



MONTE VISTA INDUSTRIAL SITE II

VALLEY PIKE
MIDDLETOWN, VA 22645

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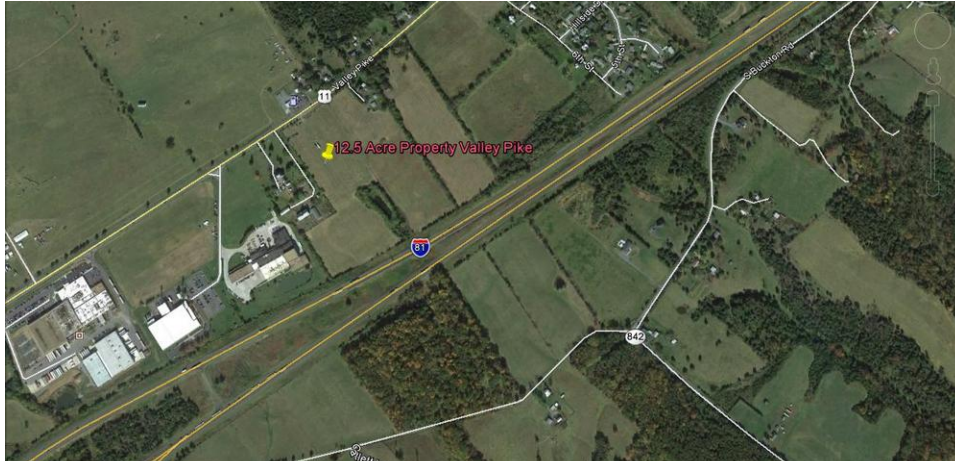
12.5 Acre Property Valley Pike

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Imagery Date: 10/17/2013 39°01'09.27" N 78°17'01.83" W elev 714 ft eye alt 6

Property Summary



OFFERING SUMMARY

Sale Price:	\$699,000
Lot Size:	12.5 Acres
Market:	Northern Virginia
Submarket:	Winchester
Price / SF:	\$1.28

PROPERTY OVERVIEW

Very nice flat 12.5 acre Industrial parcel along I-81 and Rt. #11, Middletown, Virginia. Highly visible from both I-81 and Rt. #11! M1 zoning allows for Light industrial uses along this Industrial corridor. Great neighbors such as; Stowe Woodward, Thermal Fisher, AT&T in this Industrial Park. Quick access to both I-81 and I-66 with close proximity to the Virginia Inland Port, rail service to deep water ports for shipping worldwide. All utilities are available to the site. Frederick County site, without the Frederick County Pricing. At \$60,000 per acre, this must be on your list to share with your Industrial clients. Variable Rate Commission.

PROPERTY HIGHLIGHTS

- Nearly flat Topo at an amazing \$60,000 per acre
- Public Sewer and Water Available
- Great Visibility from Rt. #11 and I-81
- Ease of access to Major Highway systems
- Close proximity to VA Inland Port

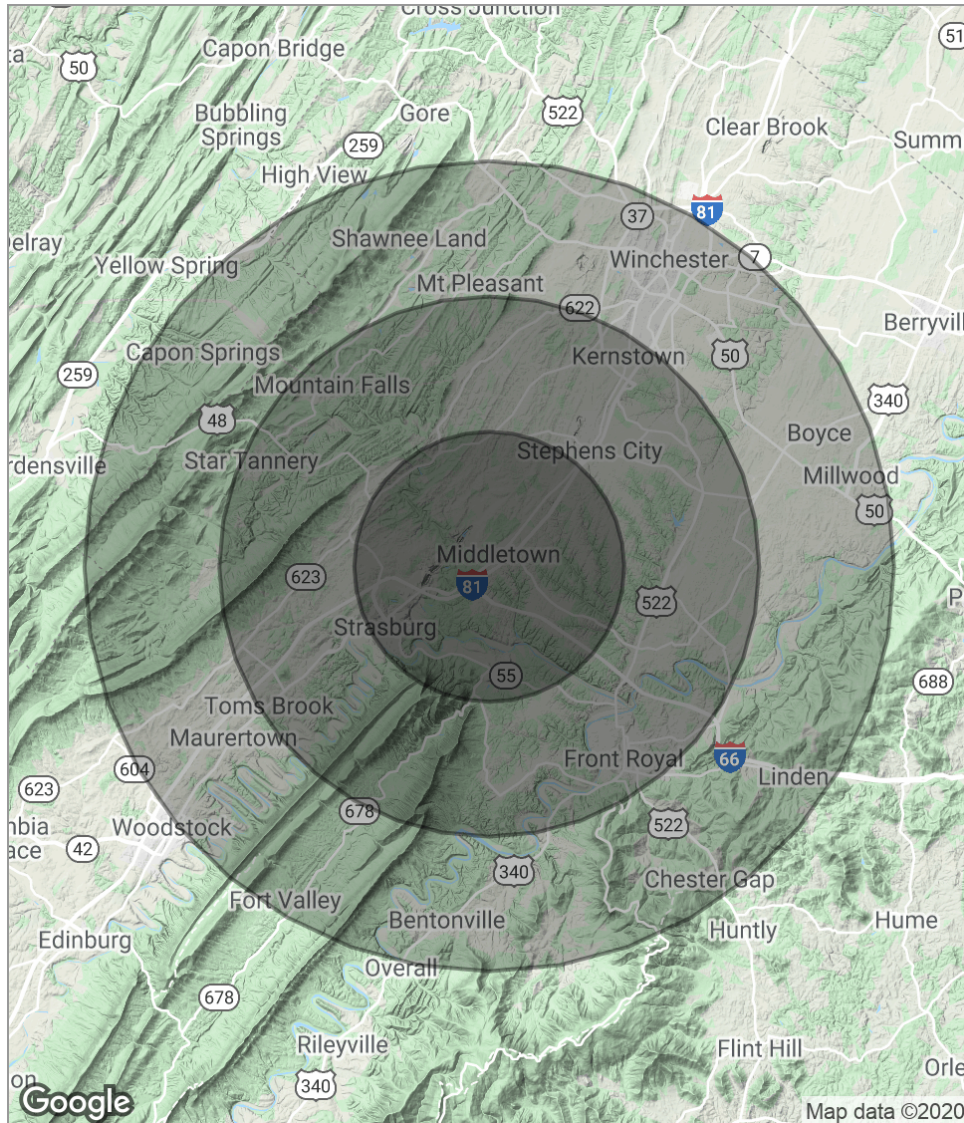
Additional Photos



Location Maps



Demographics Map



POPULATION	5 MILES	10 MILES	15 MILES
Total population	11,419	59,673	142,850
Median age	41.2	39.6	38.8
Median age [Male]	40.3	38.5	37.9
Median age [Female]	41.7	40.9	39.6
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	4,601	23,575	55,680
# of persons per HH	2.5	2.5	2.6
Average HH income	\$69,234	\$69,088	\$69,799
Average house value	\$298,674	\$260,646	\$291,975

* Demographic data derived from 2010 US Census