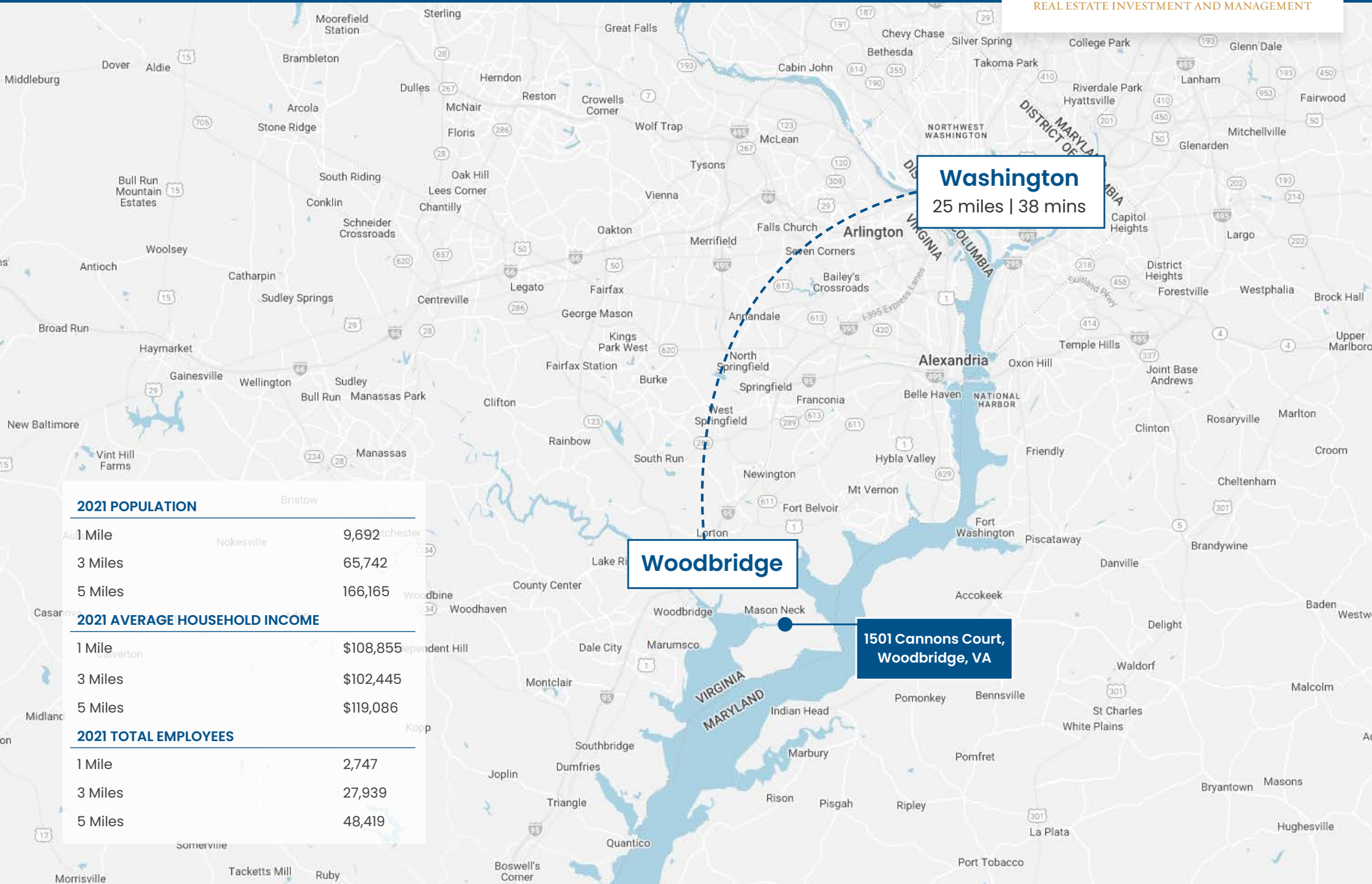
The subject property is part of the North Woodbridge Small Area Plan. The surrounding area is calling for high density urban mixed use with several multi-family projects on the way to being delivered in the next few years.



