

# STONEWALL INDUSTRIAL PARK

**klnb**  
**Buligo**

**CHASE STEWART**  
cstewart@klnb.com  
703-268-2732

**RYAN GOELLER**  
rgoeller@klnb.com  
703-268-2731

**JEFF TARAE**  
jtarae@klnb.com  
703-268-2741

## 257 TYSON DR

### SUITE 3

- Office
- 1,250 SF

### SUITE 4

- Office
- 1,250 SF



# SITE PLAN



PARK SIZE:  
134,122 SF



ZONING:  
M1 (LIGHT INDUSTRIAL)



CLEAR HEIGHT:  
20 FT



COLUMN SPACING:  
50 FT x 30 FT



LOADING DOCK:  
24



DRIVE IN:  
2

257  
TYSON DR

OFFICE

LEASED

LEASED

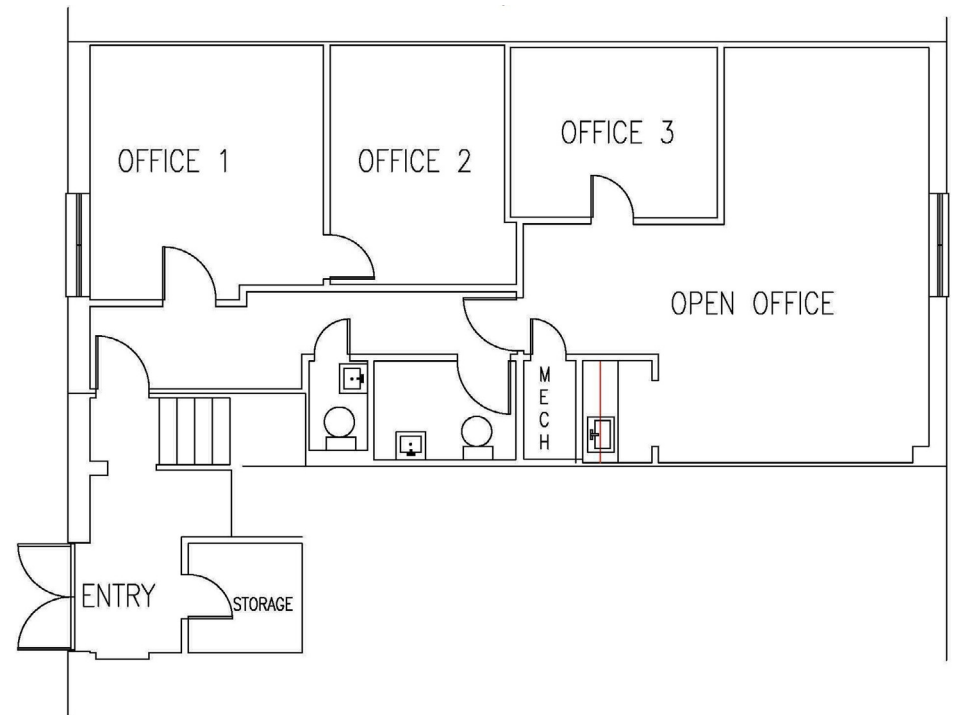
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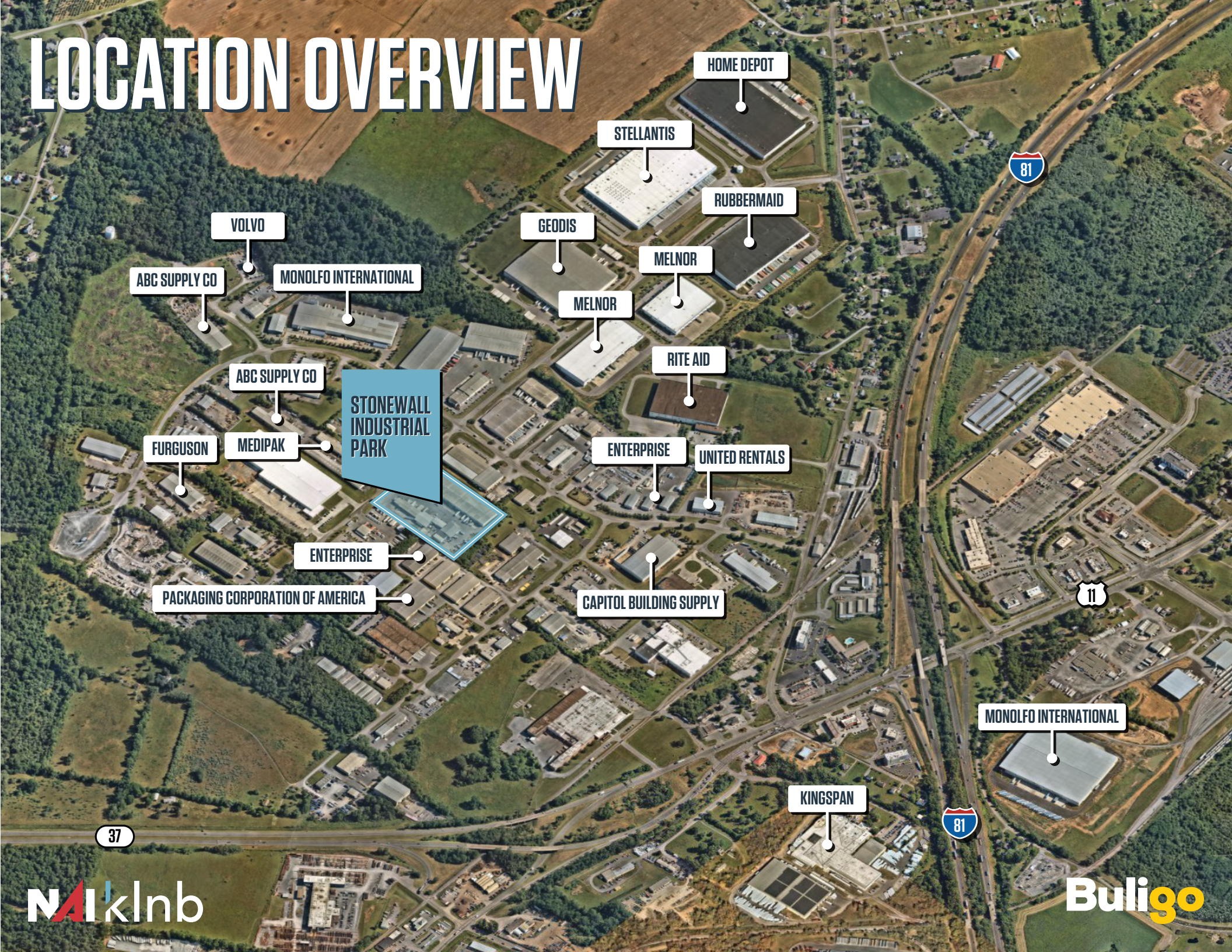
LEASED

