

COMMERCIAL/INDUSTRIAL BUILDING WITH 3 BAYS FOR LEASE

3400 Catlett Road
Catlett, Va 20119



Suite A: 2,986 SF for lease for \$3,981.33 per month or \$16.00 PSF, NNN
Suite B: 2,944 SF for lease for \$3,925.33 per month or \$16.00 PSF, NNN
Suite C: 3,979 SF for lease for \$5,305.33 per month or \$16.00 PSF, NNN

Entire Building for Lease for \$16.00 PSF, NNN

Wright Realty, Inc. founded in 1946 continues to serve your real estate needs with over 75 years and five generations of experience



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Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.

Formula for Success: New Construction PLUS 14,000 cars driving by daily EQUALS the perfect leasing opportunity. Fronting US 28 in Catlett, this 10,223 SF commercial/industrial building with three divisible bays for lease offers excellent signage and traffic flow. New glass storefronts with a finished vanilla shell and heating and cooling in place creates a fresh new look. Each bay has two bathrooms served by public water and sewer. The electricity is separately metered. The 7' x 6' front and rear doors are ideal for contractors bringing in tools and materials for storage with additional fleet parking available.

C-2 zoning includes:

Retail

Contractor with fleet parking

Medical office

Office space

Farm equipment sales

Plant nursery

Auto/Truck store

Heavy equipment sales

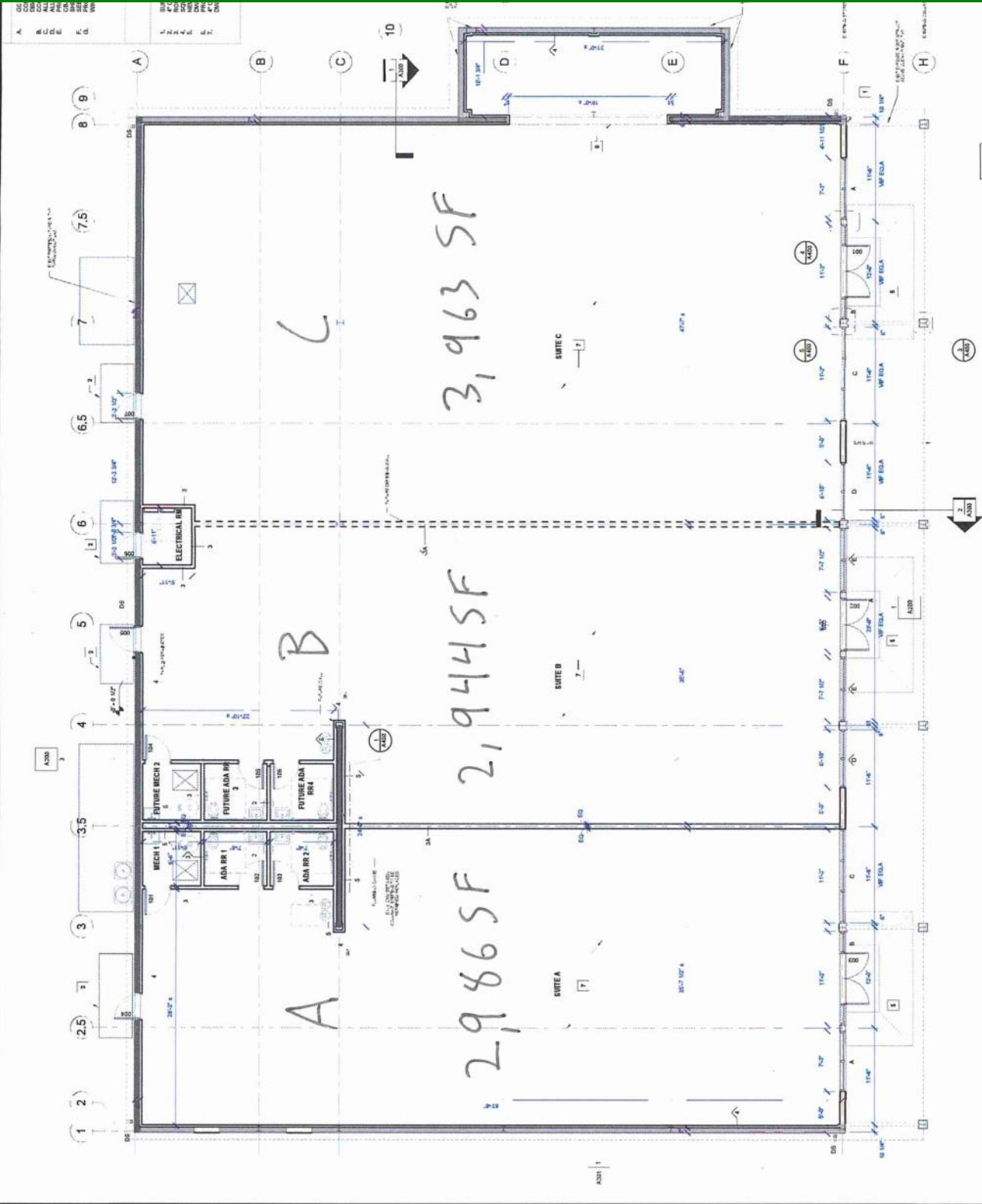
Antique store

School

Church

Meeting hall for social events





1 FLOOR PLAN
ASB 3/16/14



See Page III-4 for Key																				
	SITE PLAN	RC	RA	RR-2	V	R-1	R-2	R-3	R-4	TH	GA	MDP	C-1	C-2	C-3	CV	BP	I-1	I-2	
11. Golf driving range	X													P	SP					
12. Golf, miniature	X												SP	P						
13. Commercial hunting and fishing preserve		SE	SE																	
