



LAND FOR SALE

AVAILABLE

- 1 Acre
- Asking Price: \$1,000,000
- Land: \$870,000
- Completed work and permits: \$130,000
- Site Plan Approved
- Zoned IB (Light Industrial/Business Park)

This site was designed and permitted by a local builder for his own use. Build-to-Suit opportunity available, or purchase ready-to-go for construction.

Completed Work & Permits (transferable to buyer):

- Civil engineering, architectural & structural drawings
- Geotechnical borings & grading plan
- Entrance permits & review fees
- VSMP & DEQ permits
- Town of Purcellville grading permit approval
- Cuts up to two years off the development timeline

PERMITTED USES INCLUDE

- Brewery
- Construction/Landscaping Equipment and Supply Sales and Services
- Contractor's Office and Storage Area
- Farm Equipment and Supplies
- Manufacturing
- Mini Self Storage
- Machine Shop
- Office
- Outdoor Storage Lot
- Service/Repair
- Storage Warehouse
- Vehicle Sales/Service

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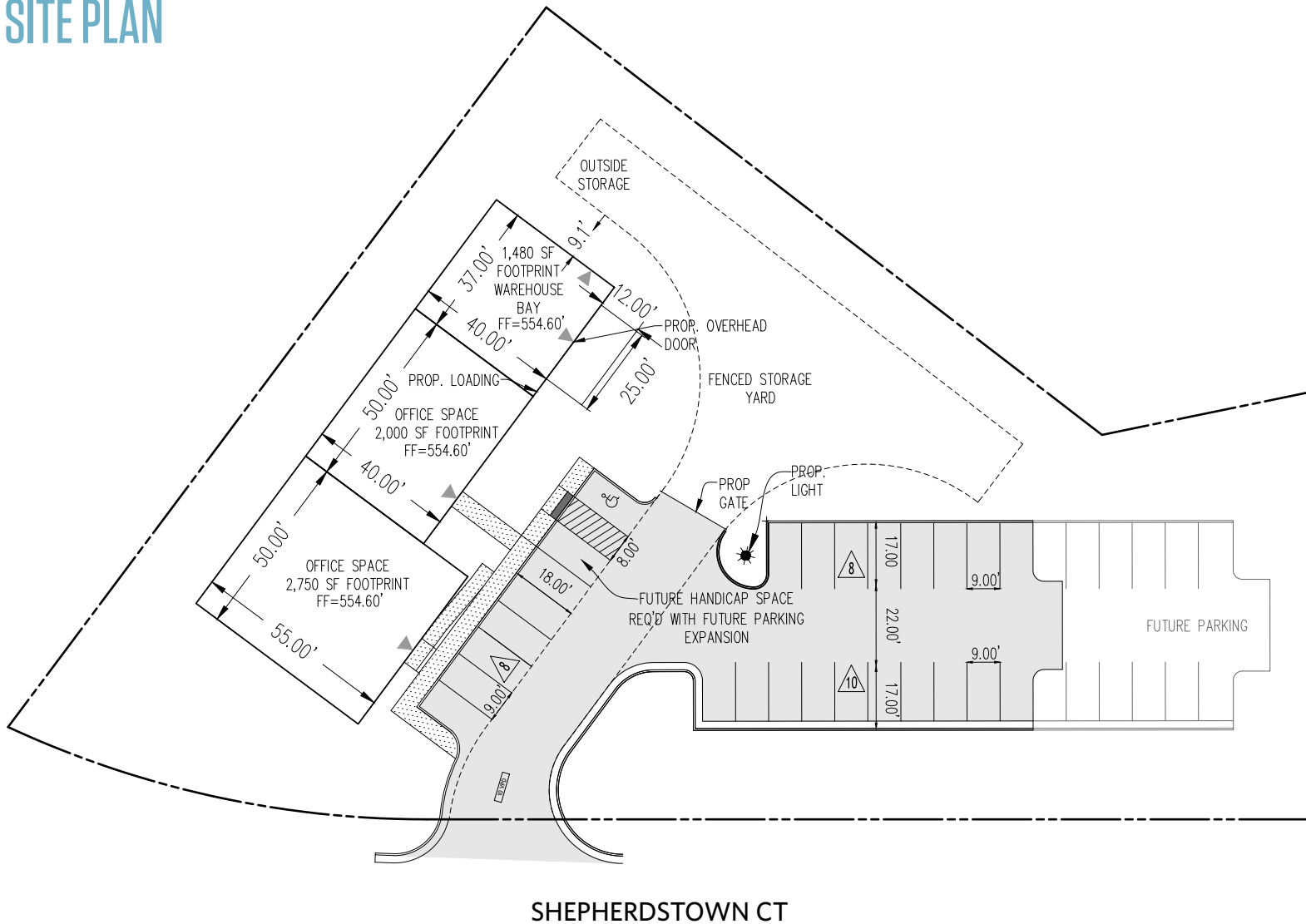
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APPROVED SITE PLAN



AERIAL

MAYFAIR INDUSTRIAL PARK

210 SHEPHERDSTOWN CT, PURCELLVILLE, VA 20132, LOUDOUN COUNTY



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FOR MORE INFORMATION, PLEASE CONTACT:

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