

VIRGINIA MEADOWS INDUSTRIAL PARK

7.5 ACRES

Zoned M-2, Light Industrial

Site plan approved for 45,000 sq. ft.



- 7.5 acres approved for a two building 45,000 sq. ft. office/warehouse complex
- Wellington Road corridor, Western Prince William County, Va.
- grandfathered under old storm water management regulations
- all infrastructure in place

NORMAN
REALTY

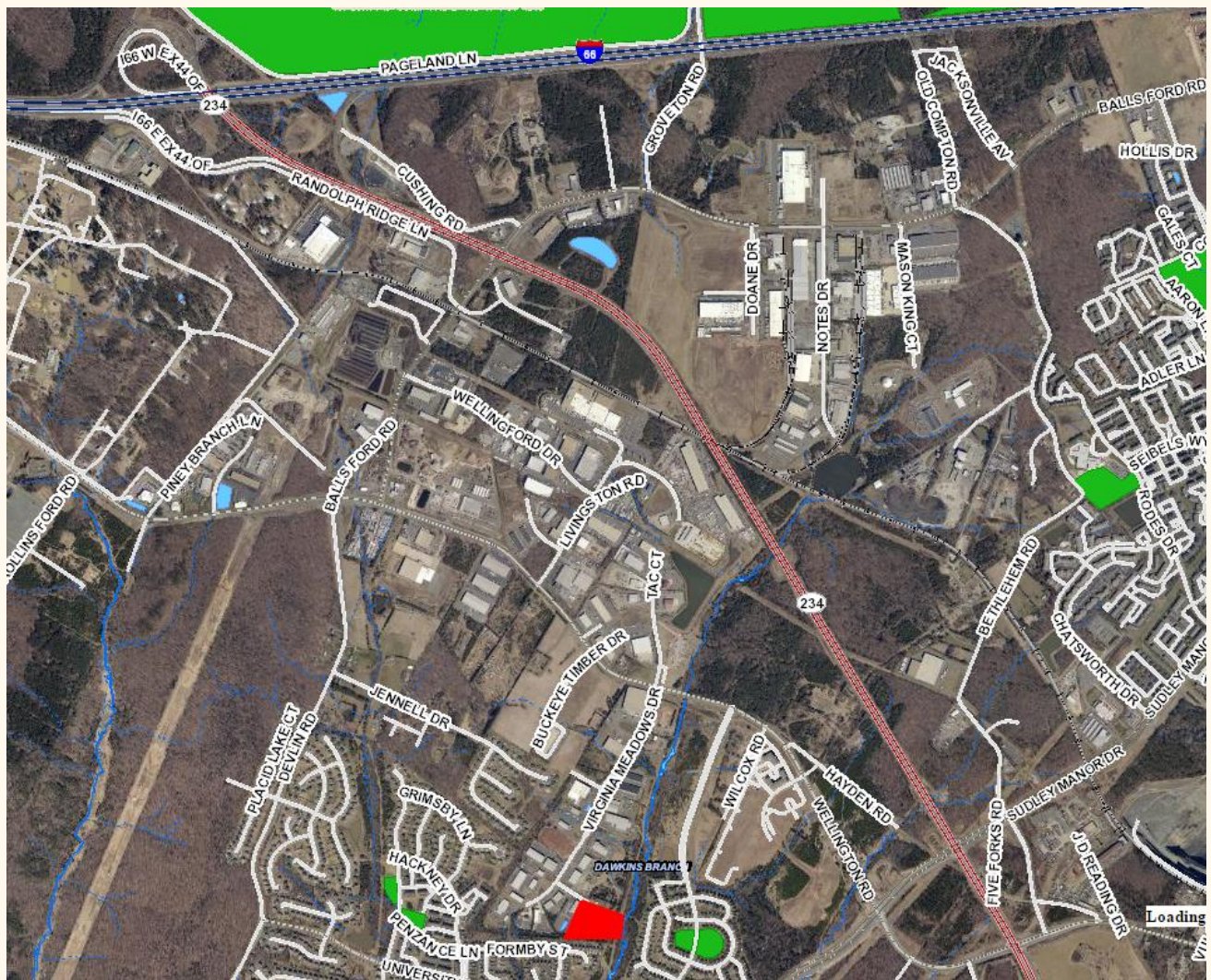
For additional information, please contact:

Jay Norman

(703) 368-2186 ~ jnorman@normanrealty.com

10688-B Crestwood Drive, Manassas, VA 20109

(703) 631-1865 ~ www.normanrealty.com



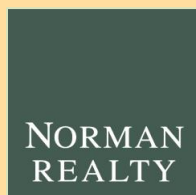
*Building 1 - approx. 19,000 sq. ft. of warehouse, up to 12,000 sq. ft. of office Building Plans available

*Building 2 – approx. 14,000 sq. ft.

*Warehousing, contractors headquarters, data center, office, allowed by right

*Quick access to Rt 234 and I-66

- **READY TO BUILD**
- **SIGNIFICANT SAVINGS UNDER GRANDFATHERED REGS.**



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3/20/2019 10:00 AM, 10:00 AM, 10:00 AM

NOTE: 1. THE GRADING PLAN IS BASED ON THE EXISTING TERRAIN AND THE PROPOSED CONSTRUCTION OF THE INDUSTRIAL PARK. THE GRADING PLAN IS BASED ON THE EXISTING TERRAIN AND THE PROPOSED CONSTRUCTION OF THE INDUSTRIAL PARK. THE GRADING PLAN IS BASED ON THE EXISTING TERRAIN AND THE PROPOSED CONSTRUCTION OF THE INDUSTRIAL PARK.

