

CANFIELD INDUSTRIAL PARK

14401 Pine Lane , Woodbridge, VA 22191



BOOSALIS
PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT



PROPERTY OVERVIEW



REAL ESTATE INVESTMENT AND MANAGEMENT



RETAIL MAP



REAL ESTATE INVESTMENT AND MANAGEMENT



OFFERING SUMMARY



REAL ESTATE INVESTMENT AND MANAGEMENT

PRICING \$8,200,000

RENTABLE SF 35,306

RENTABLE OUTDOOR STORAGE SF 14,000 +/-

LOT SIZE 6.79 Ac Zoned M-2

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.



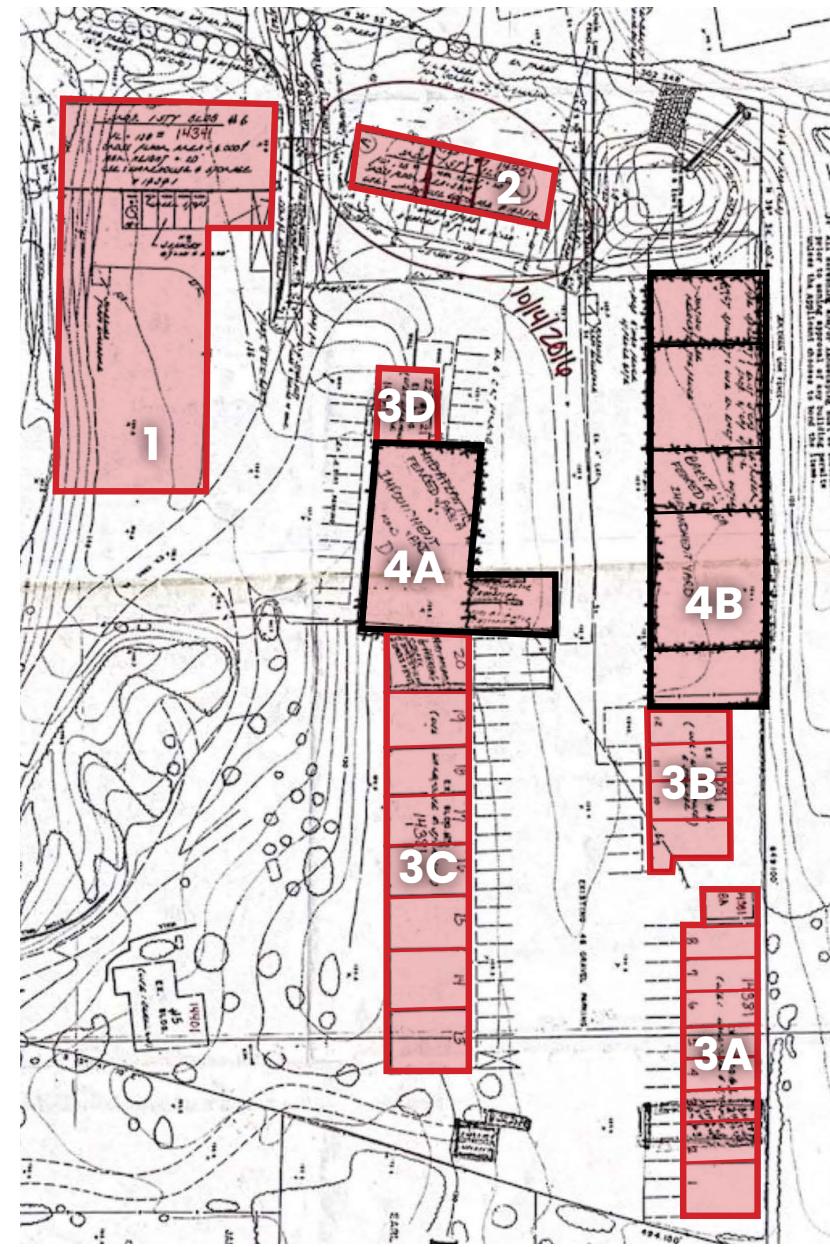
RENT ROLL / SITE PLAN



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BUILDING ADDRESS:	SQ. FT.	ACTUAL RENT:	PSF	PROFORMA:	PSF	LEASE START:	LEASE EXP:
14341 PINE LN.							
Building 1							
T&K Contracting	Building w/ lot*	7,170	\$4,525.00	\$7.57	\$10,157.50	\$17.00	2013 m-t-m
14351 PINE LN.							
Building 2							
Vacant	unit A*	2,000	\$-		\$2,000.00	\$12.00	
K2 Valley	units B* & C*	2,960	\$3,700.00	\$15.00	\$3,700.00	\$15.00	2013 pending
14381 PINE LN.							
Building 3A							
Vacant	bays 1,2,3	2,400	\$-		\$2,400.00	\$12.00	
DF Williams Plumbing	bay 4	800	\$800.00	\$12.00	\$800.00	\$12.00	1974 - 2019 m-t-m
American Gutter System	bay 5	800	\$800.00	\$12.00	\$800.00	\$12.00	2020 m-t-m
Vacant	bays 6,7,8,8a	2,560	\$-		\$2,560.00	\$12.00	
Building 3B							
