

M1- INDUSTRIAL LAND FOR SALE

INDUSTRIAL PARCELS 2.5AC-8.12AC

MARCEL RD, Winchester, VA 22602



SALE PRICE:	\$323,750 - 2.59 AC
	\$691,250 - 5.53 AC
	\$833,750 - 6.67 AC

PRICE PER ACRE:	\$125,000
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PARCELS:	Corner Location
	8.12 Acres -2 Lots: 2.59 AC + 5.53AC
	Entry Off Tasker Rd 6.67 Acres

PROPERTY OVERVIEW

Access from Rt. 522 and 5 miles to Rt. 81 near Home Depot distribution center and Walmart SuperCenter. Three parcels available. Corner parcel on Tasker Rd allows up to 8.12 AC combining two parcels of 2.59AC and 5.52AC. Additional parcel with direct access from Tasker Rd to 6.63 AC. Zoned M1. Quick access to Rt.50, Rt. 66, I-81 and Inland Port.

PROPERTY FEATURES

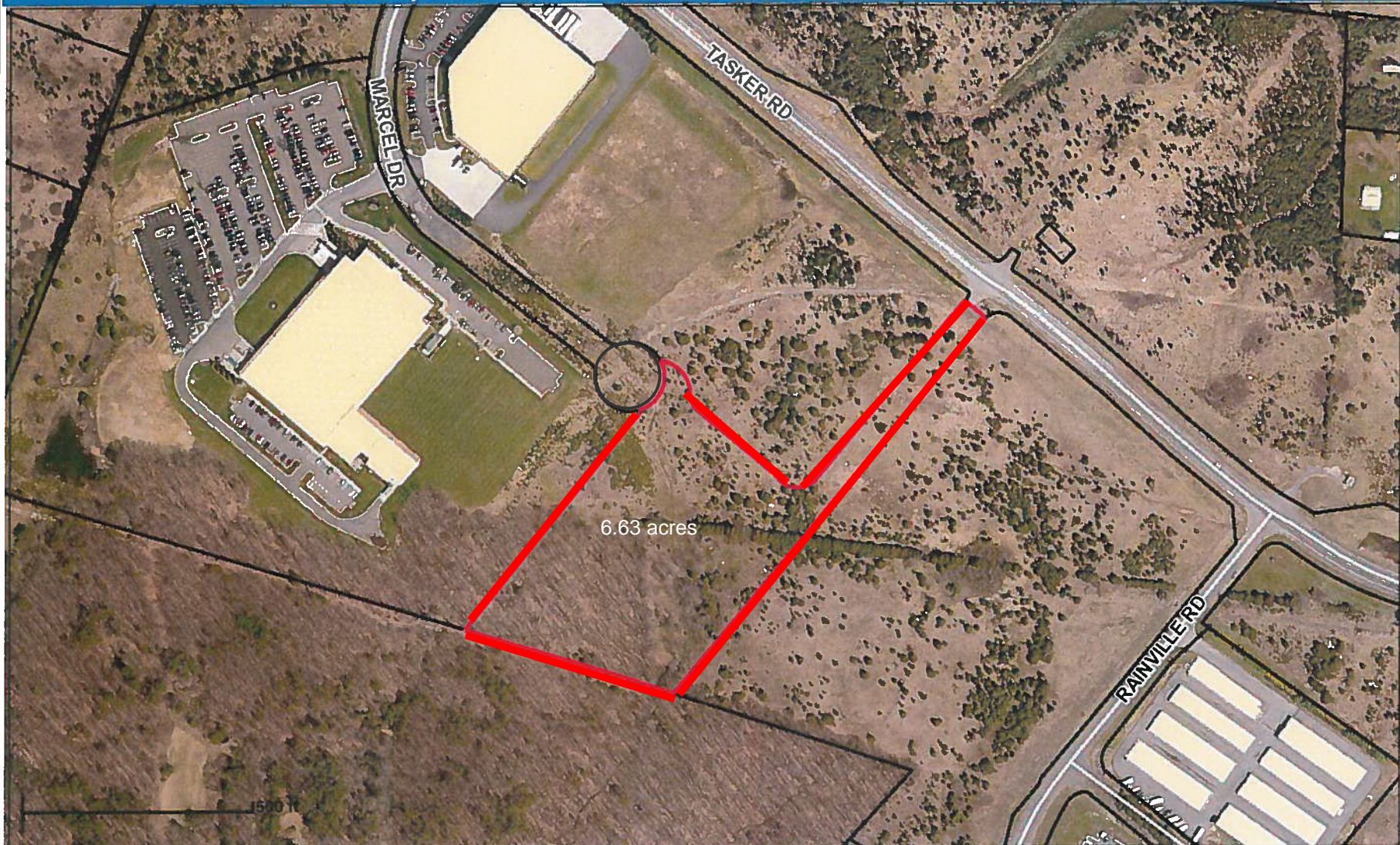
- Off Rt. 522 and Tasker Road at South Marketplace Industrial
- 5 miles to Rt. 81
- Located near Walmart and Home Depot Distribution
- 3 parcels - 2.59AC , 5.53AC, 6.67 AC
- Corner parcels at Tasker Road and Marcel Rd combined up to 8.12 AC

