



19 Baron Park Road Building for Sale



Presented by:

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Commercial Real Estate Brokerage

“CREATING VALUE THROUGH SERVICE EXCELLENCE”

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19 Baron Park Road For Sale

Project: Baron Industrial Park is an industrial development of industrial warehouse and flex buildings. Uses range from warehouse, manufacturing to office, and showroom.

Location: 19 Baron Park Road is located on the south side of Rt. 218 (White Oak Road) approximately 1/4 mile east of the intersection of Cool Springs Road and White Oak Road in south Stafford County.

Property: The property, which is near the entrance to the Industrial Park, is a 14,400 square foot flex building sitting on 1.126 acres of land. The building is divided into three units, 4,200, 4,200 and 6,000 sq. ft. each. The property is zoned (M-1) Industrial, which is a general industrial zoning that has a wide range of permitted uses.

Zoning: M-1 Industrial

Unit 101: 4,200 square feet with one 14'x14' office. One finished ADA compliant bathroom. Plumbing roughed-in for a second bathroom and a 12' x 14' roll up door.

Unit 103: 4,200 square feet one 14'x14' Office and two ADA compliant bathrooms and a 12' x 14' roll up door.

Unit 105:

- 3,300 feet of shop floor
- 3,800 feet of office mezzanine
- Six offices
- Breakroom
- Reception area
- Climate controlled shop space
- Ceiling is 22' to 24' foot clear
- 3 phase electric
- Two 12' x 14' roll up doors

All Units: Ceilings are 24' to 22' foot clear front to back, 3 phase electric with a 200 Amp, 3 phase panel and a gas fired down draft heater.

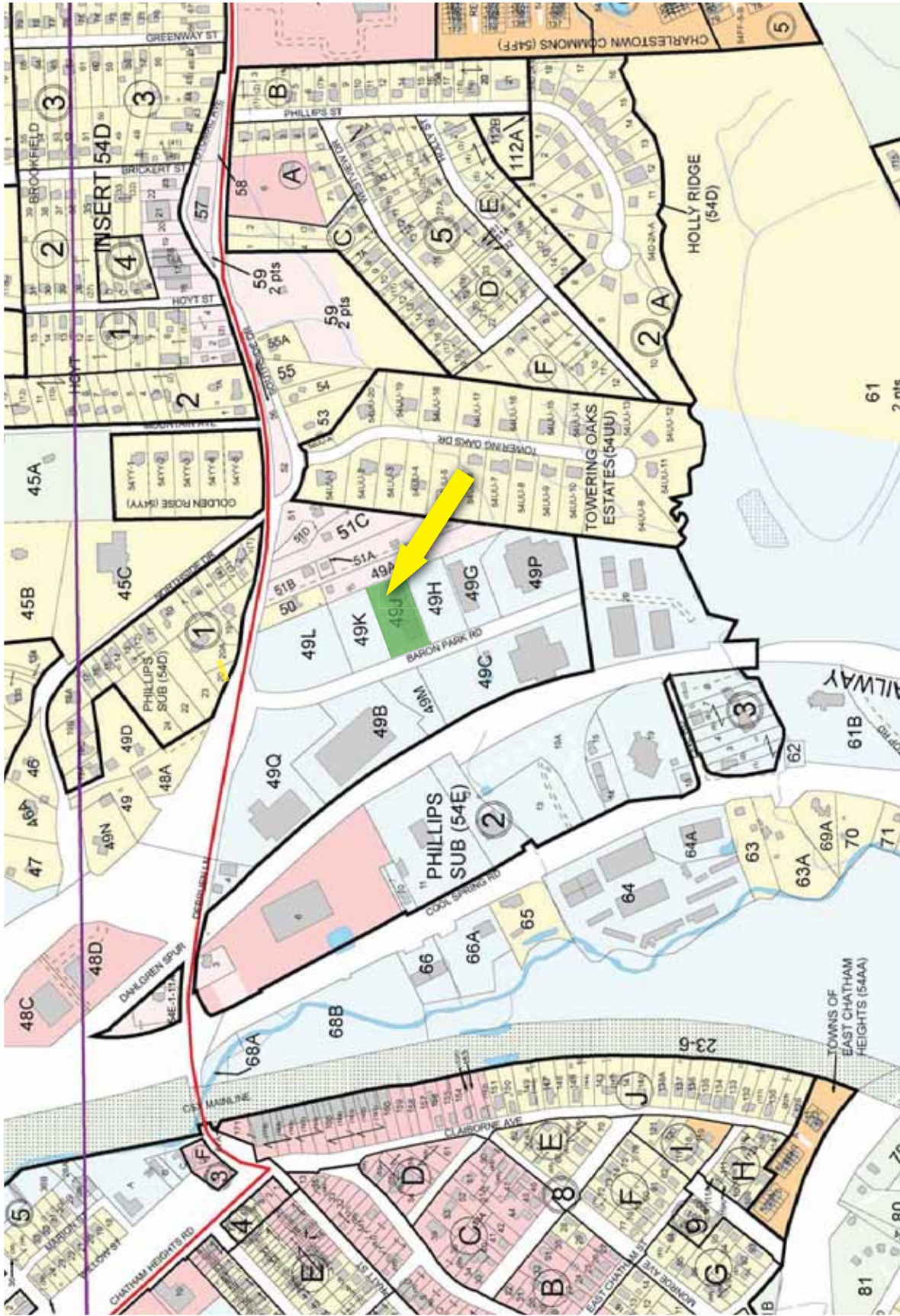
Price: \$1,400,000.00

Utilities: All utilities are available to the site, including natural gas.