One Stop Mechanical	bay 9*	924	\$875.00	\$11.36	\$1,001.00	\$13.00	2012 m-t-m
Vacant	bay 10	924	\$-		\$924.00	\$12.00	
AA Towing	bay 11	924	\$800.00	\$10.39	\$924.00	\$12.00	2017 m-t-m
Legacy Home Comfort	bay 12	924	\$900.00	\$11.69	\$924.00	\$12.00	2019 m-t-m
Building 3C							
DF Williams Plumbing	bays 13*,14	2,730	\$1,850.00	\$8.13	\$2,957.50	\$13.00	1990 m-t-m
One Stop Mechanical	bay 15*	1,365	\$975.00	\$8.57	\$1,478.75	\$13.00	2012 m-t-m
4 Fast Plumber	bay 16*	1,365	\$1,000.00	\$7.50	\$1,478.75	\$13.00	2017 m-t-m
VA's Air Duct Cleaning	bay 17	1,365	\$800.00	\$6.00	\$1,365.00	\$12.00	2001 m-t-m
Vacant	bay 18	1,365	\$-		\$1,365.00	\$12.00	
Vacant	bay 19	1,365	\$-		\$1,365.00	\$12.00	
Vacant	bay 20*	1,365	\$-		\$1,365.00	\$12.00	
Building 3D							
DJ's Towing	bays 21* - 22*	2,000	\$2,000.00	\$12.00	\$2,166.66	\$13.00	
FENCED STORAGE LOTS							
Lot 4A							
DJ's Towing	Lots 1, 2		\$2,500.00		\$4,000.00		2008 m-t-m
Lot 4B							
Vacant	Lot 3		\$-		\$2,000.00		
Vacant	Lot 4		\$-		\$2,000.00		
Vacant	Lot 5		\$-		\$2,000.00		
AA Towing	Lots 6,7		\$1,500.00		\$4,000.00		2017 m-t-m
Building Rent		35,306	\$19,025.00		\$39,732.16		
Fenced Lot Rent		14,000	\$4,000.00		\$14,000.00		
TOTAL		49,306	\$23,025.00	a month	\$53,732.16	a month	
					\$276,300 Annual Gross		
							\$644,785.92 Annual NNN

