

FOR SALE

5851 Quality Way, Prince George, VA 23875
Southpoint Business Park: I-295 Access @ Route 460



Exclusive Agent:

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~50,880 SF Industrial Facility Built 2001

- Includes 2,110 SF Office, 2,340 SF Conditioned Tech Space + Shipping Office
- 11.277 Acres Total Zoned M-1 (Foreign Trade Zone)
- 2 Docks: ~8' x 10' + ~23'w x 14'h (2 Truck Positions)
- 1 Drive-In Door: ~12' x 14' (Ramp)
- 24' to 26' Clear Ceilings + Wet Sprinkler System
- 1,200 Amp 277/480 Volt Electrical - Major Power Distribution Line On Site
- Proximate to Rolls Royce (Jet Engine Mfg) & Fort Lee

NEW PRICING For Sale: \$2,700,000

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Industrial Property For Sale



OFFERING SUMMARY		PROPERTY HIGHLIGHTS			
New Pricing:	\$2,798,000	<ul style="list-style-type: none">• 50,880 SF Facility Built 2001 (Owner Relocating)• 11.277 Acres Total - Expandable Zoned M-1• 2 Docks: ~8' x 10' + ~23'w x 14'h (Electric/2 Truck Positions)• 1 Drive-In Door: ~12' x 14' (Ramp)• Skylights in Warehouse• 6" Reinforced Slab Floor• Proximate to Rolls Royce & Fort Lee• Low Tax Locality			
Lot Size:	11.28 Acres				
Year Built:	2001				
Building Size:	50,880 SF				
Office:	2,110 SF				
Tech Space:	2,340 SF Conditioned				
Zoning:	M-1				
Parking (Car/Truck):	23 Spaces Expandable				
FTZ:	Foreign Trade Zone				
		DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
		Total Households:	225	9,254	52,753
		Total Population:	653	28,104	149,558
		Average HH Income:	\$73,157	\$61,208	\$57,822

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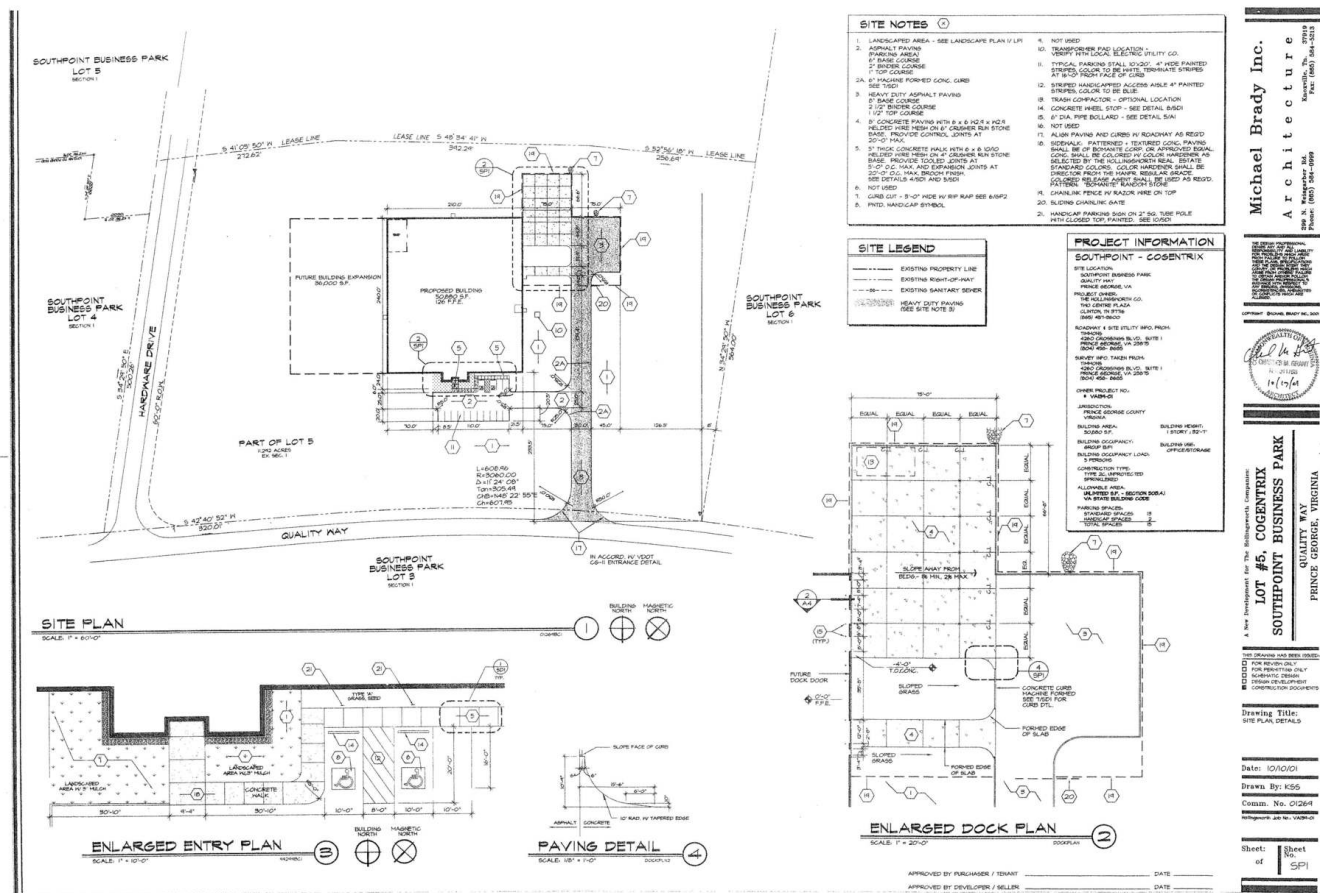


