

21.36 ACRES INDUSTRIAL LAND FOR SALE

EASTGATE INDUSTRIAL- 21.36 AC

Rainville Drive, Winchester, VA 22602



OFFERING SUMMARY

PRICE:	\$2,670,000
LOT SIZE:	21.36 Acres
ZONING:	M-1 Light Industrial
MARKET:	Winchester, VA Frederick County

PROPERTY OVERVIEW

21.36 AC Industrial site available directly off Route 522 and Tasker Road. Zoned M1, Light Industrial, suitable for flex, distribution warehouse. Close access to major routes - 4 miles to I-81; 7.4 miles to Inland Port; 9.5 miles to Rt. 66. Frederick County, Winchester, VA

PROPERTY HIGHLIGHTS

- 21.36 AC off Route 522 and Tasker Road, Eastgate Industrial site
- Zoned M1 , Light Industrial
- 4 miles to I-81 and 7.4 miles to Inland Port

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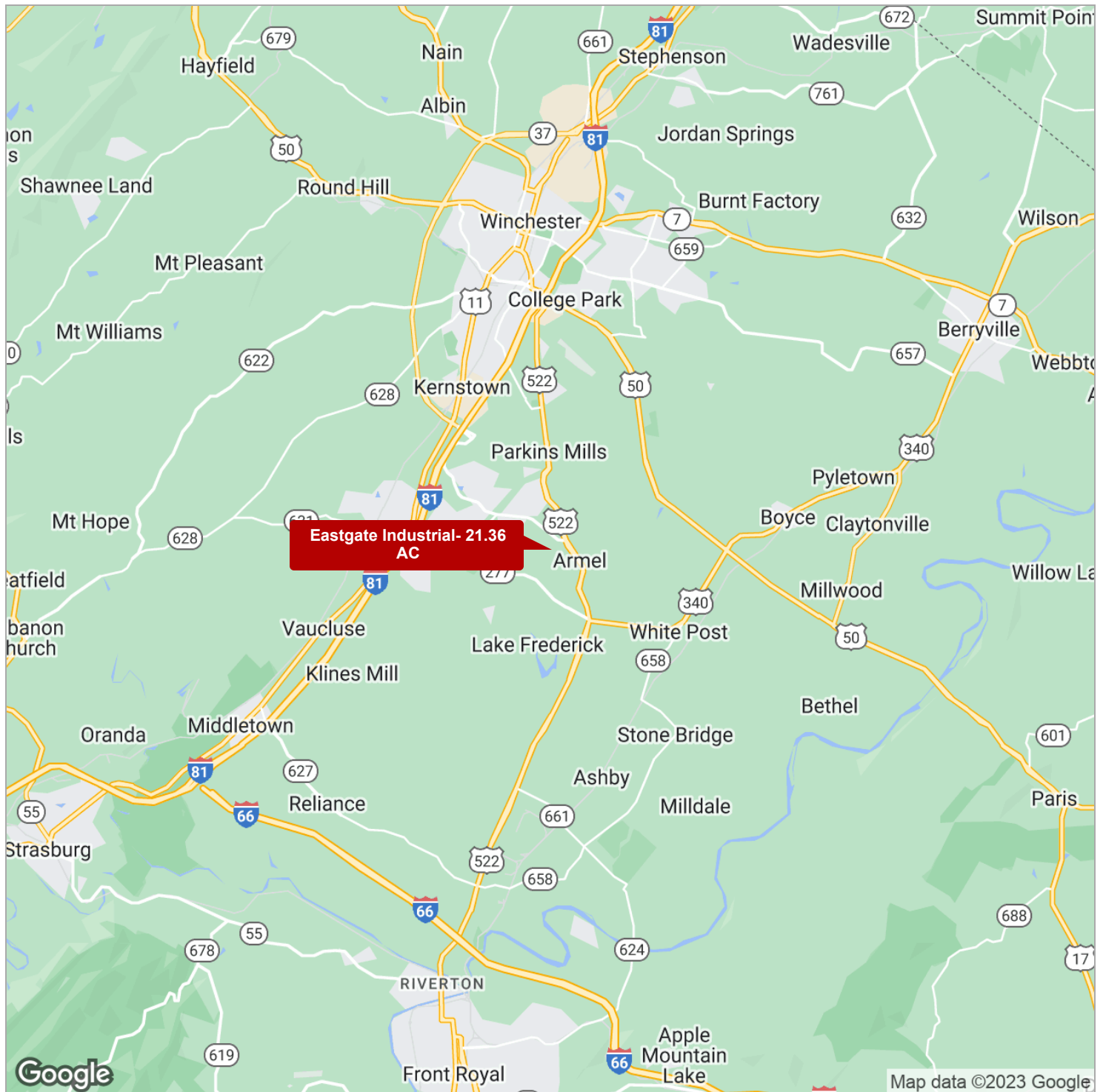
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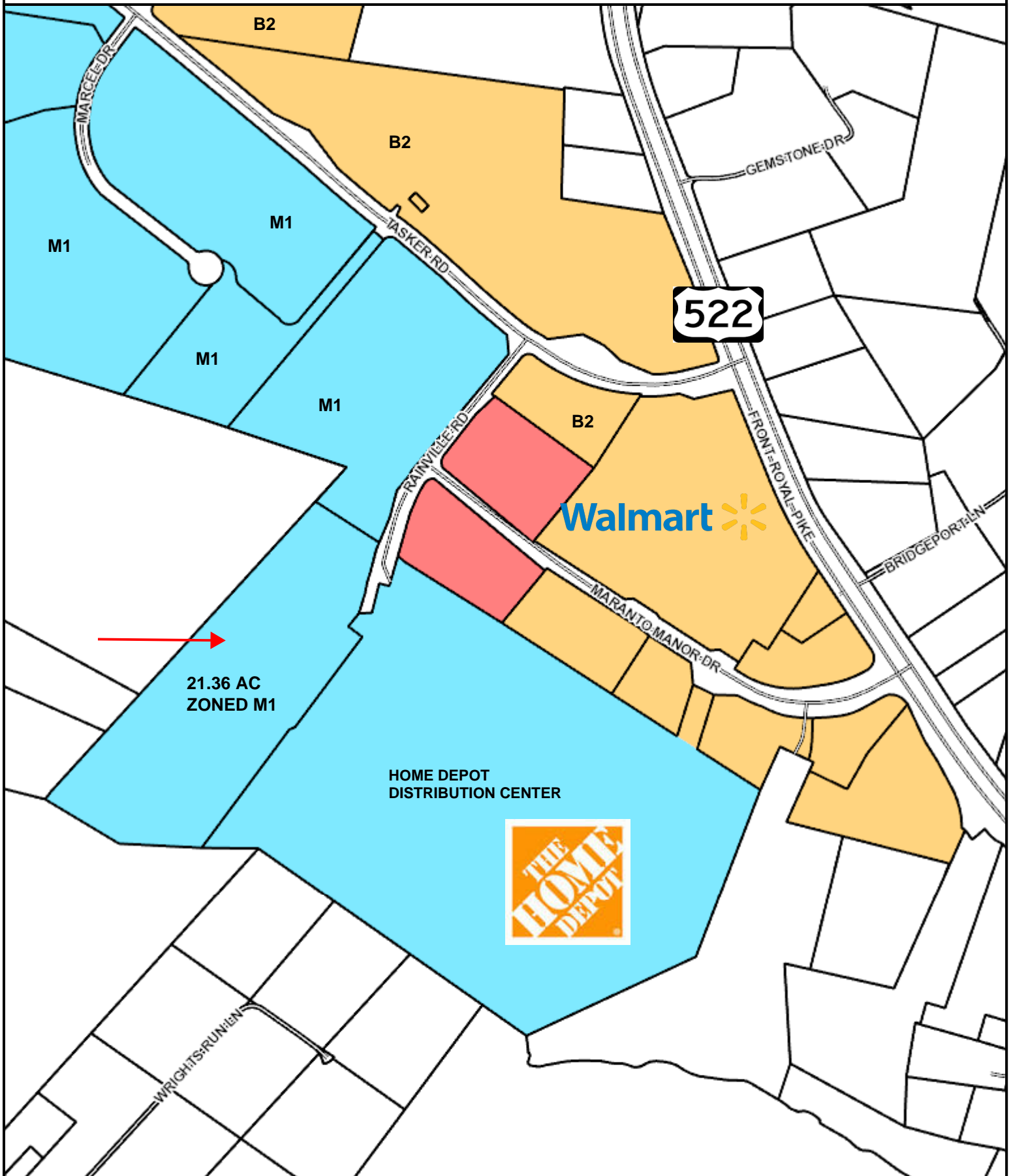
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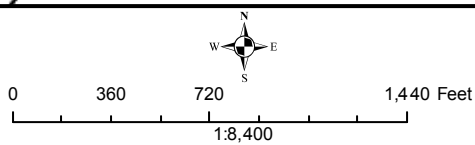
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LOCATION MAP -- RAINVILLE RD 21.36 AC