KW COMMERCIAL
8133 Leesburg Pike,
Suite 800
Vienna, VA 22182

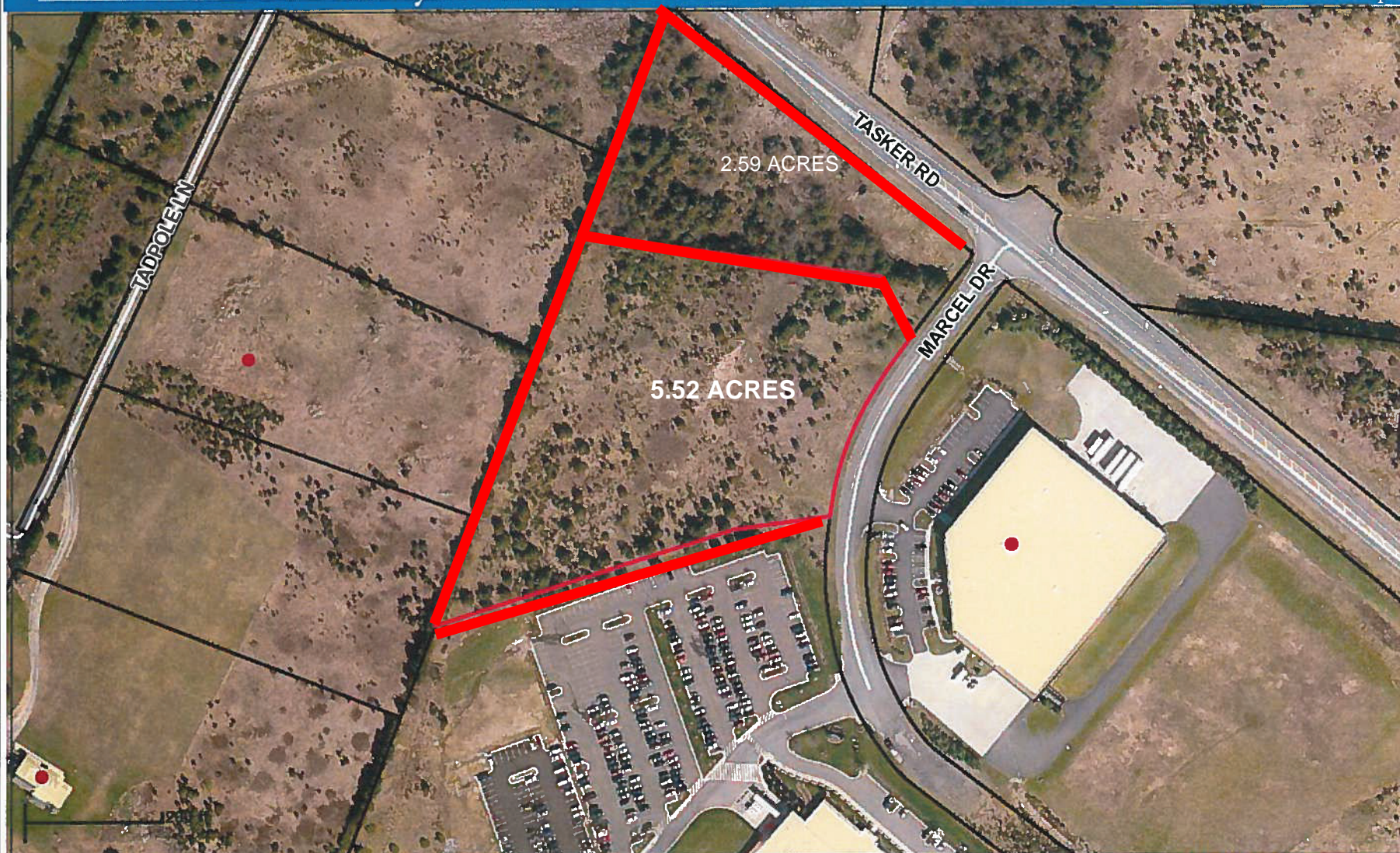
BRIDGET SCHMITZ
Managing Director
0: 703.282.2131
boschmitz@kwcommercial.com

