

**CHAUDREY PROPERTY**  
**Marshall, Virginia**

**AVAILABLE**  
**Rail Served Industrial Property**



**Whiting Road**  
**Town of Marshall, Virginia**

**J. Carter Wiley**  
**The Wiley Companies, Inc.**  
7524 Gardner Park Drive  
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# TABLE OF CONTENTS

## CHAUDREY PROPERTY

- SUMMARY OF ACREAGE
- FRONTAGE AND ACCESS
- ROAD IMPROVEMENTS
- UTILITIES
- ZONING
- PERMITS APPROVED IN HAND
- LIST OF STUDIES COMPLETED
- PROFFERS
- CONSULTANTS
- TERMS OF SALE
- SALE PRICE
- ATTACHMENT 1 – Generalized Development Plan
- ATTACHMENT 2 – Site Plan
- ATTACHMENT 3 – Aerial Image

# CHAUDREY PROPERTY

**Owner:** Chaudrey Land Company, LLC  
**Address:** Whiting Road, Marshall, Virginia  
**GPIN:** 6979-18-6882  
**Acreage:** 34.9413

## SUMMARY OF ACREAGE

Total Acreage (comprised of three tax parcels) 34.9413 acres  
Zoning I-1

## CHAUDREY PROPERTY IS ACCESSED FROM:

Whiting Road  
Norfolk-Southern Railroad – with over 1600 linear feet of rail frontage (see attached Rail Conceptual)

## CHAUDREY PROPERTY HAS EXCELLENT ACCESS TO SEVERAL MAJOR ROADS:

**Interstate 66:** approximately 1 mile  
**Route 17:** approximately 1 mile  
**Route 55:** approximately ¼ mile

## ROAD IMPROVEMENTS

**Whiting Road** is currently under construction through the 17-66 Business Park, and is planned to provide direct access from the Subject Property to Route 17 and Interstate 66.

**Chaudrey Court**, which will connect the Subject Property to Whiting Road, is approved and ready for bonding and construction.

## UTILITIES

**Water:** To be installed per Public Improvement Plan

**Sewer:** To be installed per Public Improvement Plan



## Chaudrey Property

## ZONING - Industrial Park (I-1) Zoning Specifications

- Minimum Lot Size: 1 acre
- Minimum width (ft): 150'
- Min. Front yard: 75'
- Min. Side & Rear Yard: 25'
- Max Bldg Height: 45'
- Min. Landscaped Green Space: 15%

## PERMITTED USES

( according to the I-1 district and outlined in Article 3, part 3 of the Fauquier County Zoning Ordinance) include:

- Swimming/Tennis (Racquet) facility, public or private
- Civic Center (governmental)
- Parks & Recreation Facilities (Governmental/Civic), nonathletic
- Recycling Containers, Governmental
- Governmental Athletic: Recreational Uses
- Business or Professional offices, over 20,000 sq ft.
- Indoor sports/activity complex 25,000 sq ft or less.
- Public safety facility (fire, rescue, police station or substation facility)
- Financial institutions.
- Repair service establishment.
- Laundry/dry cleaning.
- Photographic studio.
- Distribution center on 10 acres or less.
- Furniture repair, cabinet making, upholstery, less than 5,000 square feet
- Furniture repair, cabinet making, upholstery, more than 5,000 square feet
- Broadcasting studio
- Carpentry, plumbing, electrical, printing, welding, sheet metal shops
- Vehicle part sales, installation (not including repair garage)
- Truck and heavy equipment sales, rental and service
- Farm equipment sales, rental and service
- Recreational Vehicle Storage Area
- Auction Establishment
- Commercial storage and processing of bulk agricultural products .
- Warehousing including moving and storage establishments
- Wholesale trade establishment with associated retail sales (50,000 sf or under)
- Frozen food lockers
- Bottling plant
- Carpet and rug cleaning
- Enclosed laboratories and facilities for manufacturing, assembling and research and development
- Contractors office, shops and material storage yards with all equipment and materials contained entirely within building or completely screened from view
- Crop/livestock farm
- Horse farm
- Truck farm



