



MID-ATLANTIC
ACQUISITIONS LLC

FOR SALE
OR LEASE

821 & 825 HIGHAMS COURT | WOODBRIDGE, VA



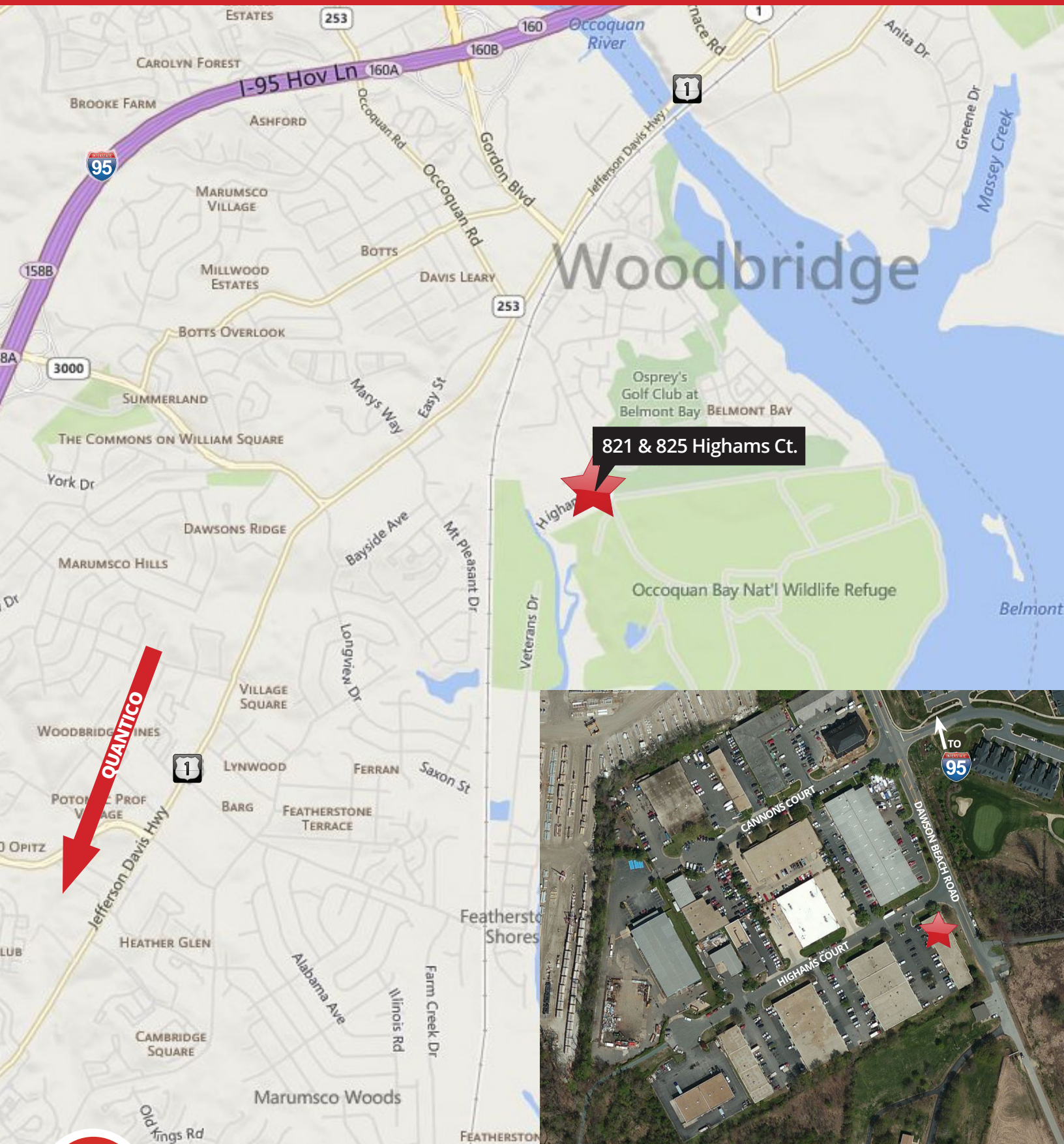
Space Features

- **Sale \$1,300,000.00**
- **Lease \$17 NNN**
- 3,609 SF office/warehouse END UNIT
- Approx 400 sf office and 1809 sf show room - conditioned
- 1400 sf 18' clear high bay warehouse – unconditioned
- 8 Parking Spaces (2 for large vehicles)
- Three (2) drive in loading doors
- Zoning – M-1 Industrial PW County
- Property taxes – \$2.77 per square foot
- Condo fees – \$1.52 per square foot
- Gas Heat/Electric AC
- Verizon Fios