# LOCATION MAP



REAL ESTATE INVESTMENT AND MANAGEMENT



**Washington**  
25 miles | 38 mins

**Woodbridge**

**1501 Cannons Court,  
Woodbridge, VA**

2021 POPULATION	
1 Mile	9,692
3 Miles	65,742
5 Miles	166,165
2021 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$108,855
3 Miles	\$102,445
5 Miles	\$119,086
2021 TOTAL EMPLOYEES	
1 Mile	2,747
3 Miles	27,939
5 Miles	48,419

# DEMOGRAPHICS



REAL ESTATE INVESTMENT AND MANAGEMENT

2021 SUMMARY	1 Miles	3 Miles	5 Miles
Population	9,692	65,742	166,165
Households	3,359	22,670	55,630
Families	2,186	14,860	39,619
Average Household Size	2.88	2.89	2.98
Owner Occupied Housing Units	1,510	12,828	36,701
Renter Occupied Housing Units	1,849	9,841	18,929
Median Age	34.8	34.7	35.2
Median HH Income	\$92,368	\$84,999	\$95,646
Average HH Income	\$108,855	\$102,445	\$119,086



**\$38,302**

PER CAPITA INCOME



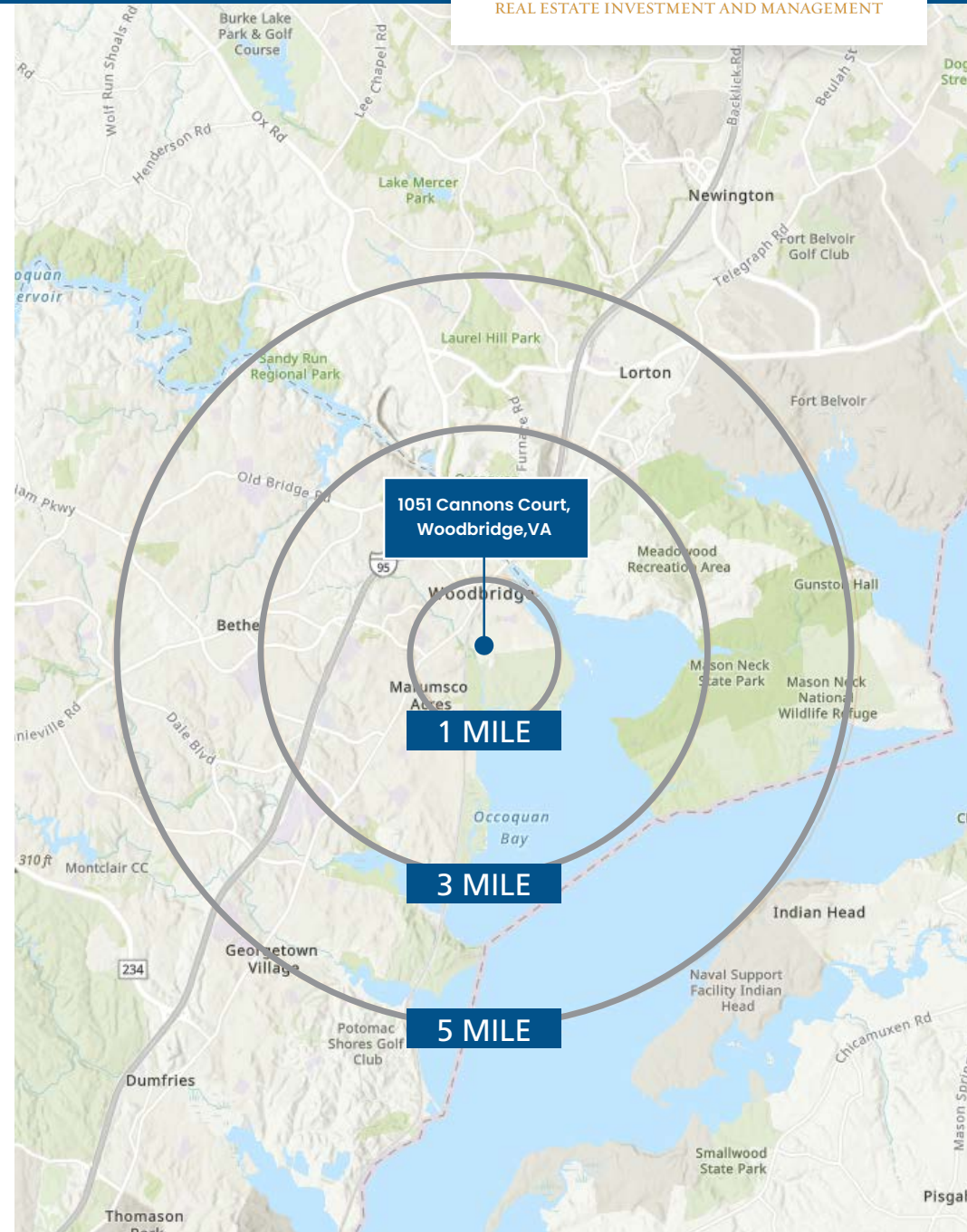
**\$92,368**

MEDIAN HH INCOME



**\$96,705**

MEDIAN NET WORTH



**The following uses shall be permitted by right in the M-1 District:**

1. Alarm systems operations, office.
2. Ambulance service, commercial.
3. Ambulance service maintenance facility.
4. Animal shelter.
5. Assembly (non-HAZMAT).
6. Bakery, industrial.
7. Blacksmith, welding, or machine shop.
8. Boat building and repair yard.
9. Brewery and bottling facility.
10. Building materials sales yard.
11. Catalog sales, contractor; tradesman, and industrial equipment (with or without showroom).
12. Catering, commercial (off premises).
13. Coal, wood, and lumber yards.
14. Cold storage.
15. Company vehicle service facility.
16. Computer and network services.
17. Contractor or tradesman's shop (limited), no trash or refuse removal service.
18. Contractor or tradesman's shop, no trash or refuse removal service.
19. Data Center within the Data Center Opportunity Zone Overlay District.
20. Distillery.
21. Distribution and fulfillment center, less than 80,000 square feet in gross floor area, outside of the E-Commerce Overlay District.
22. Distribution and fulfillment center, less than 350,000 square feet in gross floor area, within the E-Commerce Overlay District.
