



## 80 ACRE LAND SALE

- 80.55 AC (3,508,758 SF)  
Industrial Land
- Zoning: I-1 and R-A

## NOTES

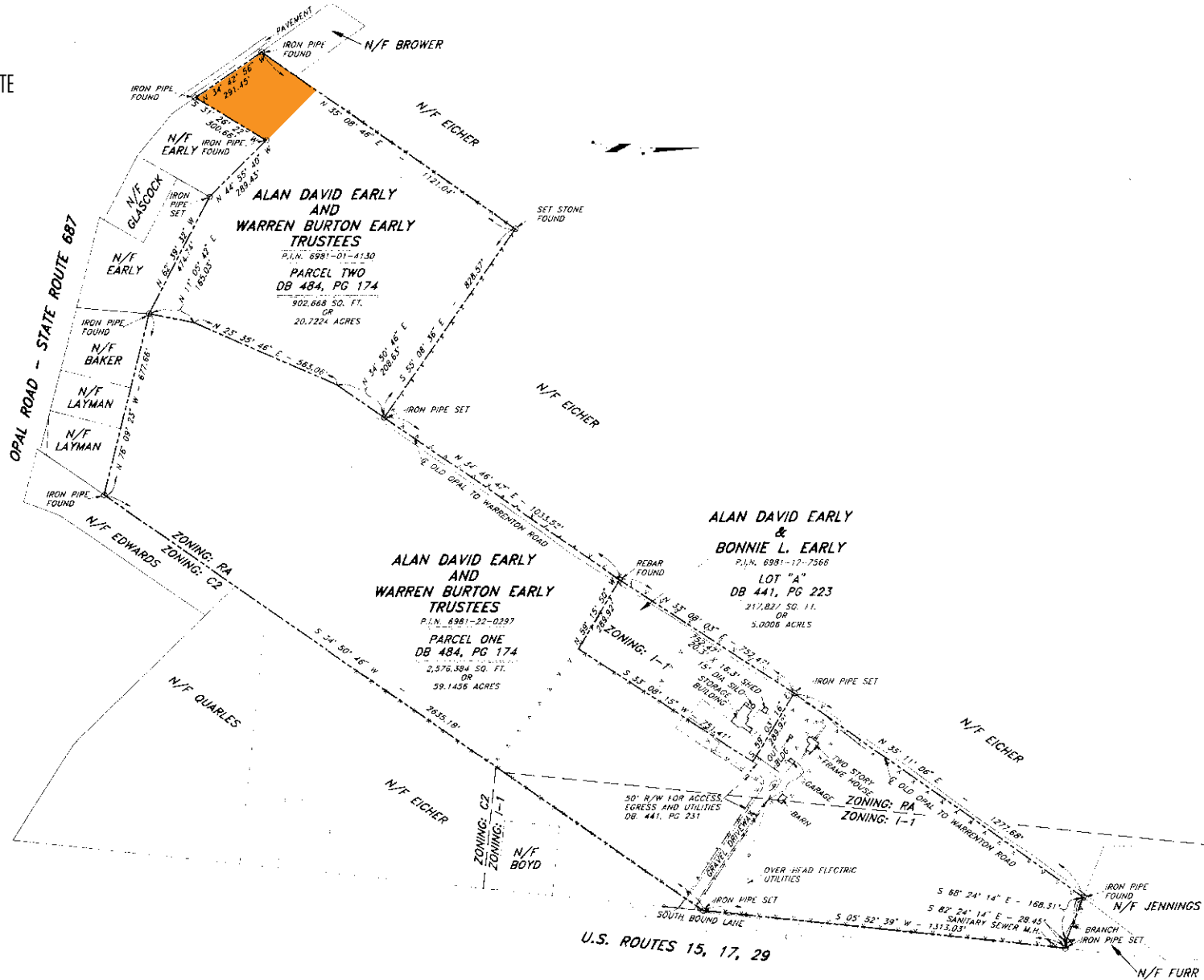
- Across the street from Fleet Fueling Station
- Power: Dominion Energy
- Water: Fauquier County Water and Sanitation Authority
- Fiber Providers:  
Multiple Carriers including:  
AT&T, Verizon, Fiberlight,  
XO Communications,  
Mid-Atlantic Broadband
- Near by amenities:  
Sheetz, McDonald's, Domino's  
Pizza, MAPCO, Exxon

