

STONEWALL INDUSTRIAL PARK

klb
Buligo

CHASE STEWART
cstewart@klb.com
703-268-2732

RYAN GOELLER
rgoeller@klb.com
703-268-2731

JEFF TARAE
jtarae@klb.com
703-268-2741

257 TYSON DR SUITE 3

- Office
- 1,250 SF

259 TYSON DR SUITE 1

- 8,100 SF Warehouse
- Available February 1, 2027



SITE PLAN



PARK SIZE:
134,122 SF



ZONING:
M1 (LIGHT INDUSTRIAL)



CLEAR HEIGHT:
20 FT



COLUMN SPACING:
50 FT x 30 FT



LOADING DOCK:
24



DRIVE IN:
2

TYSON DRIVE

257 TYSON DR

OFFICE

259 TYSON DR
8,100 SF AVAILABLE

LEASED

LEASED

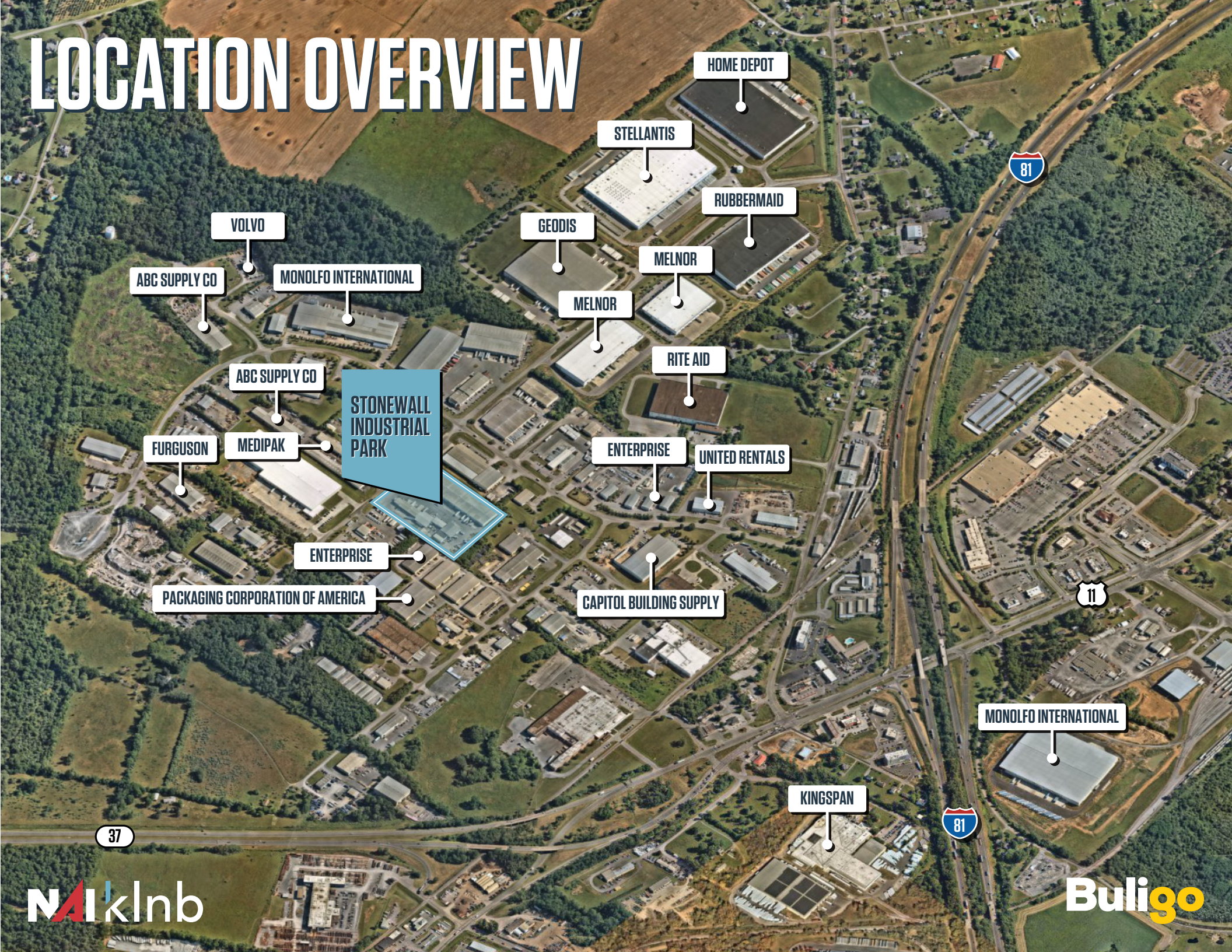
LEASED

LEASED

LEASED

259 TYSON DRIVE

LOCATION OVERVIEW





STONEWALL
INDUSTRIAL
PARK

This is a satellite map of Winchester, Virginia. A blue callout box points to the Stonewall Industrial Park area. The map shows a mix of green fields, industrial buildings, and residential areas. Major roads like I-81, I-77, and US-522 are visible. Highway shields for 81, 11, 37, and 522 are present. The word 'WINCHESTER' is written in large yellow letters across the center of the town.