Property Features

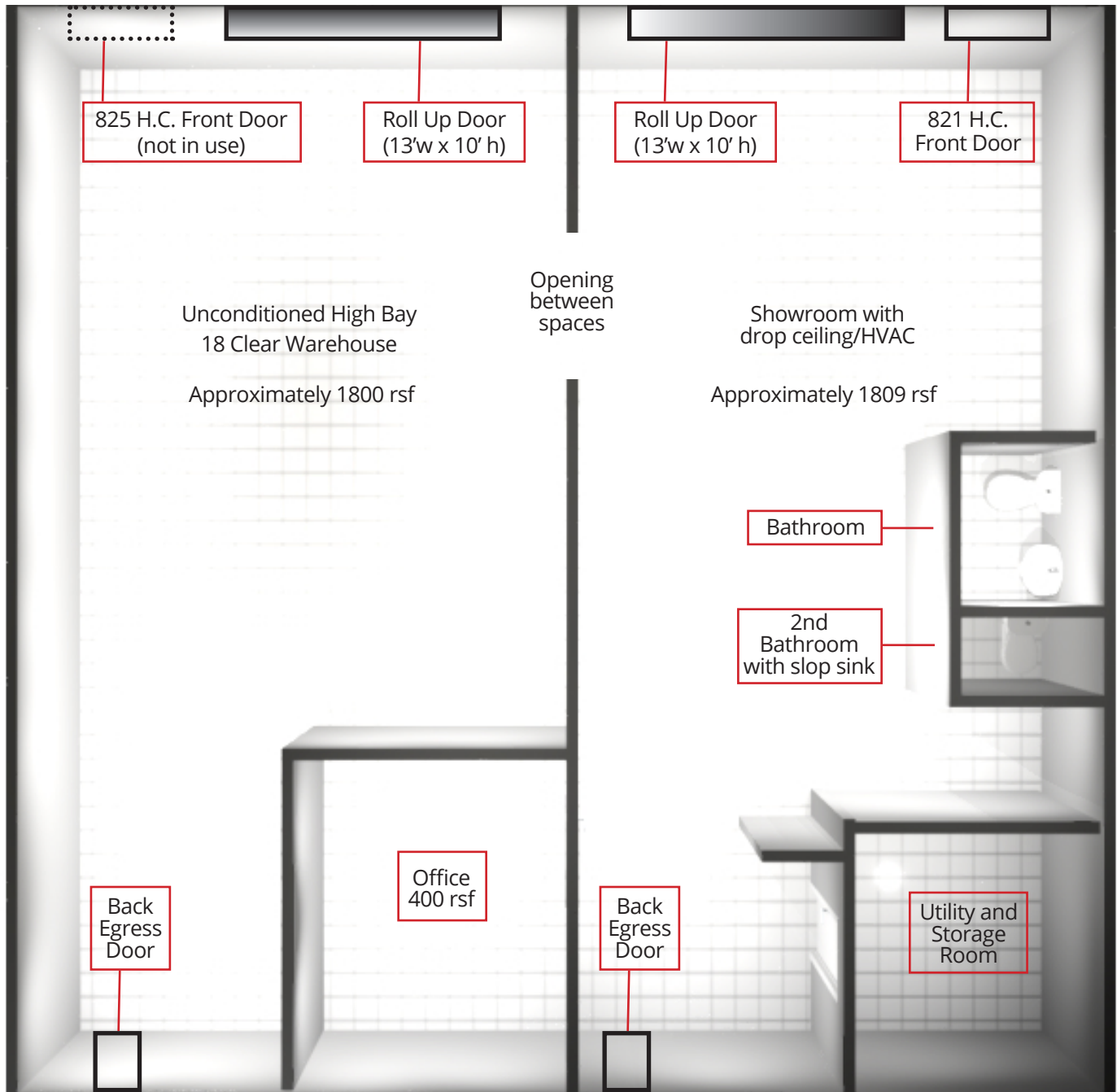
- Rare small warehouse condo for sale
- Terrific owner/user opportunity
- Zoning allows for many types of users
- Located near the intersection of Rt. 1/Rt. 236 and I-95 in Woodbridge.