Frederick County Information Technologies
107 N Kent St Winchester, VA 22601
540-665-5614

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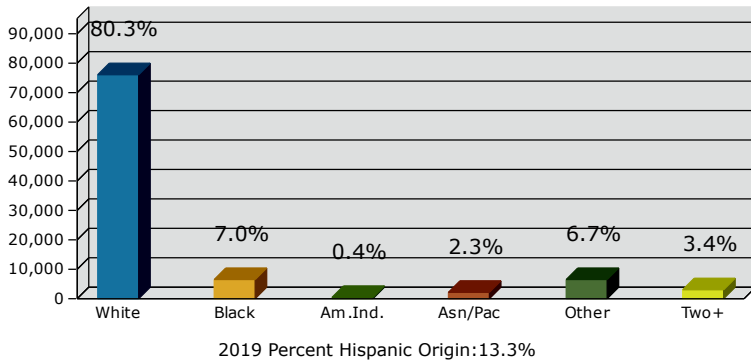


Graphic Profile

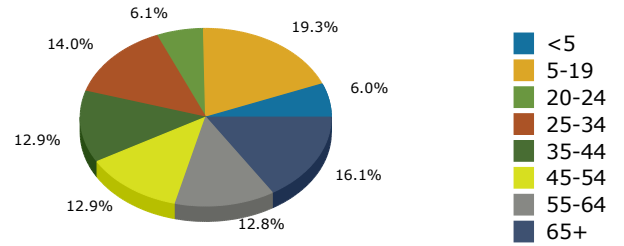
2606 Valley Ave, Winchester, Virginia, 22601
Ring: 7 mile radius