14. Spectator and Non-Spectator Field Events and Activities (Class A): steeplechase and other equestrian events, rodeos, dog and livestock shows, horse and tractor pulls, field sports, fireworks display, fairs and circuses, civil war reenactments and encampments and and scouting encampments	X	SE	SE											SE	SE		SE	SE	SE	
15. Spectator and Non-Spectator Field Events and Activities (Class B): equestrian events, rodeos, field sports, scholastic athletic contests, dog and livestock shows, horse and tractor pulls, festivals, arts and craft shows and related fund raising for charitable or non-profit activities, civil war reenactments and encampments, and scouting encampments	X	SE	SE											SE	SE		SE	SE	SE	
16. Spectator and Non-Spectator Field Events and Activities (Class C): equestrian events and field sports, rodeos, scholastic athletic contests, festivals, arts and craft shows, and related fund raising for charitable or non-profit activities, family reunions, wedding receptions and similar receptions, picnics, educational seminars, and community-related arts, cultural, agricultural, and educational activities	X	SE	SE											SE	SE		SE	SE	SE	
17. Team Recreation Sports		A	A																	
18. Paintball Recreation Fields	X		SE																	
19. Outdoor Sports/Activity Center	X	SE	SE																	
3-310 RECREATION AND AMUSEMENT (CATEGORY 10)																				
1. Private clubs	X	SP	SP	SP	SP	SP	SP	SP	SP				SP	P	P	SP/SE	SP			
2. Theatre, indoor	X												P	P	P	P/SE				
3. (Deleted)																				
4. Bowling alley	X												SP	P	P		P			
5. (Deleted)																				
6. Skating rink, ice or roller, non-spectator	X													P	P		P	SP		
7. Skating rink, ice or roller, spectator sports	X													SE	SE			SE		
8. Marina, dock or boating facility	X		SP	SP		SP	SP	SP	SP											
9. Dance hall	X													SP		SP/SE				
10. Indoor Sports/Activity Center 25,000 sq. ft. or less	X												A/SP ¹⁷	P	P	SP/SE	P	P	SE	
11. Indoor Sports/Activity Center greater than 25,000 sq. ft.	X												SE	SE	SE	SE	SP	SP	SE	