**PERMITTED USES** (continued.... )

**Chaudrey Property**

- Plant nursery/greenhouse (less than 10,000 sf) wholesale only
- Greenhouse (more than 10,000 sf) wholesale only
- Plant nursery/greenhouse retail sales
- Forestry
- Lumber Yard with incidental retail sales less than 5,000 sf in size
- Electrical substation distribution centers and transformer stations
- 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
- Water and sewage pumping and storage facilities, below ground
- Major home occupations
- Preschool/Day Care Center/Nursery School
- Technical School, Indoor
- Carnival, Circus, festival, fair, tractor pull, horse show, dog show, steeplechase, pony ride, turkey shoot, sale of Christmas trees and other seasonal commodities and other similar activities
- Construction office for longer than 2 years
- Subdivision/apartment sales retail office for a period of longer than 2 years
- Firing range, skeet or trapshooting facility (indoor or out)
- Skating rink, ice or roller, non spectator
- Indoor sports/activity complex 25,000 or less
- Post office
- Museum
- Parks and Recreation Facilities (civic), athletic
- Fairgrounds
- Convenience Store
- Retail Sales in conjunction with Category 16 and 17
- Financial Institutional
- Business or Professional Office over 20,000 sf
- Eating Establishment
- Eating Establishment, fast food
- Repair service establishment more than 5,000 sf
- Laundry/dry cleaners/Laundromat
- Photographic studio
- Auto service station
- Automobile sales, rental and service (including motorcycles and recreational vehicles)
- Motor Vehicle wash
- Petroleum products bulk storage
- Any industrial use which is not contained entirely within a building or completely screened from view including contractor's office, shops, and material storage yards less than one acre
- Sawmills
- Abattoir (up to 4 acres)
- Dairy Farm
- Cattle feed lot greater than 300 head
- Swine farm greater than 20 sows
- Poultry Farm (over 1,000 birds)
- Orchard/Vineyard
- Distillation of industrial alcohol (ethanol) in accordance with a farming operation



**PERMITTED USES** (continued.... )

**Chaudrey Property**

- Motor freight terminal
- Truck Stop
- Bus/rail terminal

**USES ALLOWED IN THE SPECIAL ACCEPTION** (in the I-1 zone as indicated in Article 3, Part 3) include:

- Hotel
- Meeting Halls for social, fraternal, civic, public and similar organizations
- Technical School, Outdoor
- Skating rink, ice or roller, spectator sports
- Indoor sports/activity complex greater than 25,000 sf
- Arena/Stadium
- Public safety facility, (fire, rescue, police station, or substation facility)
- Solid waste transfer station (governmental)
- Parking facilities, public or private
- Governmental Facilities, county
- Drive-through facility in conjunction with any commercial business
- Wholesale trade establishment with associated retail sales (over 50,000 sf)
- Outdoor auction for automobiles, trucks, heavy equipment, farm equipment, boats, recreational vehicles & trailers
- Abattoir (more than 4 acres)
- Explosives Storage
- Above ground water and sewer pumping storage facilities
- Utility transmission facilities not subject to State Corporation Commission
- Sewage treatment system, disposal and water purification
- Telecommunication Facilities, radio, television, microwave antenna and transmitting equipment (over 80 feet).

**PERMITS APPROVED AND ON HAND**

**Easement Agreements**—are in place for the future extension of public utilities to the property including sewer, water, electric and telecommunications.

**Chaudrey Court** from Whiting Road was approved by Fauquier county in March 2010. Phase 1 of the road is ready for bonding and construction.

**LIST OF STUDIES COMPLETED**

1. Geotechnical Report
2. Phase 1 Environmental Report
3. Phase 1A Archeological Report
4. Endangered and Threatened Species (ETS) Review
5. Title Report
6. Top/Boundary Survey
7. Wetlands/Streams Delineation

Available upon request and execution of Confidentiality Agreement.