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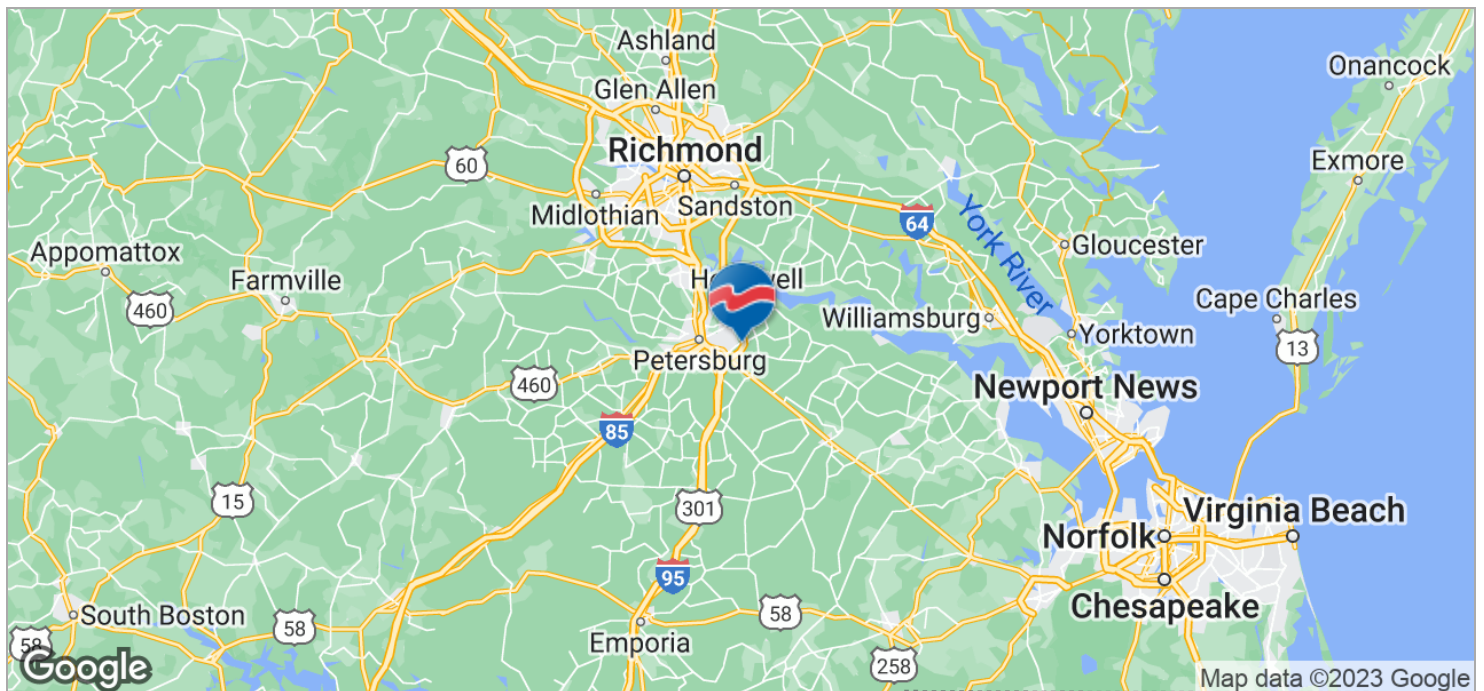


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