See Page III-4 for Key																			
	SITE PLAN	RC	RA	RR-2	V	R-1	R-2	R-3	R-4	TH	GA	MDP	C-1	C-2	C-3	CV	BP	I-1	I-2
3-311 PUBLIC AND QUASI-PUBLIC USES (CATEGORY 11)																			
1. Conference center	X	SE	SE											P			SP		
2. Penal/correctional facility	X		SE																SE
3. Post Office	X				SP								P	P	P	P/SE	P	SP	
4. Animal shelter	X		SP											P			P		
5. Museum	X		SP		SP	SP	SP	SP	SP				SP	P	P	SP/SE	SP	SP	
6. Civic center (governmental)	X												P		P		P	P	
7. Arena/Stadium	X		SE											SE				SE	
8. Library	X				SP	SP	SP	SP	SP				P	SE	P	P/SE	P		
9. Public Safety Facility, (fire, rescue, police station or substation facility)	X		SE	SE	SE	SE							SE	SE		SE	P	P	P
10. Parks & Recreation Facilities (Civic), athletic	X	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP/SE		SP	SP
11. Parks & Recreation Facilities (Governmental/Civic), nonathletic	X	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/SE	P	P	P
12. Fairgrounds	X		SP	SP	SP	SP								SP				SP	
13. Sanitary Facility (Governmental)	X	SE	SE	SE		SE													SE
14. Solid Waste Transfer Station (Governmental)	X		SE	SE	SE	SE								SE				SE	SE
15. Parking Facilities, public or private		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
16. Governmental Facilities, County	X	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
17. Recycling Containers, Governmental	X	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	P	P	P	P/SE	P	P	P
18. Governmental Athletic Recreational Uses	X	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/SE		P	P
3-312 COMMERCIAL RETAIL (CATEGORY 12)																			
1. Antique shops less than 3,000 sq. ft.	X		SP	SP	SP								P	P	P	P			
2. Retail sales and rental establishment and shopping center less than 5,000 sq.ft.	X												P	P	P	P			
3. Retail sales and rental establishment and shopping center 5,000 to 20,000 sq.ft.	X												P	P	P	P/SE			
4. Retail sales establishment and shopping center 20,000 to 50,000 sq. ft.	X												SP	P	P	SE			
5. Retail sales establishment and shopping center 50,000 to 100,000 sq. ft.	X												SE	SE	SE				
6. Retail sales establishment and shopping center more than 100,000 sq. ft.	X													SE	SE				
7. Convenience store	X												P	P	P	SP/SE		SP	
8. Retail sales in conjunction with Category 13 through 17 uses		SE	SE										P	P	P		A	A	A
9. Fuel yard, retail	X													SP				SE	SE
3-313 COMMERCIAL BUSINESS AND PERSONAL SERVICES (CATEGORY 13)																			
1. a. Kennel, Minor	X	A ²⁸ /SP	A ²⁸ /SP	A ²⁸ /SP		A ²⁸ /SP							SP	SP		SP	SP		
1. b. Kennel, Major	X	SE	SE	SE		SE							SE	SE		SE	SE		
2. Veterinary Clinic	X	SP	SP	SP	SP								P	P	P	SP/SE	P	P	
3. Funeral home less than 5,000 sq. ft.	X												P	P			P		
4. Funeral home more than 5,000 sq. ft.	X												SP	P		SP/SE	P		
5. Farm supply establishment	X		SP		SP								SP ¹⁷	P		SP/SE	P		
6. Financial institutions	X												P	P	P	P/SE	P	P	
7. Business or Professional Office, less than 20,000 sq. ft.	X												P	P	P	P/SE	P	P	SP/SE
8. Business or Professional Office, 20,000 sq. ft. to 50,000 sq. ft.	X												SP ¹⁷	P	P	P/SE	P	P	SE
9. Business or Professional Office over 50,000 sq. ft.	X												SP ¹⁷	SP ¹⁷	SP ¹⁷		P	P	SE