**Chaudrey Property**

**NO PROFFERS**

**CONSULTANTS**

- Zoning Attorney** Thomas J. Ross, Esquire  
Howard, Morrison, Ross & Whelan  
31 Garret Street, Warrenton Virginia 20186  
(540) 347-1000
- Civil Engineer** Carson, Ashley and Associates  
410 Rosedale Court, Warrenton Virginia 20186  
(540) 347-9191
- Public Improvement Plan Engineer** Carson, Ashley and Associates  
410 Rosedale Court, Warrenton Virginia 20186  
(540) 347-9191
- DEQ Wetlands** Angler Environmental  
12811 Randolph Ridge Lane, Manassas Virginia 20109  
(703) 393-4844

**TERMS OF SALE**

All CASH.  
Owner will also consider a Build to Suit for a Credit Worthy Tenant, as well as an unsubordinated ground lease.

**SALE PRICE**

\$5.00 per ground square foot in entirety.  
Smaller parcels will be considered.

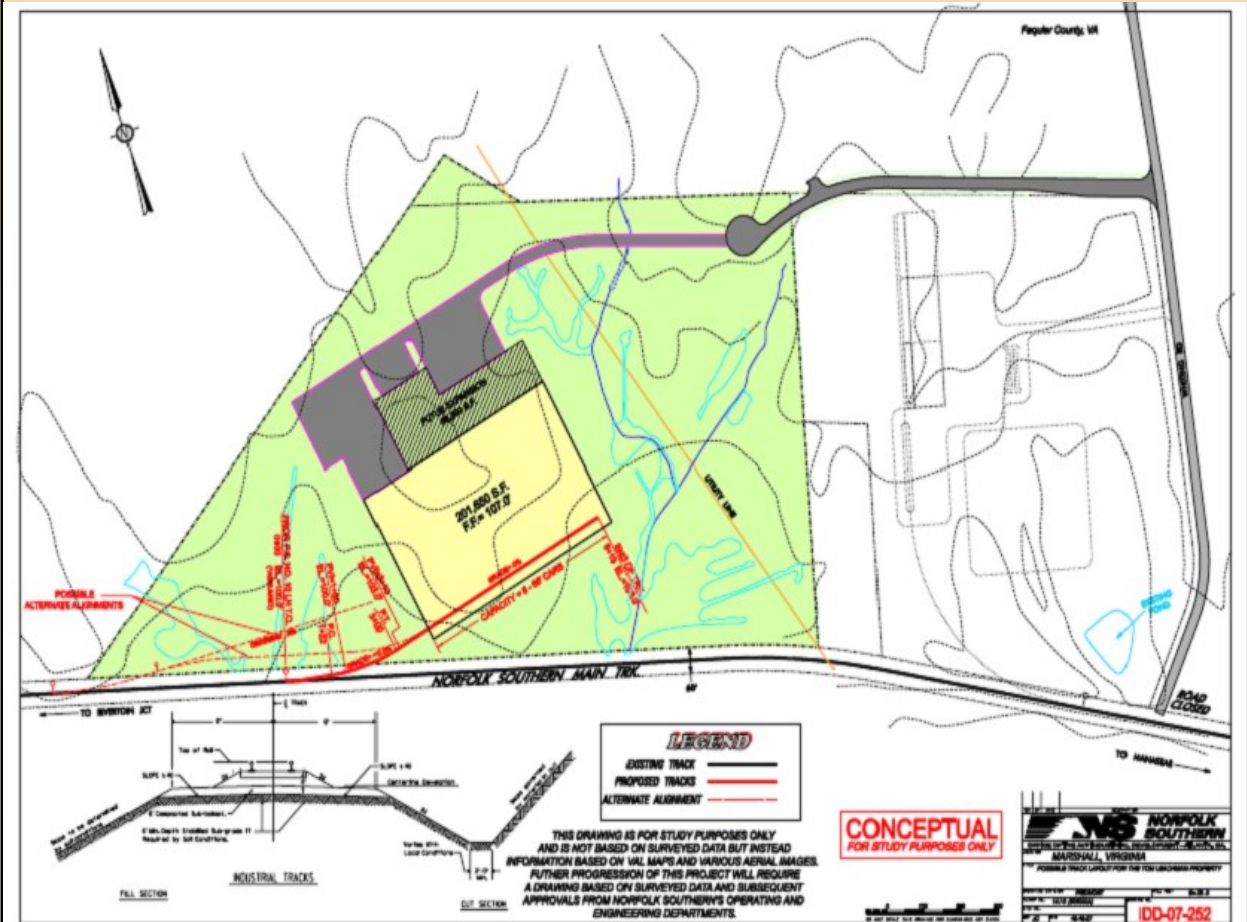
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**CHAUDREY PROPERTY**