# SITE PLAN

# 9734 JAMES MADISON HWY

WARRENTON, VA 20186

 WATER TANK SITE



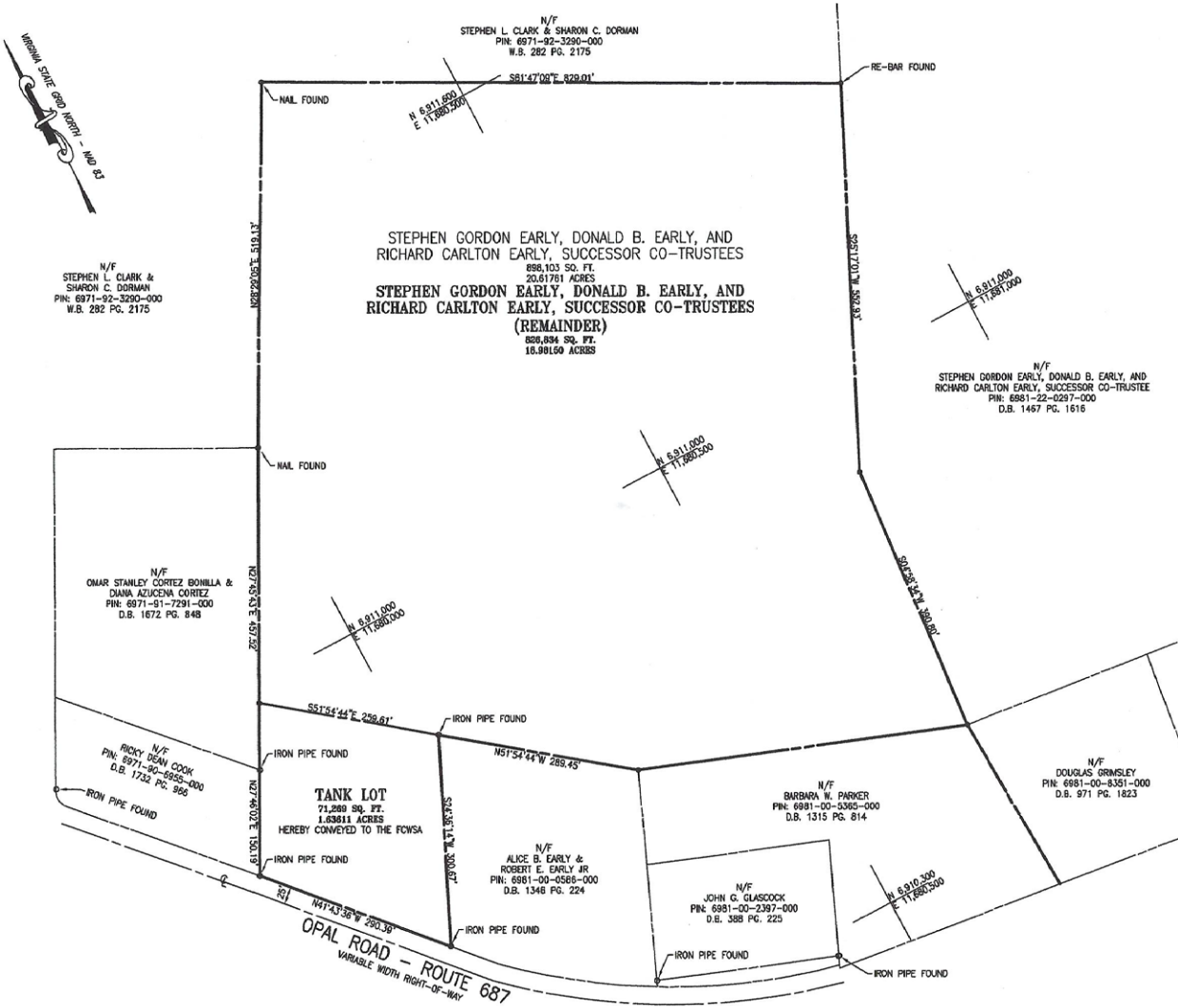
**TODD MCMANUS**  
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**JOSH KATZ**  
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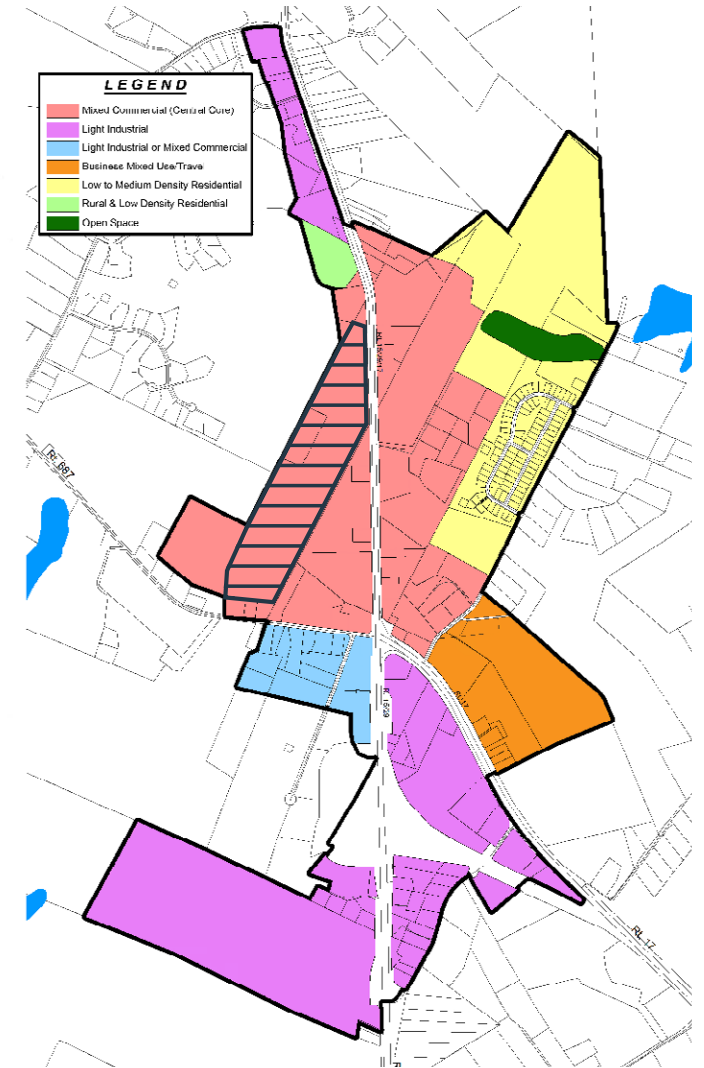
**CORY HOFFMAN**  
choffman@crea-inc.com | 301-529-9025



### WATER TANK SITE



### OPAL SERVICE DISTRICT PLAN





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WARRENTON, VA 20186

## FOR MORE INFORMATION, PLEASE CONTACT:

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