



WAREHOUSE CONDO - ROUTE 1 DUMFRIES

17877 Fraley Boulevard Unit #6, Dumfries, VA 22026

FOR SALE

CONFIDENTIALITY & CONDITIONS

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

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The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Samson Properties/SRG Commercial has not verified, and will not verify, any of the information contained herein, nor has Samson Properties/SRG Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

We Deliver.
You Thrive.

LISTED BY



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PROPERTY DESCRIPTION

A rare opportunity to acquire a ±5,034 SF flex/warehouse condominium at Dumfries Commerce Center, a premier tilt-up concrete business park positioned along Jefferson Davis Highway (US Route 1) in Dumfries, Virginia. Unit #6 delivers 4,181 SF of gas-heated warehouse space on the main level with 20-foot clear ceiling heights, a 12'x14' drive-in door, and heavy power 250-amp, 480/277V service, purpose-built for industrial, distribution, and contractor operations. A structural mezzanine supporting 150 lbs/sqft adds an additional 853 sqft of usable space perfect for expansion. A dedicated office with its own split-system A/C perfect for server rooms or executive offices. One Bathroom with a water heater is available. B-1 zoning under the Town of Dumfries permits a broad spectrum of commercial uses by-right, and the site carries SBA HUBZone designation, making it accessible to qualified owner-users with as little as 10% down. Positioned between Fort Belvoir and Quantico along one of Northern Virginia's most active commercial corridors, this asset offers immediate owner-user utility and strong long-term hold value in a supply-constrained industrial market. Condo Fees are \$714.25/month and cover CAM, lawn, management & snow removal. Automotive use is NOT allowed.

PROPERTY HIGHLIGHTS

- ±5,215 SF tilt-up concrete flex/warehouse — 4,362 SF main floor + 853 SF structural mezzanine with 20' clear ceiling heights and 12'x14' drive-in door
- Heavy power — 250-amp, 480/277V, 4-wire service; gas forced-air heating throughout warehouse
- Dedicated office/server room with independent split-system A/C — ideal for tech, government contractor, or administrative use
- B-1 zoning (Town of Dumfries) — broad by-right commercial use: one of the most permissive classifications in Prince William County
- HUBZone-designated address with federal contracting upside — Locate your principal office here and become eligible to compete for \$13.2B in annual federal HUBZone-set-aside contracts that your competitors cannot bid on,



OFFERING SUMMARY

Sale Price:	\$1,500,000
Number of Units:	1
Building Size:	5,215 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	283	1,145	3,825
Total Population	966	3,779	12,387
Average HH Income	\$91,261	\$94,249	\$111,967