Prepared by Esri
Latitude: 39.15565
Longitude: -78.18497

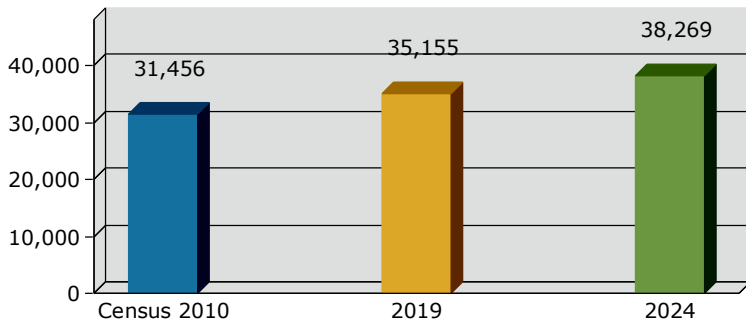
2019 Population by Race



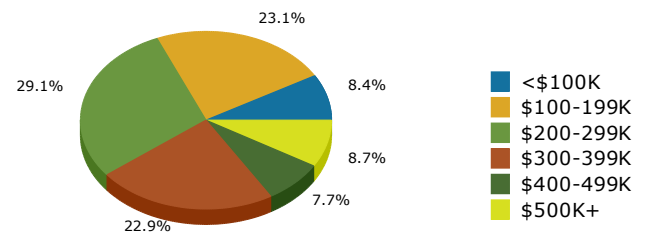
2019 Population by Age



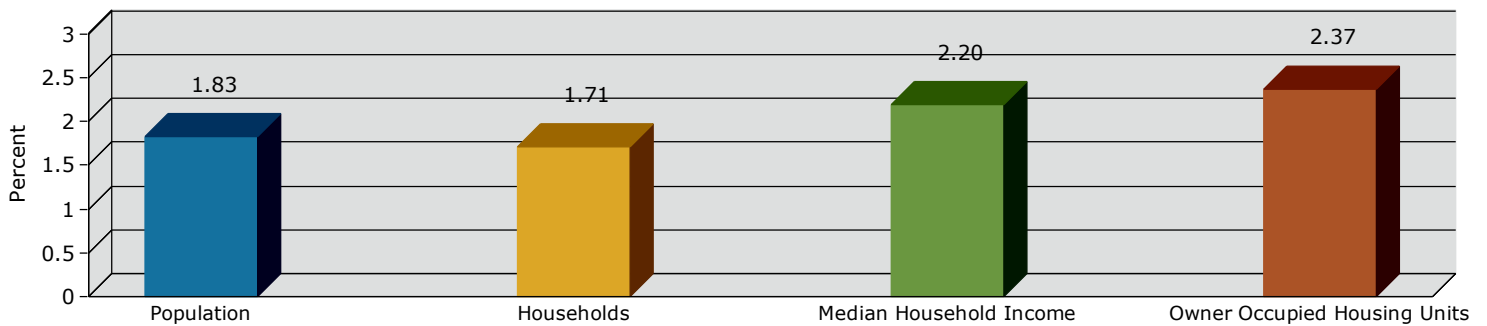
Households



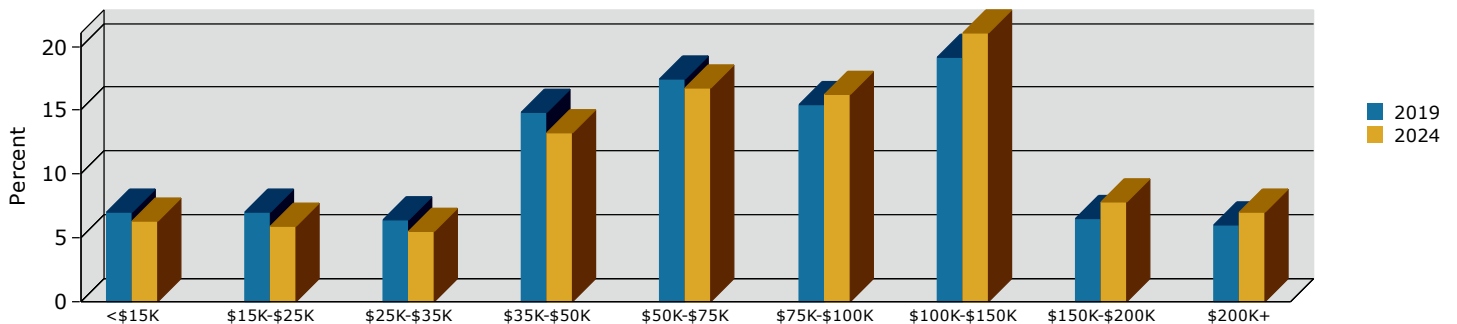
2019 Home Value



2019-2024 Annual Growth Rate



Household Income



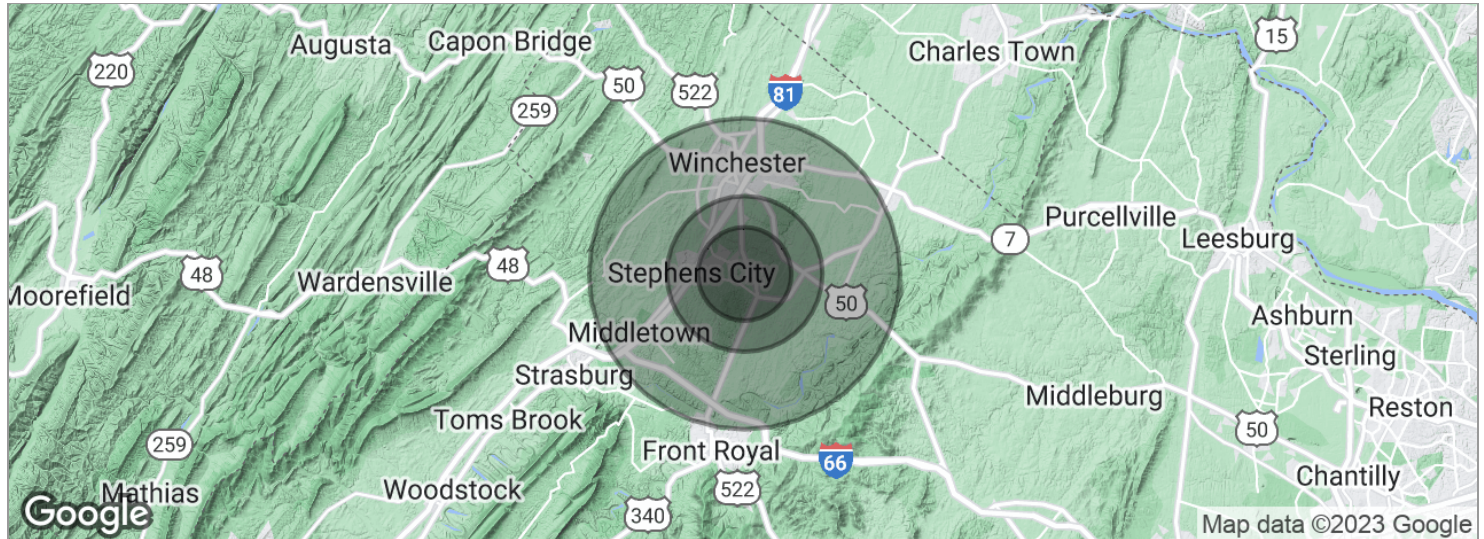
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

February 03, 2020

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POPULATION	3 MILES	5 MILES	10 MILES
Total population	17,431	29,694	114,196
Median age	35.7	36.9	37.5
Median age (male)	35.5	36.1	36.4
Median age (Female)	36.9	38.2	38.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	6,392	11,289	43,156
# of persons per HH	2.7	2.6	2.6
Average HH income	\$75,537	\$72,222	\$72,372
Average house value	\$252,793	\$257,003	\$309,566

* Demographic data derived from 2020 ACS - US Census

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§ 165-606.02. Allowed uses.

Allowed uses are as follows:

Allowed Uses	Standard Industrial Classification (SIC)
Landscape and horticultural services	078
Offices and storage facilities for building construction contractors, heavy construction contractors and special trade contractors	15, 16 and 17
Manufacturing as follows:	--
Dairy products	202
Canned, frozen and preserved fruits, vegetables and soup mixes	203
Bakery products	205
Sugar and confectionary products	206
Beverages [Amended 8-12-2009]	208
Miscellaneous food preparations and products, excluding the following:	209
Canned and cured fish and seafood	2091
Fresh or frozen fish and seafood	2092
Textile mill products	22
Apparel or other finished products made from fabrics and similar material	23
Lumber and wood products, excluding the following:	24
Logging	241
Sawmills and planing mills	242
Wood preserving	2491
Furniture and fixtures	25
Paperboard containers and boxes	265
Converted paper and paperboard products, except containers and boxes	267
Printing, publishing and allied industries	27
Drugs	283
Rubber and miscellaneous plastics products	30
Concrete block and brick and related products	3271