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Melnor will distribute lawn and garden products at its new 159,000 sq. ft. building, adjacent to its current facility.

LOGISTICS

Kirkland's

Kirkland's will distribute home interior products at its new 63,000 sq. ft. facility in Graystone Industrial Park.

LOGISTICS



Geodis will import and distribute products via the Virginia Inland Port at its new 348,500 sq. ft. facility.

LOGISTICS

2020 UPDATE

\$326 million in new capital investment and **787 new jobs** were announced over the last three years (**2018-2020**) in Frederick County, VA.

EXPANSIONS & LOCATIONS



These are but a few of the companies to recently locate to, or expand in Frederick County, Virginia. Follow development announcements throughout the year at YesFrederickVA.com



RETAIL & SERVICE



Shawnee Canning, a Frederick County food product manufacturer, opened its second local retail store.

MANUFACTURING



MDC expanded its infrastructure services at its Middletown facility, offering colocation, network, and security options.

DATA CENTER



Trex constructed its second local manufacturing facility. The County is also home to Trex's HQ and several logistics facilities.

MANUFACTURING



FBI opened its new 256,000 sq. ft. worldwide Central Records Complex, consolidating records from 265 locations.

FEDERAL GOVERNMENT

TOP 10%

Frederick County is among the top 10% of Virginia localities for capital investment and new jobs announced over the last decade.

- No. 9** **FORBES**
Winchester MSA — Best Small Places for Business & Careers
- No. 1** **CNBC**
Virginia — Top States for Business
- No. 4** **FORBES**
Virginia — Best States for Business

Frederick^{CO}VA **SNAPSHOT**



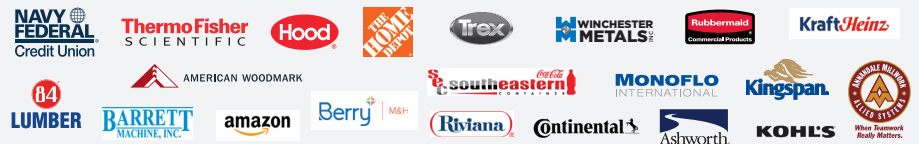
POPULATION
115k+

LOCATION	2020	2030	2020-2030	2040	2030-2040
Winchester-Frederick County	115,279	132,578	15.01%	147,694	11.40%
Virginia	8,744,273	9,546,958	9.18%	10,201,530	6.86%

Source: Weldon Cooper Center, Demographics Research Group

BUSINESS PORTFOLIO

From Local To Global



IAD • DCA • BWI • OKV
CSX • Winchester & Western
Virginia Inland Port



LOCATION

Central & Essential

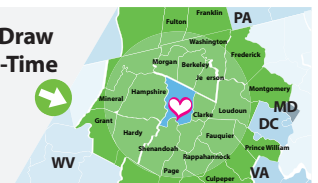
WORKFORCE

Dedicated Workforce & Standard of Excellence

39% Associate Degree +
90% High School Graduate +

Target Industries for Growth Advanced Manufacturing • Business Support
Operations • Food Processing & Agribusiness • Professional & Creative Services

330k Workforce Draw
45-Minute Drive-Time



"It has been incredible to watch our growth from just 60 employees in Winchester to over 2,200 team members."
- Susan Brooks, SVP
Navy Federal Credit Union