**Generalized Development Plan**



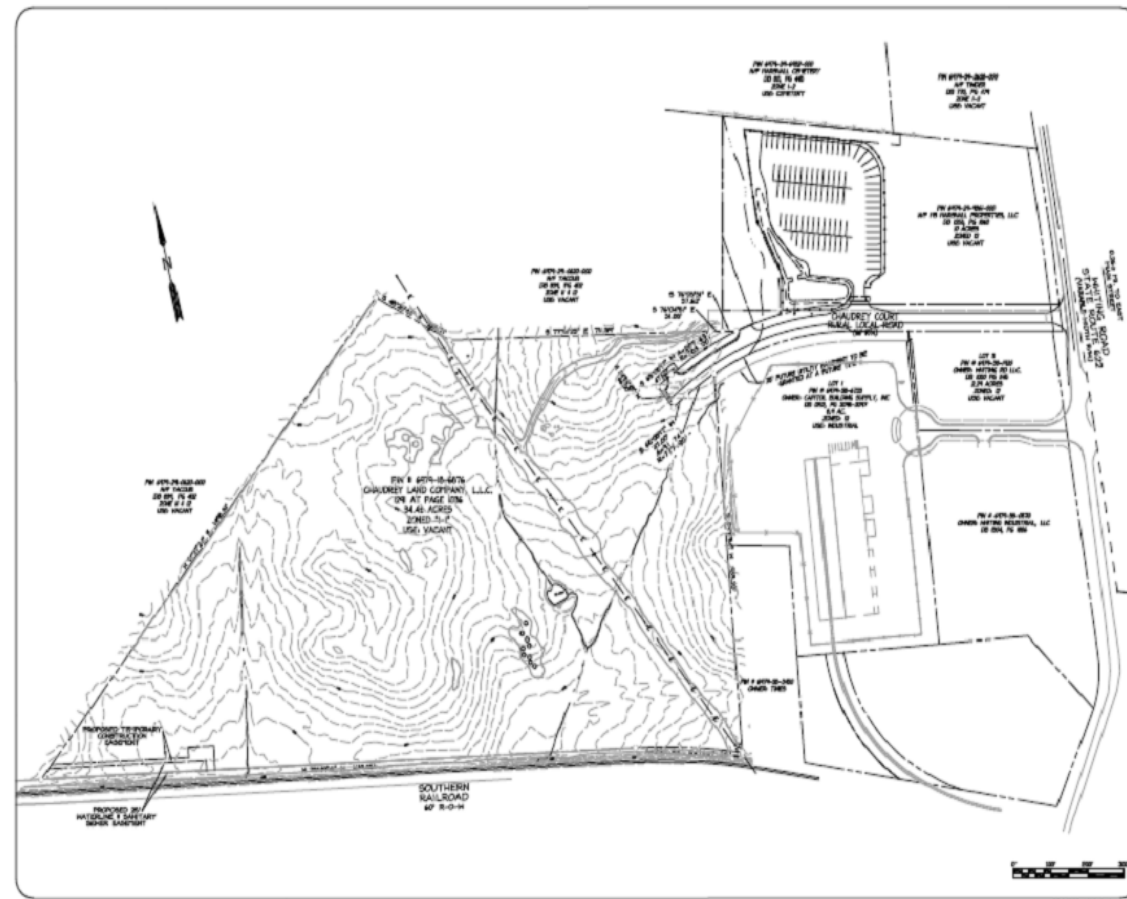
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# CHAUDREY PROPERTY