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821 & 825 Highams Court: 3,609 SF

First Floor



The following uses shall be permitted by right in the M-1 District:

PRIMARY USES

1. Alarm systems operations, office.
2. Ambulance service, commercial.
3. Ambulance service maintenance facility.
4. Animal shelter.
5. Assembly (non-HAZMAT).
6. Bakery, industrial.
7. Blacksmith, welding, or machine shop.
8. Boat building and repair yard.
9. Brewery and bottling facility.
10. Building materials sales yard.
11. Catalog sales, contractor, tradesman, and industrial equipment (with or without showroom).
12. Catering, commercial (off premises).
13. Coal, wood, and lumber yards.
14. Cold storage.
15. Company vehicle service facility.
16. Computer and network services.
17. Contractor or tradesman's shop (limited), no trash or refuse removal service.
18. Contractor or tradesman's shop, no trash or refuse removal service.
19. Data Center within the Data Center Opportunity Zone Overlay District.
20. Distillery.
21. Dry cleaning/garment processing plant, wholesale facility.
22. Dry cleaning/garment processing facility, retail, greater than 3,000 square feet.
23. Electronic equipment and component manufacturing, assembly, processing, and distribution.
24. Equipment and material storage yard; no trash or refuse removal service.
25. Feed and grain storage and distribution center.
26. Flea market.
27. Food service, institutional.
28. Furniture repair, dipping and stripping upholstery.
29. Greenhouse or nursery, wholesale (not more than 20 percent of lot area may be devoted to garden center uses).
30. Gunsmith shop.
31. Janitorial service.
32. Kennel, commercial.
33. Laundry, industrial.
34. Manufacture and fabrication of signs.
35. Manufacturing, candy/confectioners.
36. Manufacturing, cosmetics and perfume.
37. Manufacturing, electronic components.
38. Manufacturing, fabricated metal.
39. Manufacturing, musical instruments and toys.
40. Manufacturing, pharmaceuticals (non-HAZMAT process).

41. Manufacturing, pottery, ceramics.
42. Marble/tile, processing, cutting and polishing.
43. Masonry and stoneworking.
44. Medical or dental laboratory.
45. Motor vehicle repair.
46. Motor vehicle sales, rental or lease (unlimited), excluding passenger motor vehicles less than 7,500 pounds gross vehicle weight. Floor area devoted to storage of parts inventory used for service and repair shall not be included in secondary retail sales floor area calculations.
47. Motor vehicle service.
48. Moving and storage.
49. Office.
50. Package, telecommunication, and courier service (unlimited storage of equipment, supplies and vehicles).
51. Parking, commercial.
52. Photographic processing laboratory.
53. Publishing and printing.
54. Radio or TV broadcasting station.
55. Railroad freight depot.
56. Railroad passenger station.
57. Recording studio.
58. Recyclable materials separation facility.
59. Recycling collection points, subject to the standards in section 32-250.84.
60. Research and development (non-HAZMAT).
61. Self-storage center, in accordance with the provisions of section 32-400.14.
62. Sheet metal fabrication.
63. Solar energy facility.
64. Taxi or limousine operations and service facility.
65. Tool and equipment rental, service and repair, heavy and minor.
66. Trade, technical or vocational school.
67. Trailer sales (retail), lease, storage, repair and maintenance.
68. Veterinary hospital.
69. Warehouse (non-HAZMAT).
70. Waterfront or maritime uses.
71. Wholesaling (non-HAZMAT).

SECONDARY USES

The following uses shall be permitted by right in the M-1 District, but only in conjunction with, and secondary to, a permitted principal use, either existing or proposed for concurrent construction, in accordance with the provisions of section 32-400.13.

1. Locksmith.
2. Quick service food store.
3. Motor vehicle fuel station (limited to vehicles associated with the primary business or use).
4. Recreation facility, commercial (indoor).

5. Restaurant.
6. Restaurant, carry-out.
7. Retail store.

SPECIAL USES

The following uses shall be permitted in the M-1 District with a Special Use Permit, including any other manufacturing, processing or wholesaling use not otherwise permitted by this chapter; including any use involving the storage of petroleum, propane or natural gas products or hazardous materials.

1. Asphalt/concrete plant.
2. Assembly (HAZMAT).
3. Data Center outside the Data Center Opportunity Zone Overlay District.
4. Day care center.
5. Extraction of mineral resources and related industrial/wholesaling operations, including operation of crushers and sorting equipment customarily accessory thereto.
6. Heliport.
7. Manufacturing and processing, other (HAZMAT or non-HAZMAT).
8. Marina.
9. Motor vehicle auction (wholesale).
10. Motor vehicle fuel station.
11. Motor vehicle graveyard.
12. Motor vehicle impoundment yard.
13. Motor vehicle sales, secondary to motor vehicle repair.
14. Motor vehicle storage yard.
15. Motor vehicle towing.
16. Range, shooting, indoor or outdoor.
17. Recycling plant.
18. Research and development (HAZMAT).
19. Sawmill.
20. Stadium, arena, or amphitheater, indoor or outdoor.
21. Storage facility (HAZMAT).
22. Testing/experimental laboratories (HAZMAT).
23. Warehouse (HAZMAT).
24. Water transportation facility.
25. Wholesaling/storage and processing (HAZMAT).

