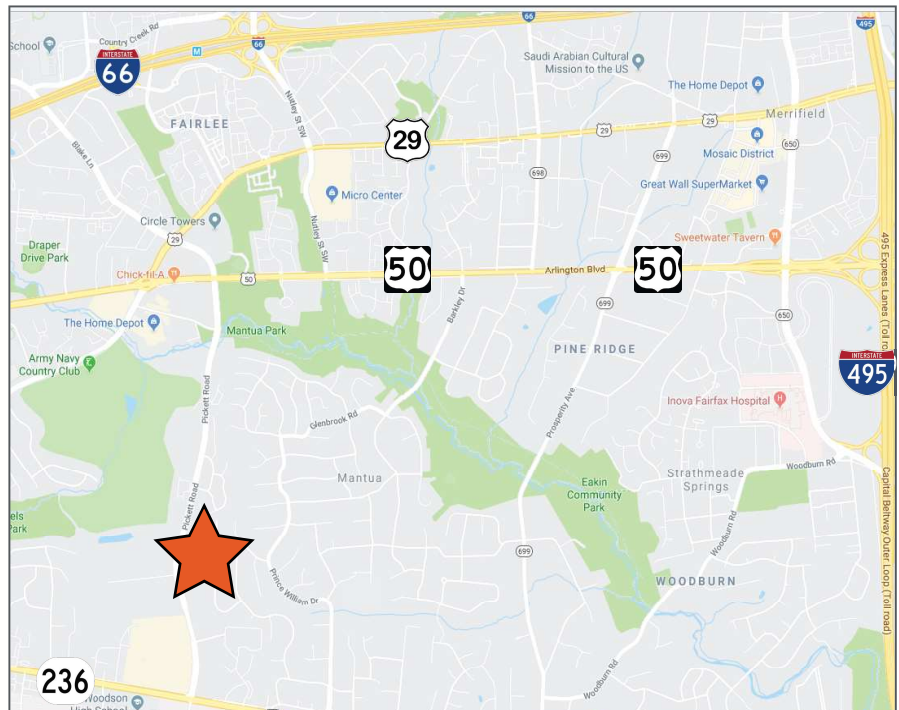




PROPERTY FEATURES:

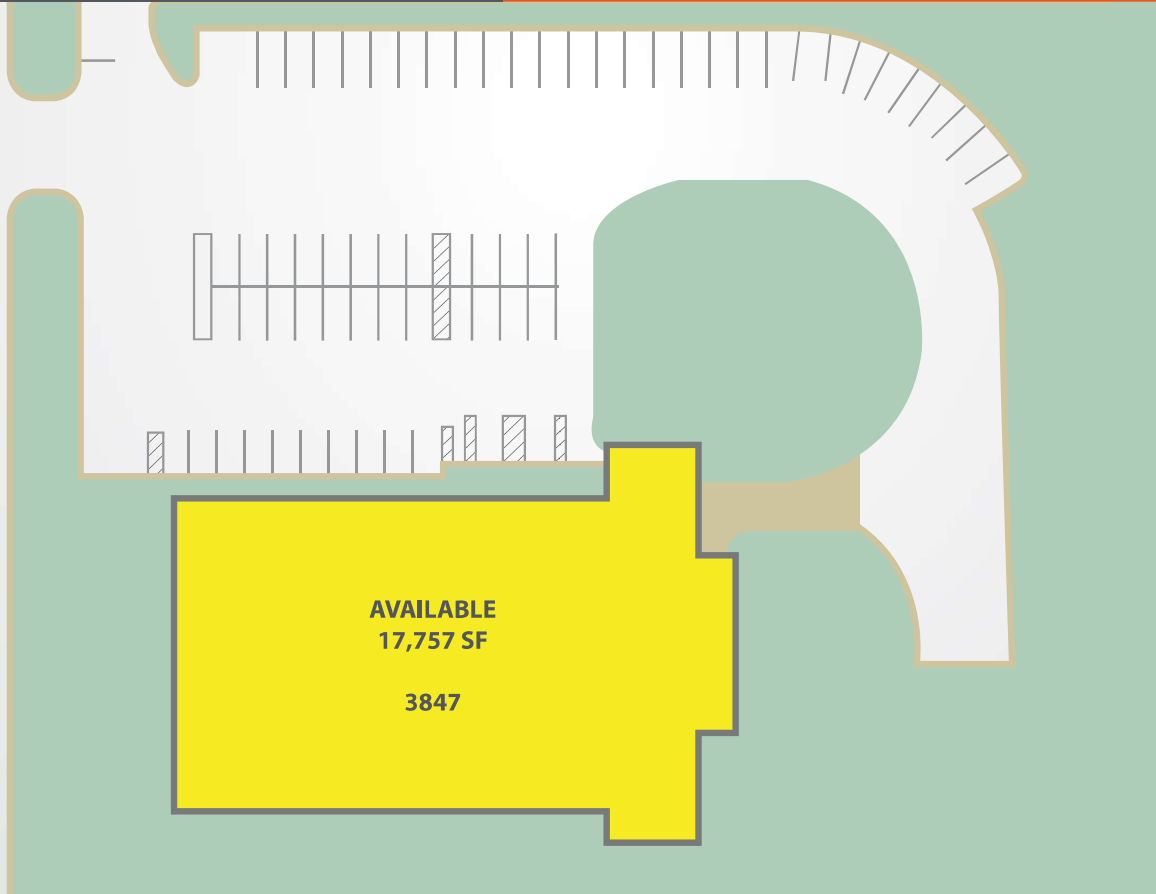
- 17,757 SF STANDALONE BUILDING ON 2.37 ACRE LOT
- Outdoor storage permitted by right
- Tremendous accessibility to major roads as the site is located between I-495 and I-66 as well as Route 50 and Route 236
- City of Fairfax zoned: Industrial Heavy (see chart for allowable uses)
- Ceiling height is 19.5' in the warehouse and 12.5' in the office
- Open to ground lease structures





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PICKETT ROAD - 27,000 VPD



USE TYPES/USE GROUPS*	NONRESIDENTIAL							SPECIFIC USE STANDARDS
	C L	C O	C R	C U	C G	I L	I H	
P = PERMITTED / S = SPECIAL USE (§6.7) / * = GROUP OF USES (§3.4.1)								
INDUSTRIAL USES								
Crematoriums						S	S	
Fuel sales, residential						P	P	§3.5.4.A
Manufacturing, general*							S	§3.5.4.B
Manufacturing, heavy*							S	§3.5.4.C
Manufacturing, limited*						P	P	§3.5.4.D
Petroleum storage and distribution							S	
Research and development*			S		S	P	P	
Self-service storage facilities						S	P	
Vehicle storage and towing						P	P	§3.5.4.E
Warehouse and freight movement*							P	
Waste service*						S	S	§3.5.4.F