See Page III-4 for Key																			
	SITE PLAN	RC	RA	RR-2	V	R-1	R-2	R-3	R-4	TH	GA	MDP	C-1	C-2	C-3	CV	BP	I-1	I-2
10. Business or Professional Office, 6 or less employees	X	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP								
11. Drive-through facility in conjunction with any commercial business	X												SE ¹⁷	SE ¹⁷	SE ¹⁷	SE ¹⁷	SE ²¹	SE	
12. Eating establishment	X												P	P	P	P/SE	P ²²	SP	
13. Eating establishment, fast food	X												SP ¹⁷	P	P	SP/SE	P ²²	SP	
14. Repair service establishment less than 5,000 sq. ft.	X												P	P	P	P	P	P	P
15. Repair service establishment more than 5,000 sq. ft.	X												SP ¹⁷	SP ¹⁷	SP ¹⁷	SP/SE	P	P	P
16. Laundry/dry-cleaning drop-off, pick-up facility	X												P	P	P	P/SE	P	P	
17. Laundry/dry cleaners/laundromat less than 5,000 sq. ft.	X												SP	P	P		P	P	P
18. Laundry/dry cleaners/laundromat more than 5,000 sq. ft.	X												SP ¹⁷	SP	SP		P	P	P
19. Furniture repair, cabinet making, upholstery, less than 5,000 sq. ft.	X												P	P	P	P	P	P	P
20. Furniture repair, cabinet making, upholstery, more than 5,000 sq. ft.	X												SP	SP	SP	P/SE	P	P	P
21. Broadcasting studio	X		SP										P	P	P		P	P	
22. Barber/beauty shop													P	P	P	P/SE	P		
23. Carpentry, plumbing, electrical, printing, welding, sheet metal shops, less than 5,000 sq. ft.	X												P	P	P	SP	P	P	P
24. Carpentry, plumbing, electrical, printing, welding, sheet metal shops more than 5,000 sq. ft.	X												SP	SP	SP		P	P	P
25. Artisan's workshop and studio	X												P	P	P	P/SE	P	P	
26. Taxidermisty shop	X		SP										SP	SP			P		
27. Portable Toilet Rental	X													SP				SP	SP
28. Sex Offender Treatment	X												SP	SP	SP	SP/SE	SP		
29. Event Facility	X												P/SP						
3-314 MOTOR VEHICLE RELATED USES (CATEGORY 14)																			
1. Vehicle Storage, Indoor	X												A/SP	A	A			A	
2. (Deleted)																			
3. Auto repair garage	X												SP	P	SP	SP/SE		P	SE
4. Auto service station	X												SP	P	SP	SP/SE		SP	
5. Auto body/painting establishments	X													P		SP/SE		P	P
6. Motor vehicle impoundment, towing																			
a. maximum of 10 vehicles	X												SP	SP				P	P
b. maximum of 30 vehicles	X																	P	P
c. more than 30 vehicles	X																	SP	SP
7. Junkyard/automobile graveyard	X																		SE
8. Automobile sales, rental and service (including motorcycles and recreational vehicles)	X												SP	P	SP	SP/SE	A ²⁰	A/SP	
9. Truck and heavy equipment sales, rental and service	X													P			A ²⁰	SP	P
10. Farm equipment sales, rental and service	X		SP	SP									SP	P		SP/SE	SP	P	SP