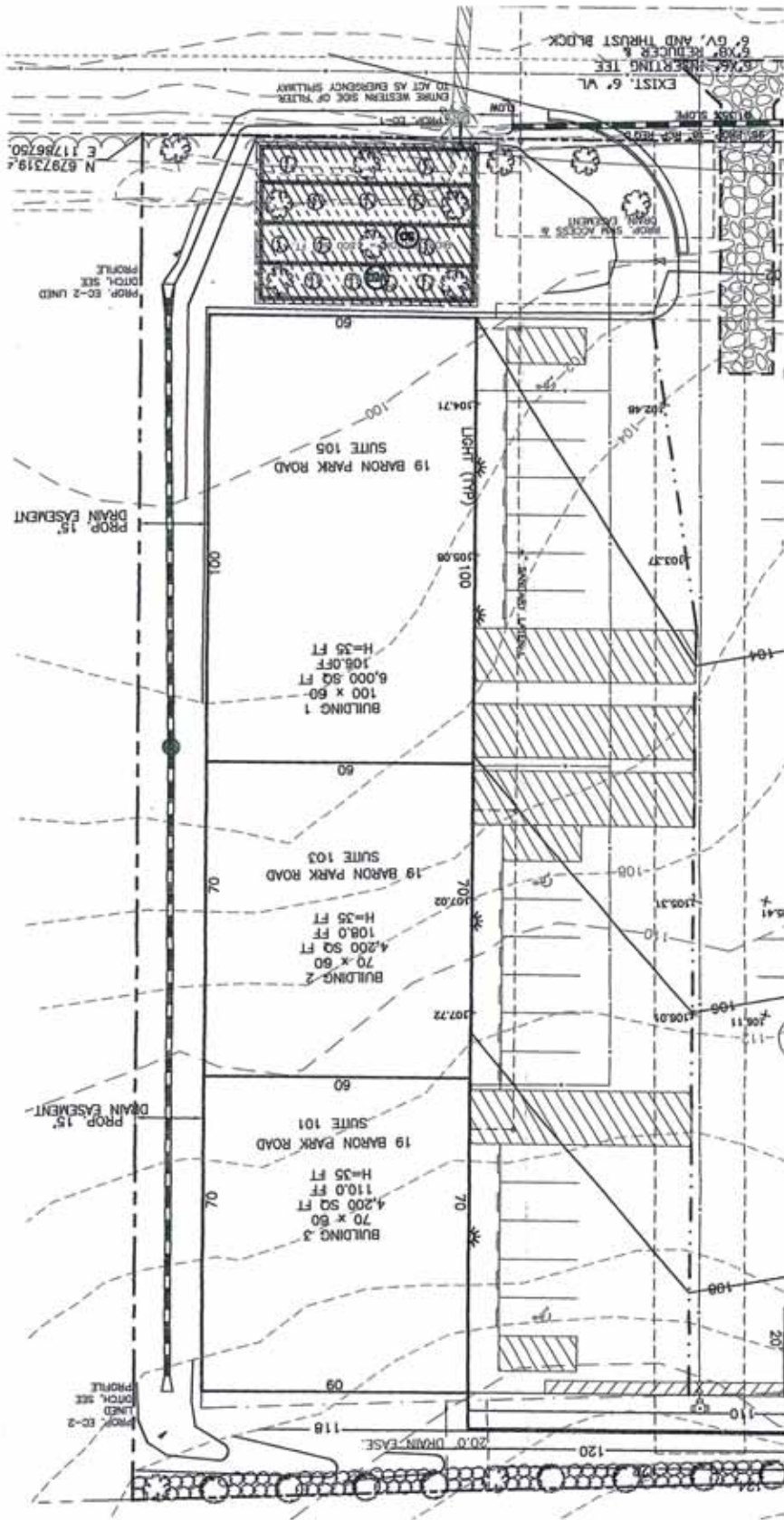
Area Map



Stafford County Tax Map



Site Plan



ISSUED BY	DATE
F.A.	00/00/00
REVISION BY	DATE
L.F.A.	00/00/00
DATE	00/00/00
DATE	00/00/00
DATE	00/00/00

LANDSCAPING
BARON PARK STORAGE
 GEORGE WASHINGTON DISTRICT



ALEXCOM & ASSOCIATES, INC.
 GEOTECHNICAL / CIVIL AND
 STRUCTURAL ENGINEERS

11 DERBUEEN LANE
 FREDERICKSBURG, VIRGINIA 22405
 PHONE (800) 574-2157 FAX (800) 571-7920

NO.	DATE
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2	
3	
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5	

Unit 105 Interior Photos



Unit 105 Interior Photos



Exterior Photos