* represents unit/bay with a bathroom
sq. ft. measurements are approximate

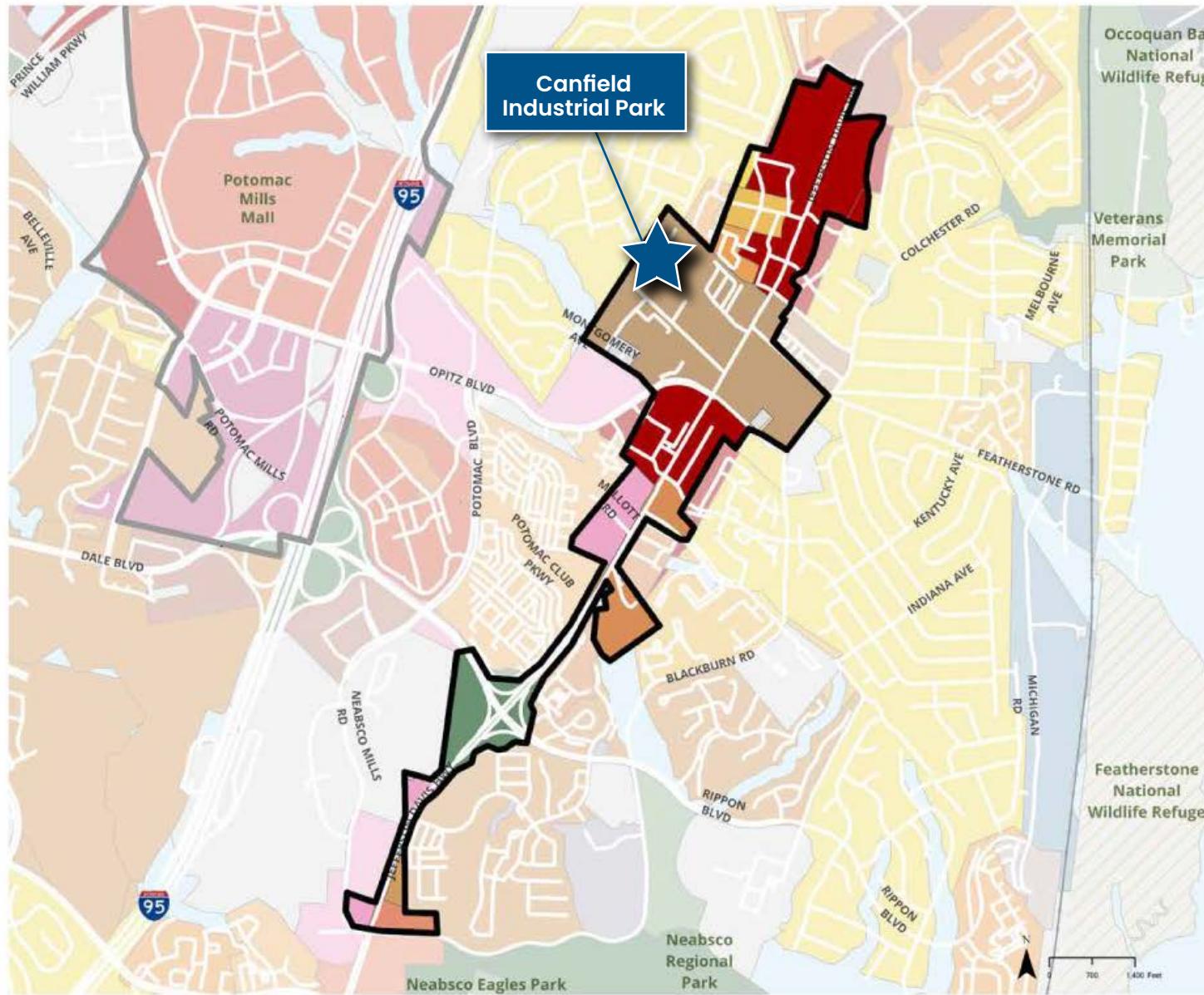


PRINCE WILLIAM COUNTY PATHWAY TO 2040 PLANNED REVITALIZATION



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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)

INVESTMENT HIGHLIGHTS



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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.



CONCEPTUAL LAYOUT FOR INDUSTRIAL ZONING WITH OUTDOOR STORAGE



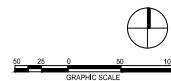
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PROPOSED DEVELOPMENT TABULATION		
LOT AREA: 6.7873 AC	REQUIRED	PROVIDED
PARKING LOT COVERAGE	1 SPACE PER 300 NET SQ FT REQUIRED 67 SPACES 66 14% MAX ALLOWED 2.71 AC 2.81 2.21	
OUTDOOR STORAGE YARD		



Conceptual Site Layout for Warehouse
Canfield Parcels
Woodbridge, Prince William County, VA



Notes/Disclaimer:
 1. Base information is per available Prince William County GIS.
 2. Layout and yield are conceptual in nature and subject to change based on site surveying and final engineering.