Allowed Uses	Standard Industrial Classification
Fabricated metal products, excluding the following: [Amended 9-23-2009]	34
Coating, engraving and allied services	347
Ammunition, except for small arms	3483
Ordnance and accessories, not elsewhere classified	3489
Industrial and commercial machinery and computer equipment	35
Electronics and other electrical equipment and components, excluding the following:	36
Lead acid batteries [Amended 5-12-2010]	3691
Primary batteries	3692
Transportation equipment	37
Measuring, analyzing and controlling instruments; photographic, medical and optical goods; and watches and clocks	38
Miscellaneous manufacturing industries	39
Local and suburban transit and interurban highway passenger transportation	41
Motor freight transportation and warehousing	42
Transportation by air	45
Transportation services	47
Communication facilities and offices, including telephone, telegraph, radio, television and other communications	48
Electric, gas and other utility facilities and offices and trucking and warehousing [Amended 8-24-2004]	49
Wholesale trade	-
Advertising specialties - wholesale [Added 8-24-2004]	5199
Restaurants	58
Linen supply [Added 8-24-2004]	7213
Dry cleaning plants [Added 8-24-2004]	7216
Business services	73

Allowed Uses	Standard Industrial Classification (SIC)
Truck rental and leasing, without drivers [Added 2-7-1995]	7513
Automotive repair shops [Added 5-13-1992; amended 9-28-2011]	753
Welding repair [Added 8-24-2004]	7692
Agricultural equipment repair [Added 8-24-2004]	7699
Boiler cleaning and repair [Added 8-24-2004]	7699
Cesspool cleaning [Added 8-24-2004]	7699
Coppersmithing [Added 8-24-2004]	7699
Engine repair [Added 8-24-2004]	7699
Farm machinery and tractor repair [Added 8-24-2004]	7699
Industrial truck repair [Added 8-24-2004]	7699
Machinery cleaning [Added 8-24-2004]	7699
Measuring and controlling instrument repair; mechanical [Added 8-24-2004]	7699
Meteorological instrument repair [Added 8-24-2004]	7699
Motorcycle repair service [Added 1-11-2017]	7699
Precision instrument repair [Added 8-24-2004]	7699
Repair of optical instruments [Added 8-24-2004]	7699
Repair of service station equipment [Added 8-24-2004]	7699
Scale repair service [Added 8-24-2004]	7699
Septic tank cleaning service [Added 8-24-2004]	7699
Sewer cleaning service [Added 8-24-2004]	7699
Tank and boiler cleaning service [Added 8-24-2004]	7699
Tank truck cleaning service [Added 8-24-2004]	7699
Tinsmithing [Added 8-24-2004]	7699
Vocational schools	824
Business associations	861
Professional membership organizations	862
Labor unions and similar labor organizations	863

Allowed Uses	Standard Industrial Classification
Engineering, accounting, research, management and related services	87
Testing laboratories [Added 8-24-2004]	8734
General business offices, including corporate, government or other offices not providing services to the general public on a regular basis as the primary use	--
Accessory retailing	--
Public buildings	--
Public utility distribution facilities	--
Business signs	--
Signs allowed in § 165-201.06B [Amended 2-13-2008]	--
Freestanding building entrance signs [Amended 2-13-2008]	--
Multi-tenant complex signs [Added 2-13-2008]	--
Electronic message signs [Added 2-13-2008]	--
Residential uses which are accessory to allowed business uses	--
Parks	--
Regional criminal justice, enforcement and detention facilities for Frederick County, Clarke County and the City of Winchester	--
Industrial launderers [Added 6-9-1993]	7218
Truck or fleet maintenance facilities [Added 6-9-1993]	--
Self-service storage facilities [Added 12-11-1996]	--
Flex-Tech [Added 2-11-1998]	--
Fire stations, companies and rescue squads [Added 10-27-1999]	--

§ 165-606.03. Conditional uses. [Added 5-12-2010; amended 1-11-2017]

Uses permitted with a conditional use permit shall be as follows:

**Standard Industrial
Classification****Conditional Uses****(SIC)**

Tractor truck and tractor truck trailer parking

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Commercial recreation, indoor:*

- Professional sports clubs
- Physical fitness facilities
- Membership sports and recreation clubs
- Amusement and recreation services (to include only fitness and sports instruction facilities)

7941

7991

7997

7999

*This use will not be permissible in the M2 Zoning District.