Boundary Plan



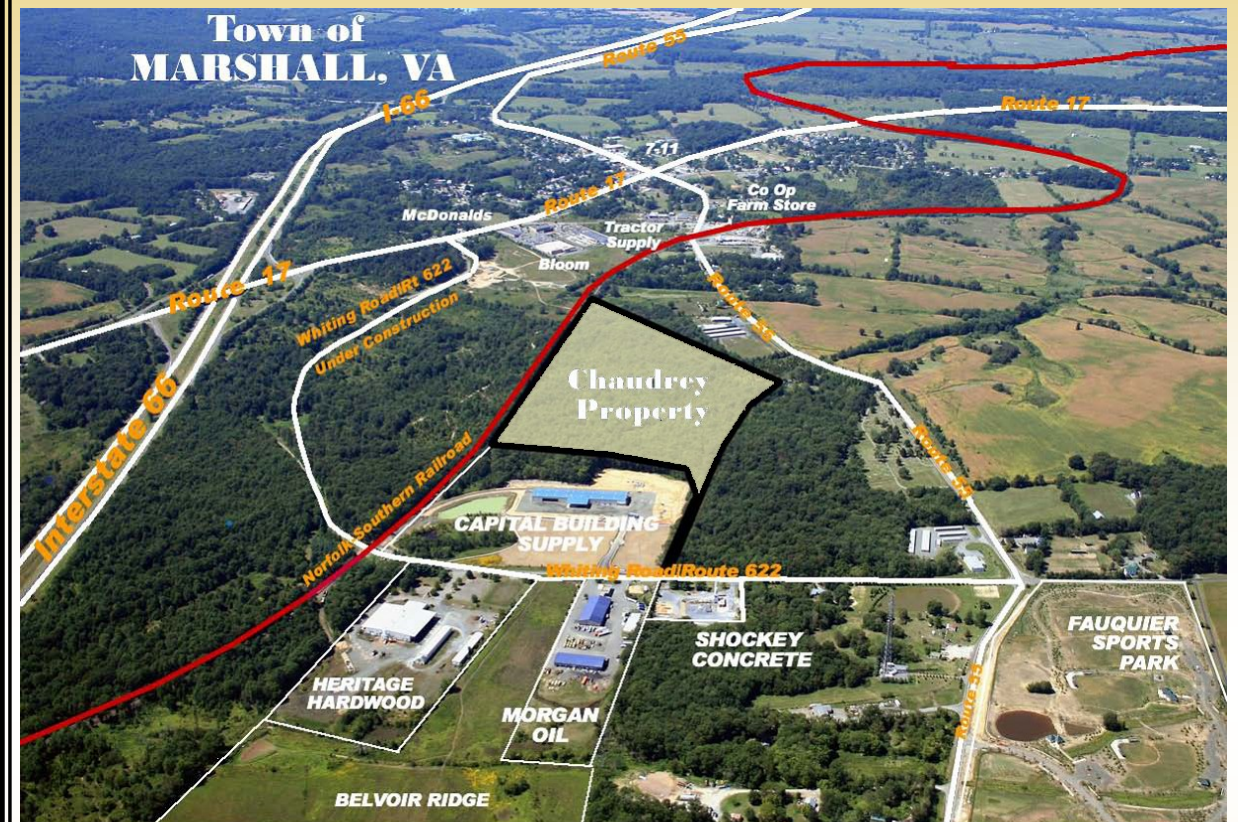
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# CHAUDREY PROPERTY

Aerial Image



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