Trex Second Frederick County Manufacturing Facility
Navy Federal Credit Union Building III Campus Expansion
FBI New Central Records Facility
Geodis New Logistics Facility
Blue Ridge Industries Manufacturing Facility Expansion

PERFORMANCE

Recognized Performance & Efficiency

COMMITMENT

Business Support at Every Step

"The personal and detailed involvement by the EDA has helped increase the skill sets of our local talent pool."
- Kim Reich, HR Communications Lead
Trex



22
years

Partnership

The Widget Cup®
The Workforce Initiative
Worlds of Work

YesFrederickVA.com



600 World Trade Center
Norfolk, VA 23510
Toll Free: 800-446-8098

The Virginia Inland Port (VIP) is an intermodal container transfer facility in Front Royal, Virginia (Warren County) owned by the Virginia Port Authority.

VIP occupies 161 acres of land and is approximately 60 miles west of Washington, D.C. The terminal brings The Port of Virginia 220 miles closer to inland markets and enhances service to the Washington D.C. / Baltimore Metro Region by providing rail service to the terminals in Hampton Roads. VIP also consolidates and containerizes local cargo for export.

The terminal is serviced by 17,820 feet of rail track that runs adjacent to Norfolk Southern's Crescent Corridor. Intermodal rail cars arrive at VIP and gain access via Norfolk Southern rail to Harrisburg, PA and New York/New Jersey region. The facility is a U.S. Customs-designated port of entry, and the full range of customs functions is available to customers.

Containerized rail service is provided five days a week to VIP from both Norfolk International Terminals and the VIG in Portsmouth.

Well-known companies such as Home Depot, Kohl's, Rite Aid and Red Bull have opened up new distribution centers in the Front Royal area to utilize VIP, bringing jobs and economic benefits to the region.

MORE ABOUT VIRGINIA INLAND PORT (VIP)

[Specs](#)

[Maps + Directions](#)

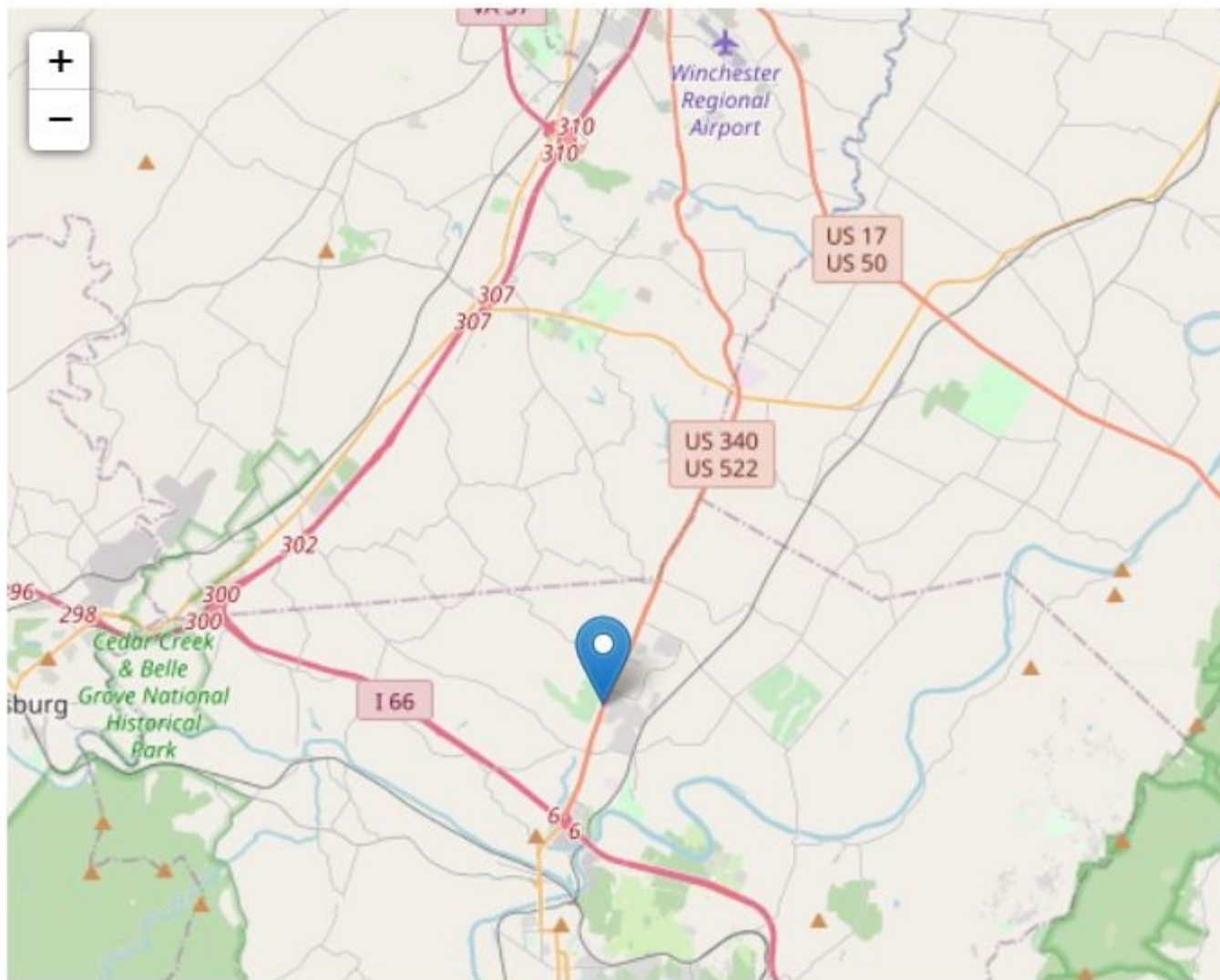
[Gate Hours](#)