WINCHESTER

LABOR FORCE OVERVIEW

BUSINESS SUMMARY (2025)

10 Minute Drive 20 Minute Drive 30 Minute Drive

Total Employees

5,600 51,310 88,269

Total Construction Businesses

36 (8.9%) 319 (7.3%) 560 (7.7%)

Total Construction Employees

334 (6%) 2,326 (4.5%) 3,641 (4.1%)

Total Manufacturing Businesses

36 (8.9%) 162 (3.7%) 244 (9.6%)

Total Manufacturing Employees

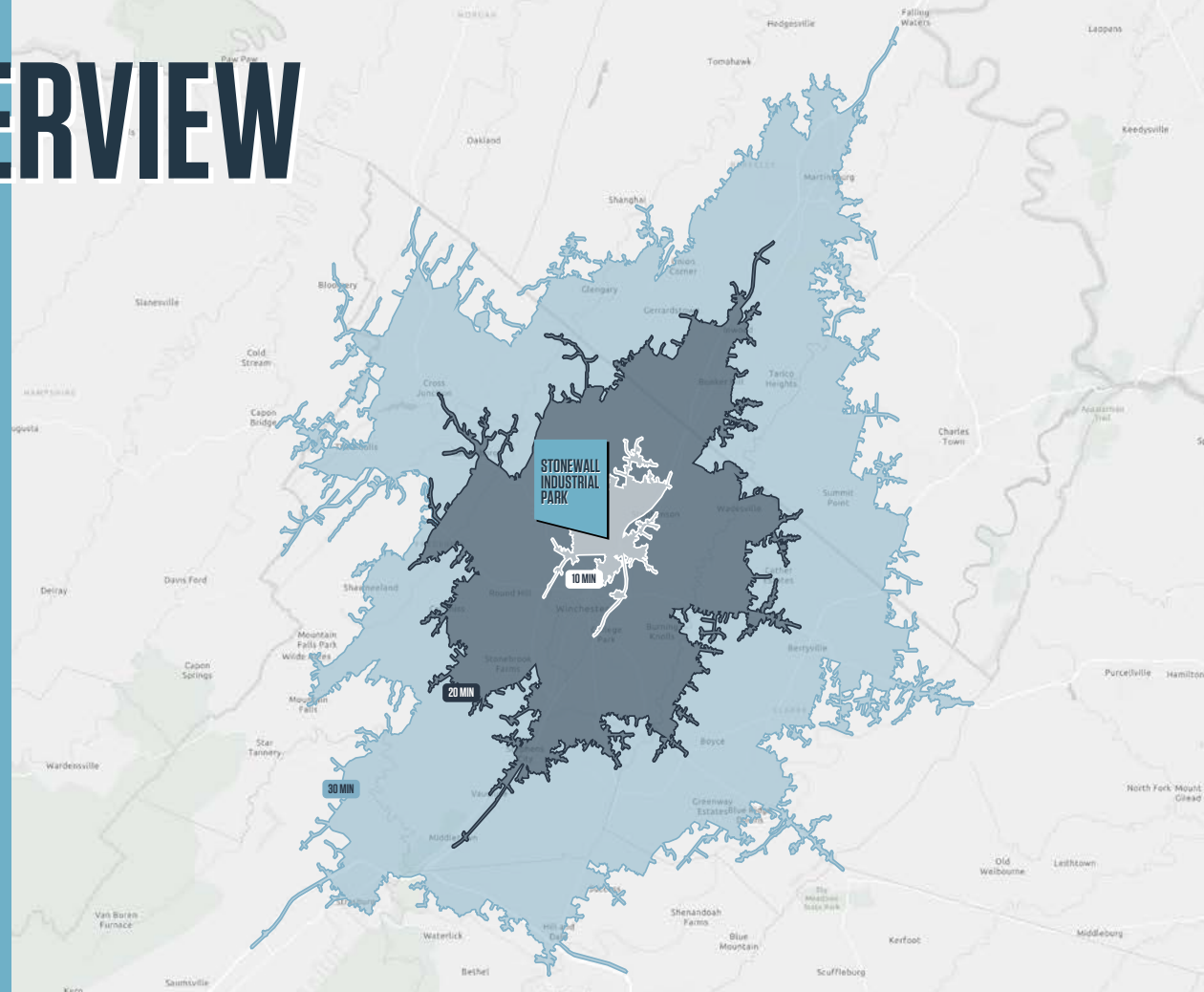
1,529 (27.3%) 6,071 (11.8%) 8,456 (9.6%)

Total Transportation and Warehousing Businesses

12 (3%) 78 (1.8%) 131 (2.1%)

Total Transportation and Warehousing Employees

165 (3%) 898 (3.8%) 1,841 (2.1%)



CIVILIAN LABOR FORCE PROFILE WITHIN A TEN MINUTE DRIVE (2025)

POPULATION (EMPLOYED) BY AGE GROUP

16-24	25-54	55-64	64+
559 (344)	1,876 (1,404)	592 (488)	899 (210)

LABOR FORCE BY INDUSTRY

Construction	Manufacturing	Wholesale Trade	Transportation/ Warehousing
266 (11.1%)	210 (8.7%)	339 (1.6%)	151 (6.3%)

BLUE COLLAR EMPLOYEES

672 (27.9%)



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FOR MORE INFORMATION, PLEASE CONTACT:

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NAI klnb
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