See Page III-4 for Key	SITE PLAN	RC	RA	RR-2	V	R-1	R-2	R-3	R-4	TH	GA	MDP	C-1	C-2	C-3	CV	BP	I-1	I-2	
	11. Mobile home sales, rental and service	X											SP		SP				SP	
12. Motor vehicle wash	X												SP	P	SP	SP/SE		SP	SP	
13. Recreational Vehicle Storage Area	X												SP	P				A	A	
14. Automobile Inventory Storage	X																		SP	
15. Vehicle transportation service establishments																				
a. Maximum of 10 vehicles	X													P			P	P	P	
b. More than 10 vehicles	X													SP			SP	A		
3-315 WHOLESALING AND PROCESSING (CATEGORY 15)																				
1. Auction establishment	X		SP										SP	P		SP/SE	P	P		
2. Commercial storage and processing of bulk agricultural products	X	SP	SP											SP			P	P	P	
3. On-site processing and sales of agricultural and aquicultural products	X	P	P														P	P	P	
4. a. Livestock Exchange	X		SP																SP	
b. Abattoir in conjunction with Livestock Exchange	X		SE																SE	
5. a. Warehousing including Self-Storage Facilities	X													SP		A/SE	P	P	P	
b. Distribution Center on 10 acres or less																	P	P	P	
c. Distribution Center on more than 10 acres																	SE	SE	SE	
6. Wholesale trade establishment with associated retail sales (50,000 sq. ft. or under)	X													SP			P	P	P	
7. Wholesale trade establishment with associated retail sales (over 50,000 sq. ft.)	X													SE			SE	SE	SE	
8. Frozen food lockers	X												SP	P	SP	SP/SE		P	P	
9. Bottling plant	X													SP				P	P	
10. Carpet and rug cleaning	X													P				P	P	
11. Petroleum products bulk storage	X													SE				SE	SE	
12. Stone monument processing	X																		P	
13. Outdoor Auctions for automobiles, trucks, heavy equipment, farm equipment boats, recreational vehicles & trailers	X																	SE	SE	
3-316 LIMITED INDUSTRIAL (CATEGORY 16)																				
1. Enclosed laboratories and facilities for manufacturing, assembling, and research and development	X	SE	SE											SP				P	P	P
2. Blacksmith shops	X	SE	SP															P	P	P
3. Cottage Industry	X															A/SE				
4. Data Center using recycled water for cooling and with all new power lines, including transmission or substation feedlines, placed underground	X																	P ²⁵		
3-317 INDUSTRIAL (CATEGORY 17)																				
1. General Industrial Use substantially screened from view, less than one acre	X	SE	SE															A	P	P
2. General Industrial Use, substantially screened from view, more than one acre used	X		SE															A	P	P
3. Contractors offices, shops and material storage yards with all equipment and materials contained entirely within a building or completely screened from view	X												A	A	A	A/SE	A	P	P	
4. Sawmills	X	SP	SP																SP	P
5. Heavy Industrial Uses (those uses specifically listed in 5-1703)	X																		SE	SE
		A*	A*															A*	A*	A*
6. Explosives storage	X	SE	SE																SE	SE
7. Abattoir (up to 4 acres)	X																		SP	SP
8. Abattoir (more than 4 acres)	X																		SE	SE
9. Storage or Disposal of Nonagricultural Fill/Stockpiling	X		SE															A	A	A

*Refer to Section 5-1704, Additional Standards for Explosives Storage in the RA, RC, I-1, and I-2 Zoning Districts

3-318 AGRICULTURE (CATEGORY 18)																				
1. Crop/Livestock Farm			P	P	P	P	P										P	P	P	P
2a. Horse Farm			P	P	P	P	P										P	P	P	P
2b. Equestrian Instruction			SP	P	SP	SP	SP													
2c. Horse Show			SE																	
3. Dairy farm			SP	P	SP	SP	SP												SP	SP
4. Cattle feed lot greater than 300 head			SP	P	SP														SP	SP
5. Swine farm greater than 20 sows			SP	P	SP														SP	SP
6. Truck farm			P	P	P	P	P												P	P
7. Poultry farm (over 1000 birds)			SP	P	SP														SP	SP
8. Orchard/vineyard			P	P	P	SP	SP												SP	SP
9. Plant nursery/greenhouse (less than 10,000 sq. ft.) wholesale only			P	P	P	P	P												P	P
10. Greenhouse (more than 10,000 sq. ft.) wholesale only	X		SP	P	SP	SP	SP												P	P
11. Plant nursery/greenhouse retail sales	X		SP	SP	SP	SP	SP												P	P
12. Forestry			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/SE	P	P
13. Distillation of industrial alcohol (ethanol) in conjunction with a farming operation			SP	SP	SP	SP	SP												SP	SP
14. Land application of Class B Biosolids			A																	
15. Class B biosolids storage facility			SE																	SE
16. a. Aquaculture occupying <10,000 sq. ft. of land area, closed system only; wholesale only				P																SE
16. b. Aquaculture, 10,000 sq. ft. or more of land area, or with non-closed system, or with retail sales				SE																
17. Farm Winery with accessory uses, including up to 2 events or activities per month as set forth in Section 6-401(9)			P	P																
18.1 Farm Winery with Extended Business Hours and/or up to 2 events or activities per month as set forth in Section 6-401(9), plus 1 Special Event per month pursuant to Section 5-1810.1			A	A																
18.2 Farm Winery with additional Special Events per Section 5-1810.2	X		SE	SE																
19. Aviary, Commercial			SP	SP	SP															
20. Lumber Yard with incidental retail sales of less than 5,000 square feet in size	X																		P	P
21. Adaptive Reuse Within Non-Common Open Space	X		SE	SE																
22. Farmer's Market	X			SP																
23. Petting Zoo	X			SP																
24. Abattoir	X			SE																
3-319 EXTRACTION (CATEGORY 19)																				
1. Mining, quarrying, mineral processing (on-site) including associated concrete batching and asphalt mixing	X		SE	SE																SE
3-320 PUBLIC UTILITIES (CATEGORY 20)																				
1. Electrical substation distribution centers and transformer stations	X		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P
2. Natural gas, oil and other petroleum products metering, regulation, compressor and local office space incidental thereto and necessary for the operation of such stations but not including any storage facilities	X		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		P	P
3. Aboveground water and sewer pumping storage facilities	X		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
4. Water and sewage pumping and storage facilities, below ground			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
5. Electrical generating plants and facilities	X			SE																SE
6. Utility transmission facilities not subject to State Corporation Commission	X		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
7. Sewage treatment system, disposal and water purification	X		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE

See Page III-4 for Key																			
	SITE PLAN	RC	RA	RR-2	V	R-1	R-2	R-3	R-4	TH	GA	MDP	C-1	C-2	C-3	CV	BP	I-1	I-2
8. Telecommunications Facilities, Radio, Television, Microwave, Antenna and Transmitting																			
	X	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Equipment*	X	SE	SE										SE	SE	SE	SE	SE	SE	SE
*Refer to Article 11, Standards for Telecommunications Towers and Antennas regarding the criteria which must be																			
3-321 TRANSPORTATION (CATEGORY 21)																			
1. Airports, landing strips and heliports (including flight instructions)	X	SE ²⁷	SE ²⁷	SE		SE											SE	SE	SE
2. Helistops	X	SP	SP	SP		SP								SP	SP		SP	SP	SP
3. Motor freight terminal	X													SE				A/SE	SE
4. Truck Stop	X													SE				SP	SP
5. a. Bus/rail terminal - passengers	X												SP	SP	SP	SP/SE	SP	SP	
b. Rail freight terminal/depot	X																P	P	P
6. Incidental Uses in Conjunction with a Transportation Use	X	A	A										A	A	A	A/SE		A	A
3-322 INTERMENT USES (CATEGORY 22)																			
1. Interment uses	X	SP	SP	SP	SP	SP	SP	SP	SP				SP					SP	SP
3-323 FLOODPLAIN USES (CATEGORY 23)																			
		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
3-324 (SECTION DELETED)																			
3-325 MODIFICATION OF LOT SIZE, WIDTH OR FRONTAGE (CATEGORY 25)																			
													SE	SE	SE	SE		SE	SE
3-326 DECREASE IN NON-COMMON OPEN SPACE (CATEGORY 26)																			
		SE	SE																
3-327 DECREASE IN COMMON OPEN SPACE (CATEGORY 27)																			
				SE		SE	SE	SE	SE										
3-328 (DELETED) (CATEGORY 28)																			
3-329 WAIVER OF STREET REQUIREMENTS (CATEGORY 29)																			
		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE						
3-330 WAIVER OF CENTRAL SEWER REQUIREMENT (CATEGORY 30)																			
		A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE
3-331 WAIVER OF CENTRAL WATER (CATEGORY 31)																			
		A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE	A/SE
3-332 APPROVAL OF A USE NOT OTHERWISE ALLOWED (CATEGORY 32)																			
1. Long-Standing Uses		SE	SE										SE	SE	SE	SE		SE	SE
2. Uses Established Pursuant to Erroneous County Approval or Act		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE
3. Properties Historically Utilized Solely for Commercial Purposes				SE		SE													