[Policies + Resources](#)

Virginia Inland Port is managed by Virginia International Terminals, LLC (VIT), a private operating company, through a Service Agreement with the Virginia Port Authority (VPA).

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The Virginia Inland Port

7685 Winchester Road

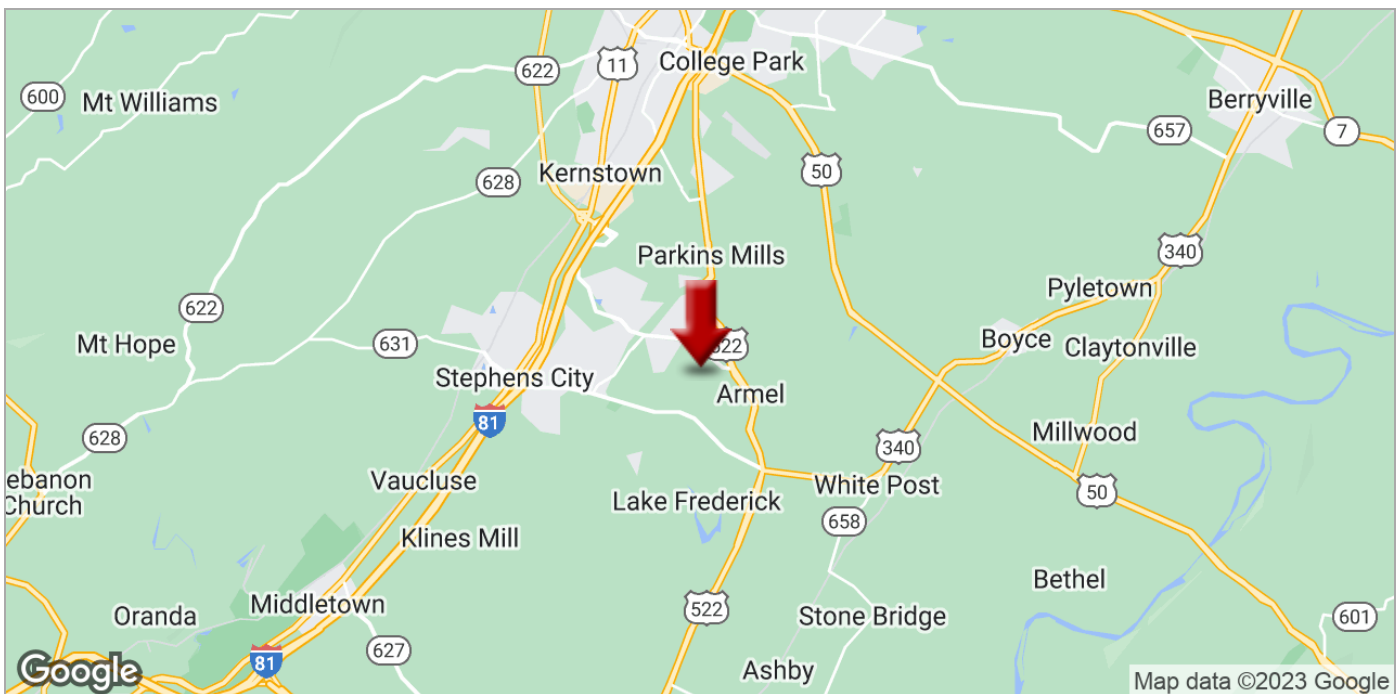
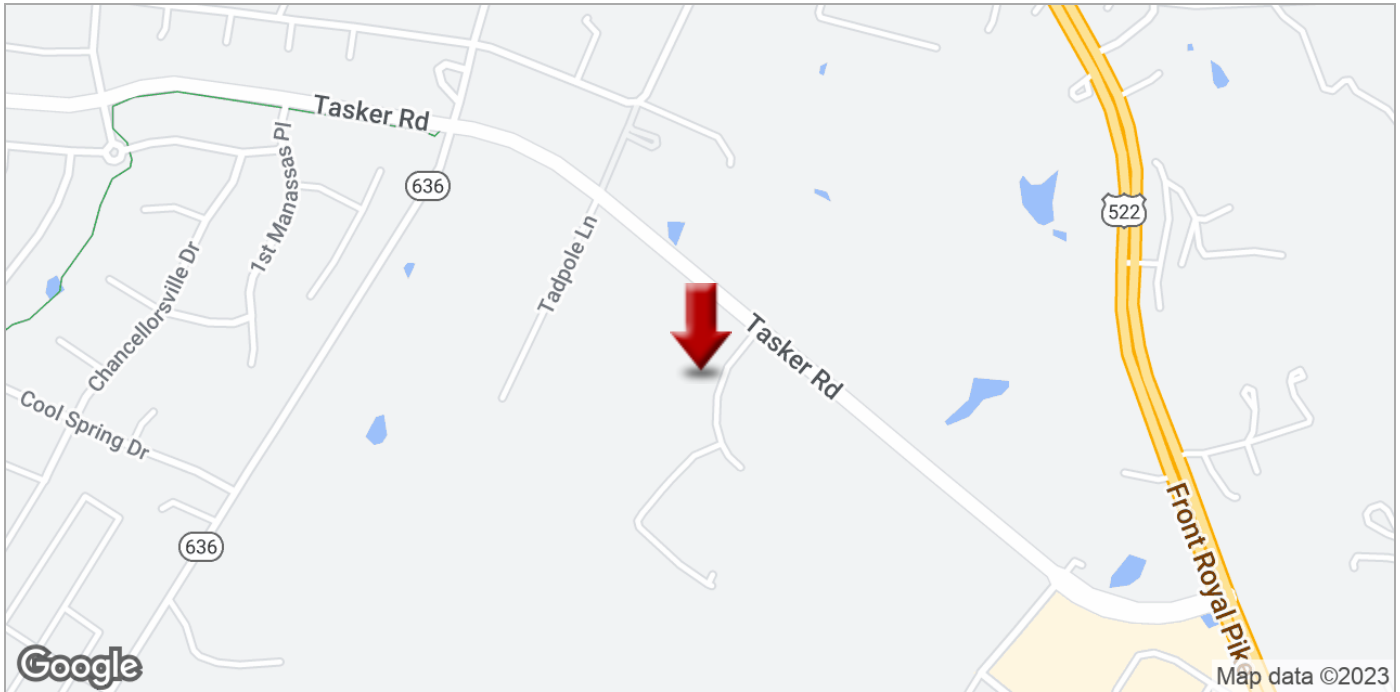
Front Royal, VA, 22630

Additional waypoint – Less than three miles north of I-66, exit 6.

M1- LIGHT INDUSTRIAL FOR SALE

M1 PARCELS - TASKER ROAD

0 MARCEL RD, Winchester, VA 22602



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