Date: 2022-03-24
Project #: P2021.009.00

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LOCATION MAP



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M-2 ZONING



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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).
49. Trade or convention center.
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.

M-2 ZONING



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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).

MARKETED BY BOOSALIS PROPERTIES



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MELANIE M. NOBRIGA

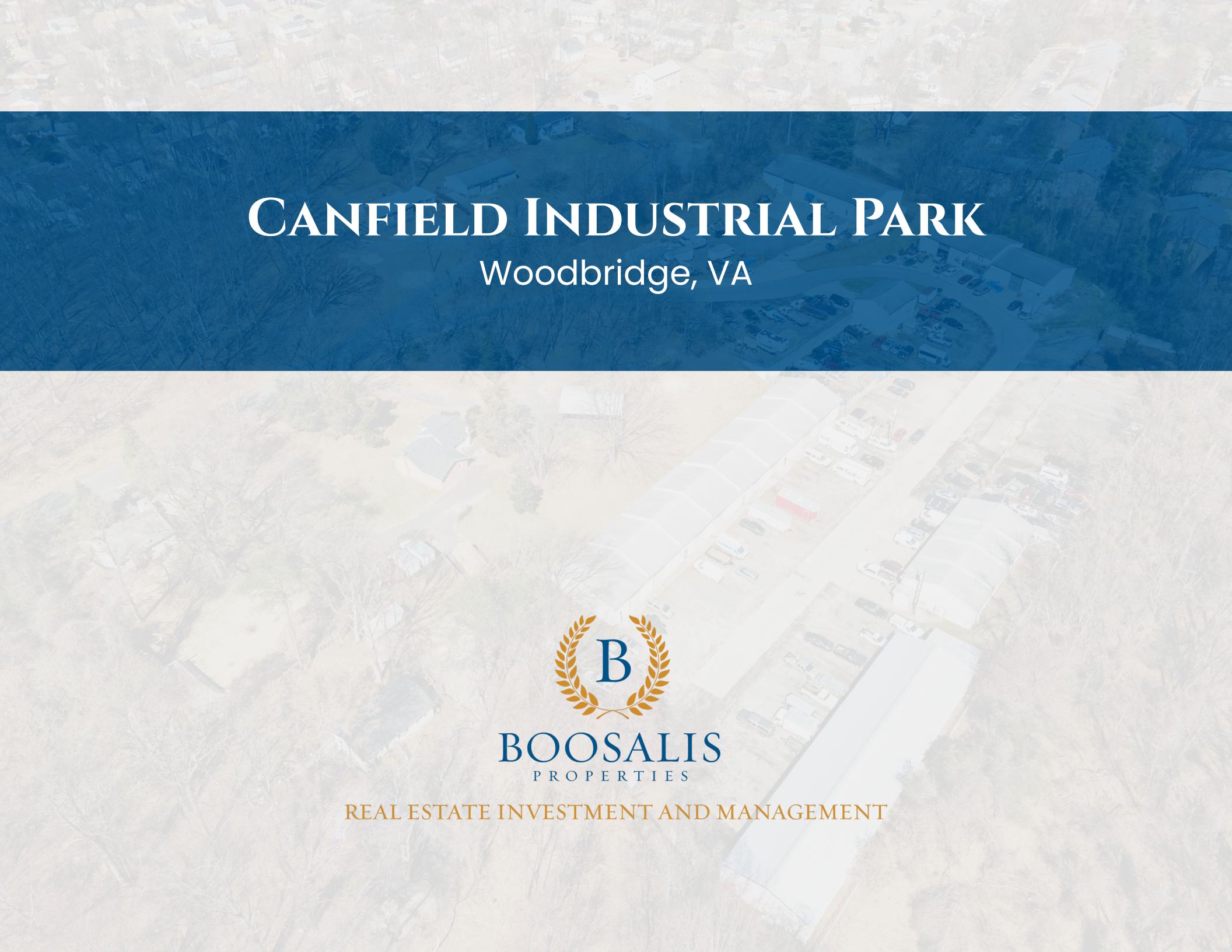
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