ITEM	QUANTITY	UNIT
1. GRADING	1.00	AC
2. PAVING	1.00	AC
3. CURB	1.00	AC
4. DRAINAGE	1.00	AC
5. EROSION CONTROL	1.00	AC
6. FILL	1.00	AC
7. EXCAVATION	1.00	AC
8. RETAINMENT	1.00	AC
9. FENCE	1.00	AC
10. LIGHTING	1.00	AC
11. SIGNAGE	1.00	AC
12. UTILITIES	1.00	AC
13. LANDSCAPING	1.00	AC
14. TOTAL	1.00	AC

NOTE: 2. THE GRADING PLAN IS BASED ON THE EXISTING TERRAIN AND THE PROPOSED CONSTRUCTION OF THE INDUSTRIAL PARK. THE GRADING PLAN IS BASED ON THE EXISTING TERRAIN AND THE PROPOSED CONSTRUCTION OF THE INDUSTRIAL PARK. THE GRADING PLAN IS BASED ON THE EXISTING TERRAIN AND THE PROPOSED CONSTRUCTION OF THE INDUSTRIAL PARK.

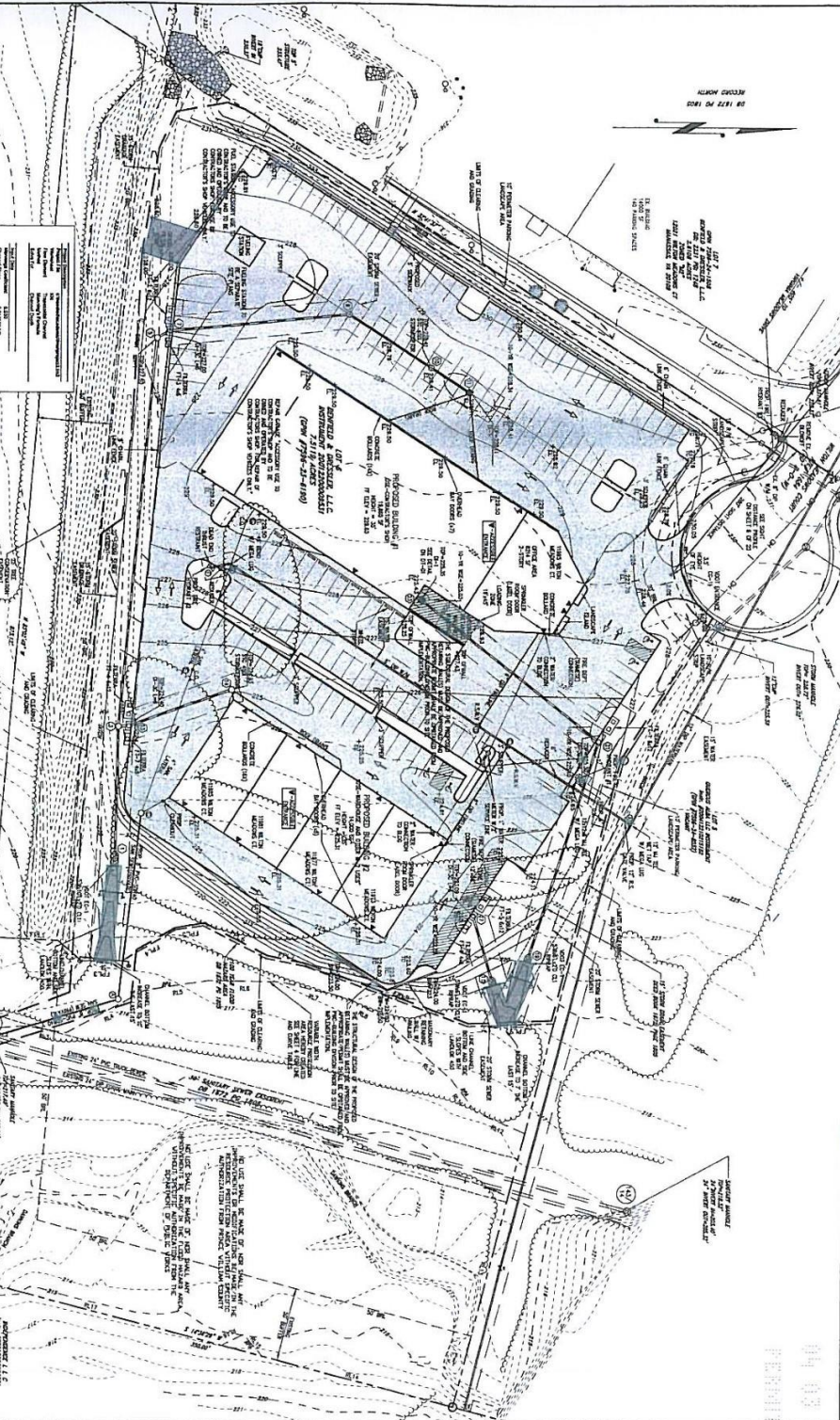
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CROSS SECTION ON SHEET 7

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CROSS SECTION ON SHEET 7



LOT 6
VIRGINIA MEADOWS
INDUSTRIAL PARK
BRENTVILLE DISTRICT PRINCE WILLIAM CO., VA

GRADING PLAN

REVISIONS
1. INITIAL ADDRESS COUNTY COMMENTS FOR REVIEW LETTER
2. INITIAL ADDRESS COUNTY COMMENTS FOR REVIEW LETTER
3. INITIAL ADDRESS COUNTY COMMENTS FOR REVIEW LETTER

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