TYSON DRIVE

# 257 TYSON DRIVE



# LOCATION OVERVIEW



**STONEWALL  
INDUSTRIAL  
PARK**

**WINCHESTER**

# LABOR FORCE OVERVIEW

## BUSINESS SUMMARY (2025)

10 Minute Drive      20 Minute Drive      30 Minute Drive

Total Employees

5,600      51,310      88,269

Total Construction Businesses

36 (8.9%)      319 (7.3%)      560 (7.7%)

Total Construction Employees

334 (6%)      2,326 (4.5%)      3,641 (4.1%)

Total Manufacturing Businesses

36 (8.9%)      162 (3.7%)      244 (9.6%)

Total Manufacturing Employees

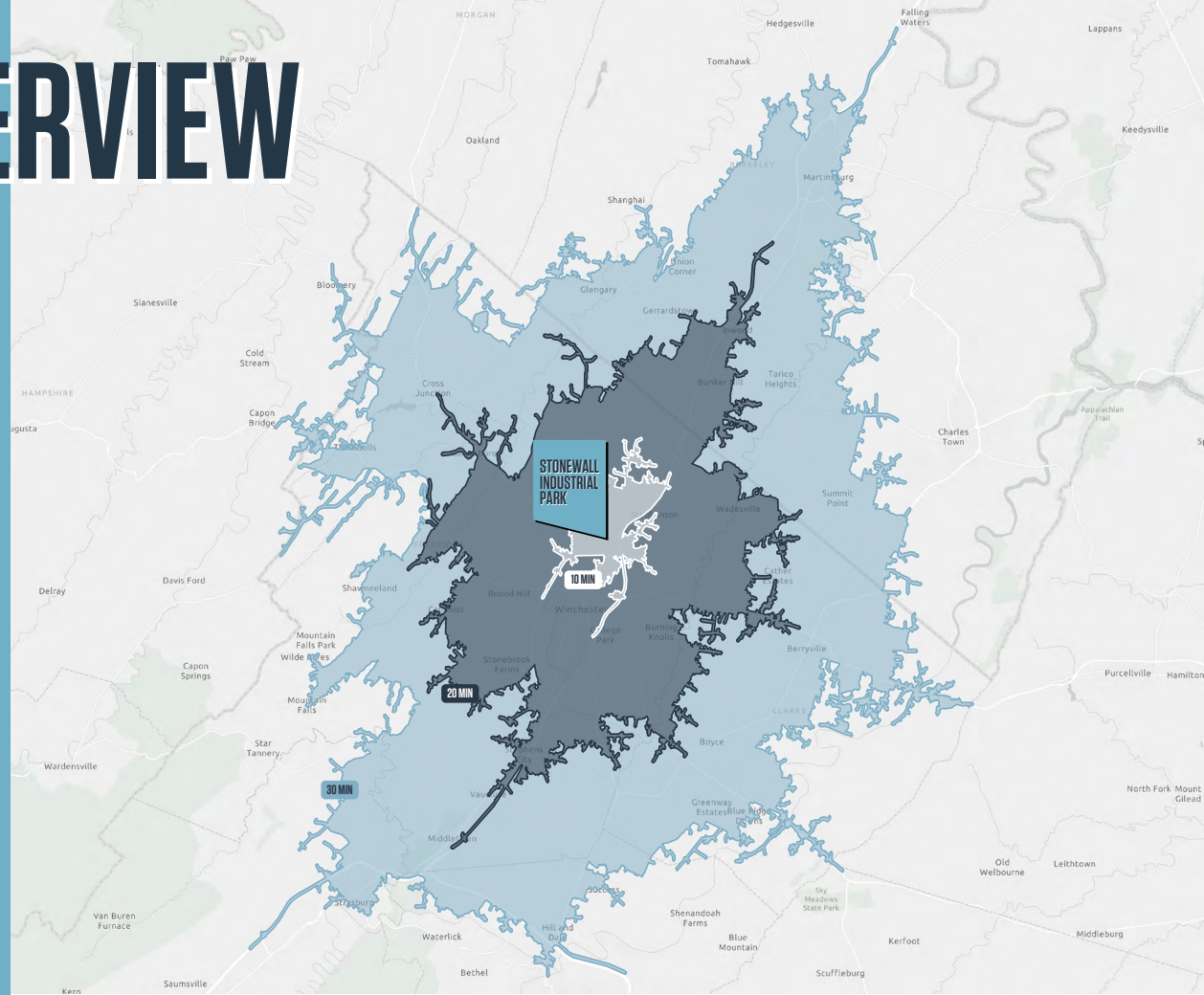
1,529 (27.3%)      6,071 (11.8%)      8,456 (9.6%)

Total Transportation and Warehousing Businesses

12 (3%)      78 (1.8%)      131 (2.1%)

Total Transportation and Warehousing Employees

165 (3%)      898 (3.8%)      1,841 (2.1%)



## CIVILIAN LABOR FORCE PROFILE WITHIN A TEN MINUTE DRIVE (2025)

### POPULATION (EMPLOYED) BY AGE GROUP

16-24	25-54	55-64	64+
559 (344)	1,876 (1,404)	592 (488)	899 (210)

### LABOR FORCE BY INDUSTRY

Construction	Manufacturing	Wholesale Trade	Transportation/ Warehousing
266 (11.1%)	210 (8.7%)	339 (1.6%)	151 (6.3%)

### BLUE COLLAR EMPLOYEES

672 (27.9%)



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FOR MORE INFORMATION, PLEASE CONTACT:

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