23. Dry cleaning/garment processing plant, wholesale facility.
24. Dry cleaning/garment processing facility, retail, greater than 3,000 square feet.
25. Electronic equipment and component manufacturing, assembly, processing, and distribution.
26. Equipment and material storage yard; no trash or refuse removal service.
27. Feed and grain storage and distribution center.
28. Flea market.
29. Food service, institutional.
30. Furniture repair, dipping and stripping, upholstery.
31. Greenhouse or nursery, wholesale (not more than 20 percent of lot area may be devoted to garden center uses).
32. Gunsmith shop.
33. Janitorial service.
34. Kennel, commercial.
35. Laundry, industrial.
36. Manufacture and fabrication of signs.
37. Manufacturing, candy/confectioners.
38. Manufacturing, cosmetics and perfume.
39. Manufacturing, electronic components.
40. Manufacturing, fabricated metal.
41. Manufacturing, musical instruments and toys.
42. Manufacturing, pharmaceuticals (non-HAZMAT process).
43. Manufacturing, pottery, ceramics.
44. Marble/tile, processing, cutting and polishing.
45. Masonry and stoneworking.
46. Medical or dental laboratory.
47. Motor vehicle repair.
48. Motor vehicle sales, rental or lease (unlimited), excluding passenger motor vehicles less than 7,500 pounds gross vehicle weight. Floor area devoted to storage of parts inventory used for service and repair shall not be included in secondary retail sales floor area calculations.
49. Motor vehicle service.
50. Moving and storage.
51. Neighborhood retail and fulfillment center.
52. Office.
53. Parking, commercial.
54. Photographic processing laboratory.
55. Publishing and printing.
56. Radio or TV broadcasting station.
57. Railroad freight depot.
58. Railroad passenger station.
59. Recording studio.
60. Recyclable materials separation facility.
61. Recycling collection points, subject to the standards in section 32-250.84.
62. Research and development (non-HAZMAT).
63. Self-storage center, in accordance with the provisions of section 32-400.14.

