

# CENTREPORT PARK

Richmond Hwy  
Stafford, VA 22405  
Stafford County

31,208  
[2024 ADT]

RICHMOND HWY

**Wawa**

62,068 SF  
BUILDING

CRANES CORNER RD

## DEVELOPMENT SITE FOR SALE

**MARC TASKER, CCIM, SIOR**  
mtasker@klnb.com  
703-268-2735

**KEENAN WOOFER**  
kwoofter@klnb.com  
703-268-2744

### PROPERTY HIGHLIGHTS

- 9.4-acre site offering a versatile development envelope ranging from 60,000 to 83,600 SF, suitable for industrial, flex, or high-density commercial use.
- Retail visibility and access situated directly at the Rt. 1 and Centreport Parkway interchange, providing immediate transit links to the I-95 corridor.
- Features an existing Stormwater Management (SWM) facility, significantly lowering upfront infrastructure costs and accelerating the permitting/construction timeline.
- New Wawa on site
- Ideally positioned near the Stafford Regional Airport and major distribution centers, making it a "last-mile" or regional headquarters candidate.
- Located in one of Virginia's fastest-growing counties with a robust labor pool and pro-business local government.
- Dual B-2/M-1 zoning - ownership has rezoning flexibility timeline

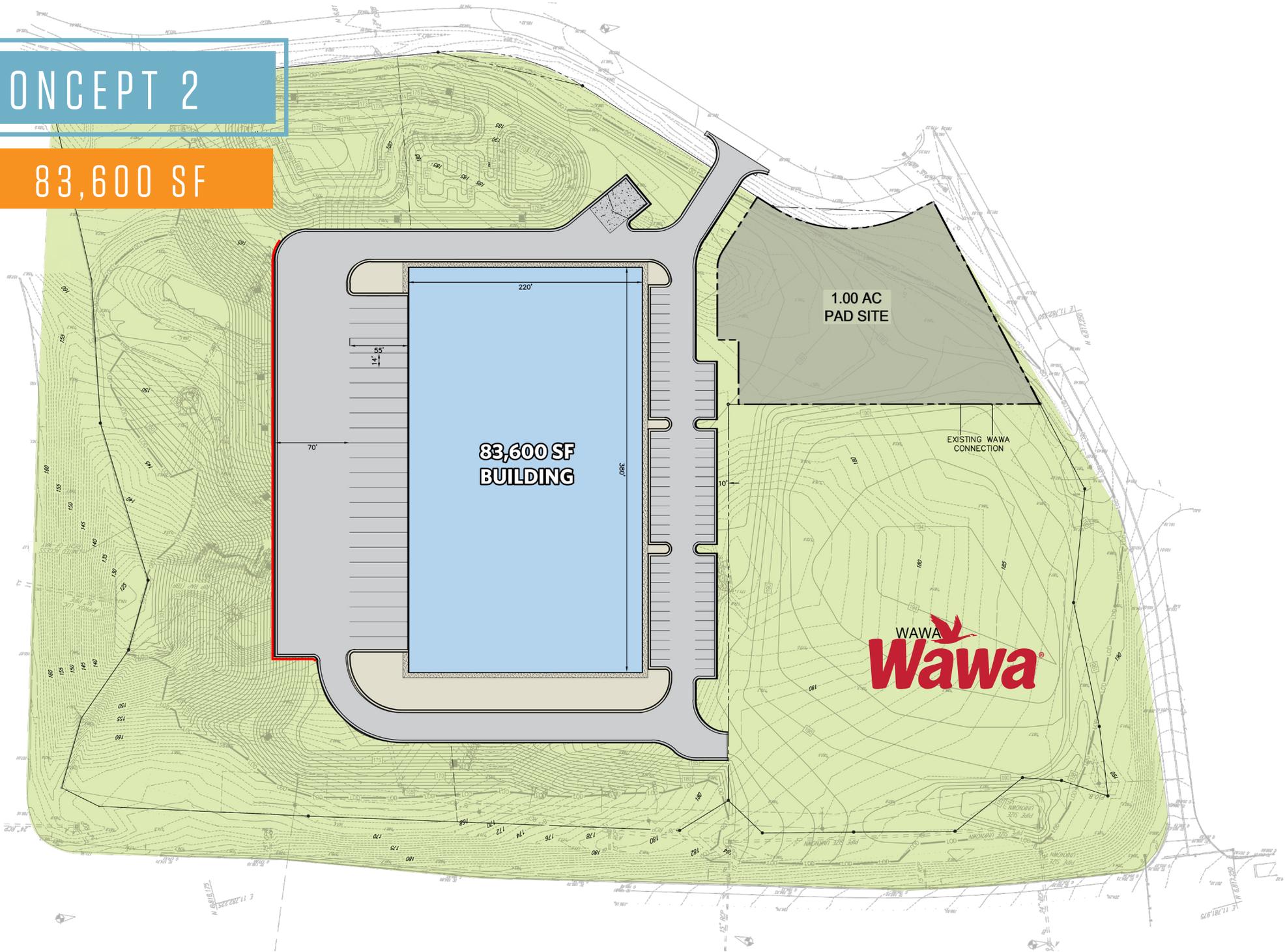
# CONCEPT 1

62,068 SF



# CONCEPT 2

83,600 SF



# AERIAL

amazon

MCGRATH RENTCORP

FedEx

CENTREPORT PKWY

STAFFORD REGIONAL AIRPORT

A&A RICHARDS

O'Reilly AUTO PARTS

FedEx

DATA CENTER DEVELOPMENT  
1.4 MSF TOTAL DEVELOPMENT

amazon

16,263  
(2023 ADT)

STAFFORD HIGH SCHOOL

DHL WORLDWIDE EXPRESS

149,580  
(2023 ADT)

95

I-95

1

DSV

Wawa

31,208  
(2023 ADT)

CENTREPORT PARK

# LOCATION



## PROXIMITY TO:

- I-95 ..... 1.3 MI
- Stafford Reg Airport ..... 4.5 MI
- Reagan Nat'l Airport ..... 46 MI
- Dulles Int'l Airport ..... 53.9 MI
- Richmond Int'l Airport . 69.4 MI

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## For More Information, Please Contact:

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