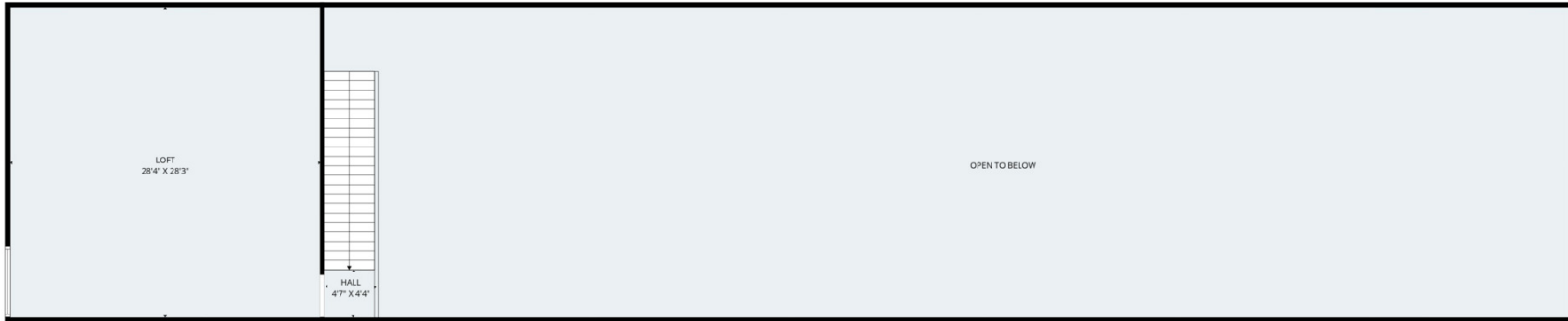
HUBZone

C E R T I F I E D

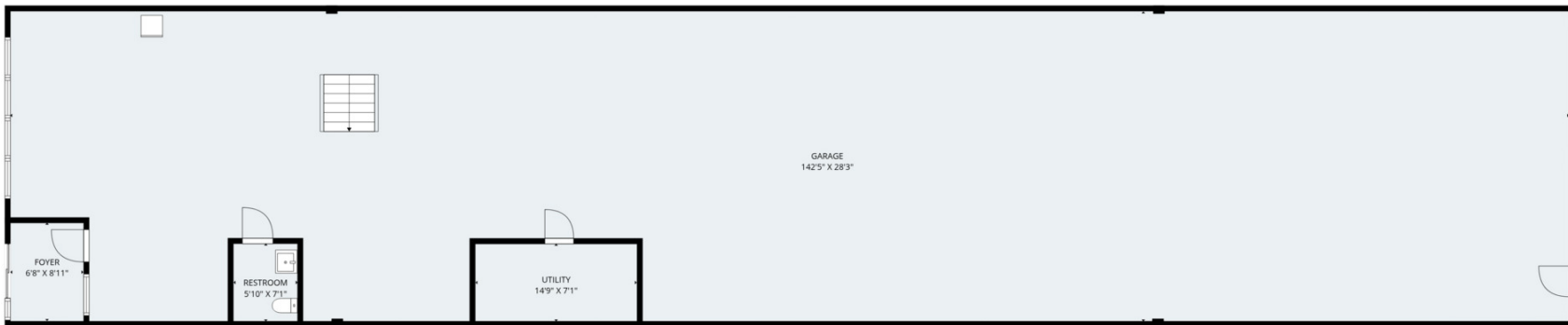
- - Compete for \$13.2B in HUBZone-set-aside contracts that your non-HUBZone competitors cannot bid on
- - Win sole-source awards up to \$4.5M (\$7M for manufacturing) with no competition required
- - Earn a 10% price preference in open federal bids — wins close competitions you'd otherwise lose
- - Get teaming calls from large primes who need HUBZone subs to hit their small-business subcontracting goals
- Position between two of the region's largest federal procurement hubs — Quantico (4 mi) and Fort Belvoir (15 mi)

ADDITIONAL PHOTOS





2ND FLOOR



1ST FLOOR



Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.



Google

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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	966	3,779	12,387
Average Age	31.3	31.9	33.6
Average Age (Male)	24.7	26.2	29.9
Average Age (Female)	34.4	34.3	35.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	283	1,145	3,825
# of Persons per HH	3.4	3.3	3.2
Average HH Income	\$91,261	\$94,249	\$111,967
Average House Value	\$325,180	\$346,198	\$391,409

2023 American Community Survey (ACS)

Sec. 70-247(A). - Allowable uses.

Structures to be erected or land to be used shall be for one of the following uses. Only one main structure and its accessory building shall be erected on any lot or parcel of land in this district.

- (1) Antique shop.
- (2) Apparel, clothing store.
- (3) Art gallery.
- (4) Art supply store.
- (5) Bakery, provided all products produced on the premises shall be sold at retail on the premises.
- (6) Banks and financial institutions without drive-through windows.
- (7) Barber, beauty shop, beauty supply and accessories.
- (8) Bicycle sales, new, and repairs when incidental to such sales.
- (9) Bookstore, newsstand.
- (10) Bowling alley.
- (11) Craft beverage production establishments.
- (12) Candy store.
- (13) Clock shop sales and repair.
- (14) Computer store or personal electronic sales and service.
- (15) Data or computer services.
- (16) Dog grooming, with indoor kennel facilities.
- (17) Drug store without a drive-through window.
- (18) Fast food restaurants without a drive-through window.
- (19) Fire station.
- (20) Florist, gift shop.
- (21) Food store: Grocery store, supermarket (excluding convenience or quick service food stores).

- (22) Furniture store.
- (23) Government offices.
- (24) Hardware, paint and wallpaper store.
- (25) Health club (also fitness center, gym, private recreational facility/club).
- (26) Hobby, craft shop.
- (27) Hospitals.
- (28) Hotels and motels.
- (29) Jewelry, engraving store.
- (30) Library.
- (31) Locksmith.
- (32) Medical and/or dental office and clinic.
- (33) Museums.
- (34) Musical instruments, sheet music, and recorded music sales.
- (35) Office, general business or professional.
- (36) Photographic equipment sales and service and photographic studio.
- (37) Printing, photocopying, photographic processing or blueprinting.
- (38) Repair services or businesses, including repair of lamps, microwave ovens, radios, shoes, television sets, toasters, toys, watches, and similar items.
- (39) Rescue squads.
- (40) Research and development (non-hazmat).
- (41) Restaurant, full-service, cafe, catering business, delicatessens or ice cream parlors, for service of food for consumption primarily on the premises, including outdoor eating area, but not drive-in or fast food restaurants.
- (42) Restaurant, food prepared for carry-out or home delivery; not for consumption on premises.
- (43) Retail stores and businesses.
- (44) Roller rinks.