64. Sheet metal fabrication.
65. Solar energy facility.
66. Taxi or limousine operations and service facility.
67. Tool and equipment rental, service and repair, heavy and minor.
68. Trade, technical or vocational school.
69. Trailer sales (retail), lease, storage, repair and maintenance.
70. Veterinary hospital.
71. Warehouse (non-HAZMAT).
72. Waterfront or maritime uses.
73. Wholesaling (non-HAZMAT).

Except for retail dry cleaning/garment processing facilities greater than 3,000 square feet, no more than 20 percent of the gross floor area of the principal use may be used for accessory retail sales of products made or stored on the premises. The square footage devoted to such accessory retail sales shall be included in calculating the limit on secondary uses permitted by section 32-403.12, below.

(Ord. No. 92-50, 5-5-92; Ord. No. 94-1, 1-11-94; Ord. No. 95-6, 1-3-95; Ord. No. 99-13, 2-16-99; Ord. No. 00-77, 10-17-00; Ord. No. 03-52, 7-1-03; Ord. No. 04-78, 12-21-04; Ord. No. 09-30, 5-19-09; Ord. No. 14-60, Atch., 11-18-14; Ord. No. 16-21, Atch., 5-17-16; Ord. No. 18-15, Atch., 4-10-18; Ord. No. 21-55, Atch., 10-5-21)

## **Sec. 32-403.12. Secondary uses.**

The following uses shall be permitted by right in the M-1 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. Locksmith.
  2. Quick service food store.
  3. Motor vehicle fuel station (limited to vehicles associated with the primary business or use).
  4. Recreation facility, commercial (indoor).
  5. Restaurant.
  6. Restaurant, carry-out.
  7. Retail store.
- (Ord. No. 04-78, 12-21-04; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09)

## **Sec. 32-403.13. Special uses.**

The following uses shall be permitted in the M-1 District with a Special Use Permit, including any other manufacturing, processing or wholesaling use not otherwise permitted by this chapter; including any use involving the storage of petroleum, propane or natural gas products or hazardous materials.

1. Asphalt/concrete plant.
2. Assembly (HAZMAT).
3. Data Center outside the Data Center Opportunity Zone Overlay District.
4. Day care center.
5. Distribution and fulfillment center, greater than 80,000 square feet in gross floor area, outside of the E-Commerce Overlay District.
6. Distribution and fulfillment center, greater than 350,000 square feet in gross floor area, within the E-Commerce Overlay District.

# M-1 ZONING



REAL ESTATE INVESTMENT AND MANAGEMENT

7. Extraction of mineral resources and related industrial/ wholesaling operations, including operation of crushers and sorting equipment customarily accessory thereto.
8. Heliport.
9. Manufacturing and processing, other (HAZMAT or non-HAZMAT).
10. Marina.
11. Motor vehicle auction (wholesale).
12. Motor vehicle fuel station.
13. Motor vehicle graveyard.
14. Motor vehicle impoundment yard.
15. Motor vehicle sales, secondary to motor vehicle repair.
16. Motor vehicle storage yard.
17. Motor vehicle towing.
18. Range, shooting, indoor or outdoor.
19. Recycling plant.
20. Research and development (HAZMAT).
21. Sawmill.
22. Stadium, arena, or amphitheater, indoor or outdoor.
23. Storage facility (HAZMAT).
24. Testing/experimental laboratories (HAZMAT).
25. Warehouse (HAZMAT).
26. Water transportation facility.
27. Wholesaling/storage and processing (HAZMAT).

(Ord. No. 94-1, 1-11-94; Ord. No. 95-6, 1-3-95; Ord. No. 04-78, 12-21-04; Ord. No. 06-77, 9-5-06; Ord. No. 09-30, 5-19-09; Ord. No. 16-21, Attch., 5-17-16; Ord. No. 21-55, Attch., 10-5-21)

# MARKETED BY BOOSALIS PROPERTIES



REAL ESTATE INVESTMENT AND MANAGEMENT



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