- (45) School or studio for the arts.
- (46) Shoe sales and repair store.
- (47) Sporting goods store.
- (48) Stamp and coin stores.
- (49) Stationery store.
- (50) Tailor, seamstress shop.
- (51) Tanning salon.
- (52) Tobacco store.
- (53) Tourist information and orientation facilities.
- (54) Toy store.
- (55) Universities, colleges, and seminaries.
- (56) Veterinary hospital, state licensed, with indoor boarding kennels and outdoor exercise.

(Code 1990, § 15-167; Ord. of 1-18-1979, § 7-1; Ord. of 6-16-1982; Ord. of 1-7-1986; Ord. of 6-7-1988, § 1; Ord. of 6-27-1989; Ord. of 8-1-1989(1); Ord. of 1-2-1990; Ord. of 6-11-1991; Ord. of 1-3-1995(2), § 1; Ord. of 4-22-1997, § 1; Ord. of 2-4-2003(3), § 1; Ord. of 12-7-2004, § 2; Ord. No. O-2011-013, § 1, 9-20-2011; Ord. No. O-2013-009, § 1, 7-9-2013; Ord. No. O-2014-011, § 1, 11-5-2014; Ord. No. O-2018-002, 1-3-2018; Ord. No. 24-O-3, 1-23-2024; Ord. No. 25-ORD-1, Exh. A, 2-4-2025)

Sec. 70-247(B). - Uses allowable pursuant to a conditional use permit.

Structures to be erected or land to be used for one of the following uses may be allowed subject to a conditional use permit in accordance with section 70-10 of the zoning ordinance. Only one main structure and its accessory building shall be erected on any lot or parcel of land in this district.

- (1) Amusement parlors.
- (2) Child care or adult day care center.
- (3) Convenience stores and service establishments such as, but not limited to, automatic self-service laundries.
- (4)

Cultural arts, entertainment and events. An establishment that produces or provides space for banquets, events, performances, exhibits or receptions for the purpose of leisure and entertainment with the following conditions:

- a. Events must end by 10:00 p.m. Sunday through Thursday, and 1:00 a.m. Saturday and Sunday.
- b. Must meet all relevant Code requirements in the town, including those related to buildings, fire and noise.

(5) Gaming facility.

(6) Garages and public parking.

(7) Household appliance sales and service store.

(8) Live theaters, live entertainment centers, clinic.

(9) Miniature golf courses and golf driving ranges.

(10) Movie theaters and assembly halls.

(11) Off-premises sales of beer and wine.

(12) Pet shops.

(13) Residential, limited to multifamily dwellings, located above a commercial, retail or office use on the ground floor or located on the ground floor only if the residences do not face on Main Street, Fraley Boulevard, Route 234, Graham Park Road, or, if the building fronts on multiple streets, the residences must not face on the public street with the highest functional class as determined by the public works department.

(14) School, K-12.

(15) Uses otherwise permitted under section 70-247(A) above with a drive-through window.

(16) Wholesale businesses, with parking to the rear of the building.

(Ord. No. O-2011-013, § 1, 9-20-2011; Ord. No. O-2013-009, § 1, 7-9-2013; Ord. No. O-2014-011, § 1, 11-5-2014; Ord. No. O-2017-004, 6-6-2017; Ord. No. O-2018-002, 1-3-2018; Ord. No. O-2020-001, 1-7-2020; Ord. No. 25-ORD-1, Exh. A, 2-4-2025)



Our Story

At SRG Commercial, we're not just brokers — we're builders of vision. We connect insight, opportunity, and people to create value in real estate that fuels growth, drives income, and leaves a lasting mark on the communities we serve.



Rooted in the DMV

Deep local insight across Northern Virginia, Maryland, and D.C. with the reach to uncover overlooked opportunities.



A Team of Builders

Leadership with backgrounds in IT, sales, M&A, and operations aligning strategy, structure, and execution.



Data-Driven, People-Centered

Every decision grounded in analytics and guided by relationships.



Powerful Network

leveraging a 6,000+ agent network at Samson Properties as their go-to CRE resource.



Connected Leadership

Active leadership roles in MOVE Business Chamber, MAREMA, and PWC EDA, with membership in NAIOP and NVBIA.

Our motto, **“We Deliver. You Thrive.”** reflects our commitment to personalized service and measurable impact. Backed by more than a decade of experience in Northern Virginia, our team brings expertise across all commercial asset classes, specializing in industrial and land development.

Contact Information



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