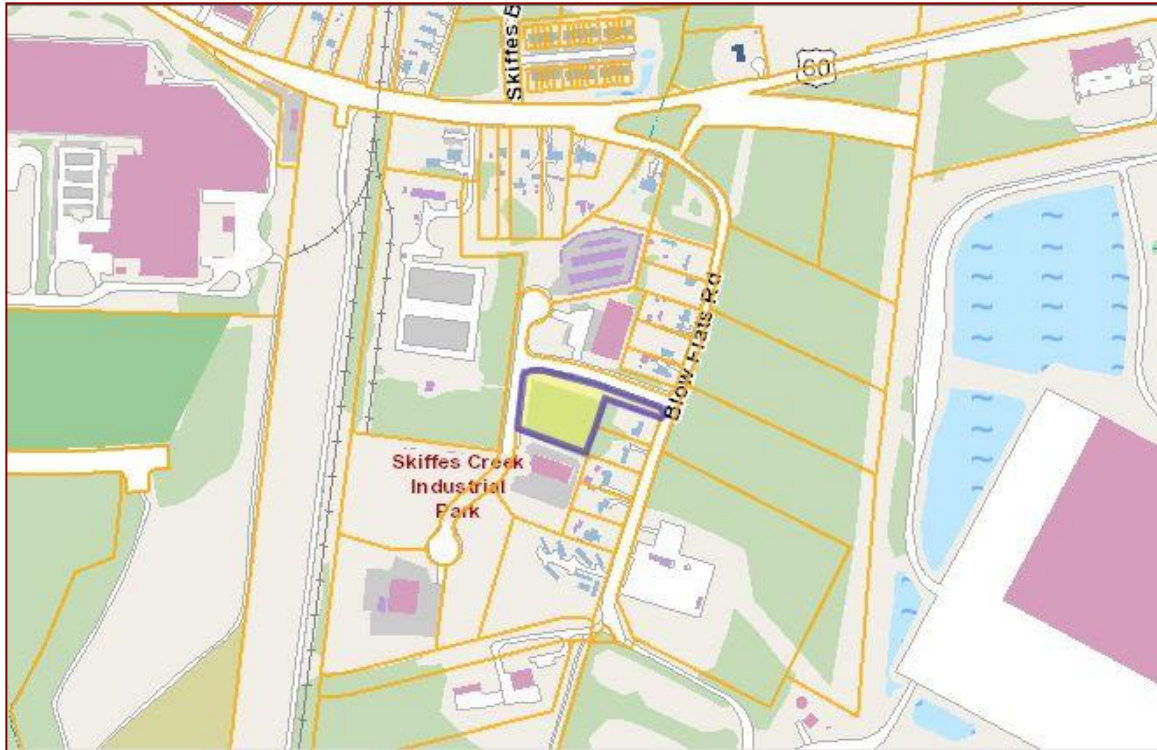


For Sale

Rare M2 Industrial Land
9201 Commerce Boulevard
Williamsburg, Virginia 23185



**Campana
Waltz**
Commercial Real Estate, LLC

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Vince Campana

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

Vince@CampanaWaltz.com

www.CampanaWaltz.com

*This information was obtained from sources deemed to be reliable, but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*

FOR SALE

Location: 9201 Commerce Boulevard Williamsburg, Virginia 23185 (James City County)

Description: This offering is for an industrial parcel of land located in the Skiffes Creek Industrial Park directly off of Blow Flats Road in James City County, Virginia. The property has M2 zoning which is the least restrictive industrial use that James City County offers! Additionally, this site is located in a planned industrial subdivision with all utilities ready to be tapped and a communal storm water plan for every property within the park – alleviating the need for an onsite BMP! This is the last developable parcel in Skiffes Creek Industrial Park, the entryway parcel to the park, and is also the highest elevated property in the park! Most importantly – VDOT's Skiffes Creek Connector is slated to be finished by the end of 2022 which will provide future owners faster and easier access to Interstate 64! Without question this is an absolute 'rare find' for industrial development on the peninsula and one of the last of it's kind in the entire county!

Sale Price: **\$280,000.00**

Zoning: M2: General Industrial

Acreage: 1.73 acres

General Information:

- Rare opportunity
- Located James City County
- Future access to I-64
- Surrounded by numerous Industrial users including the Wal-Mart Distribution Center
- Most inclusive zoning in the county

For Additional Information, Please Contact:

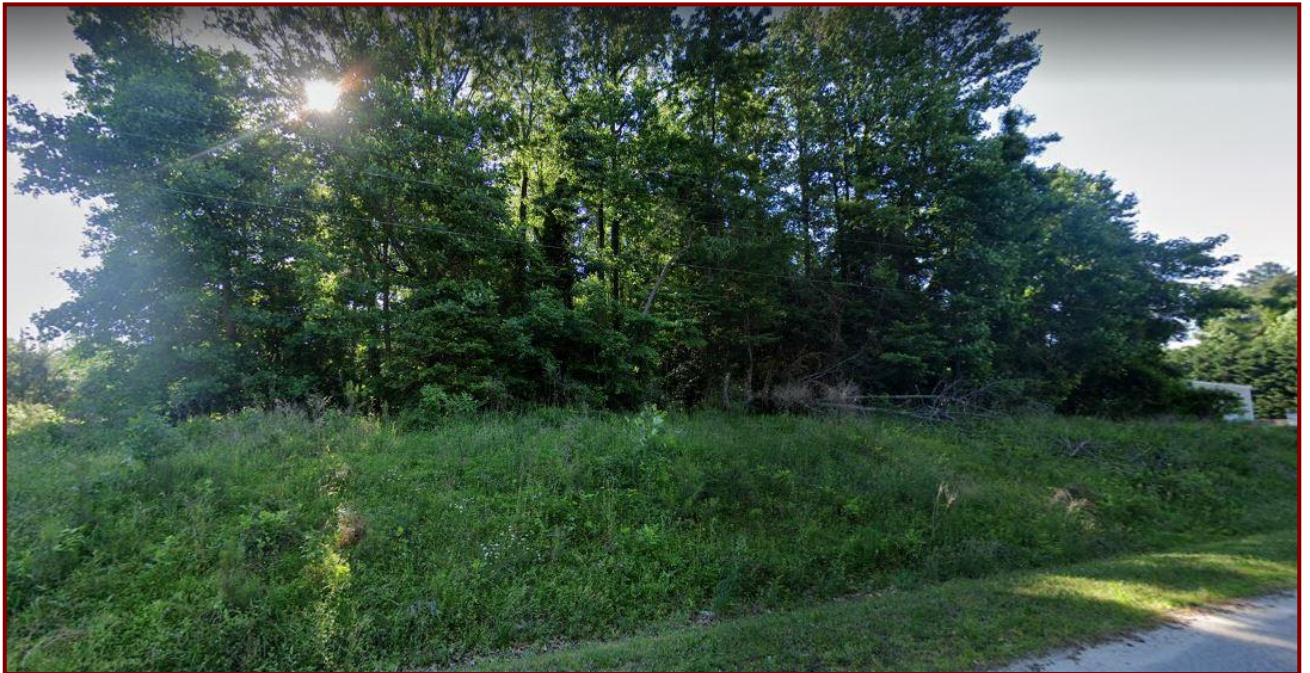
Vince Campana

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Photographs



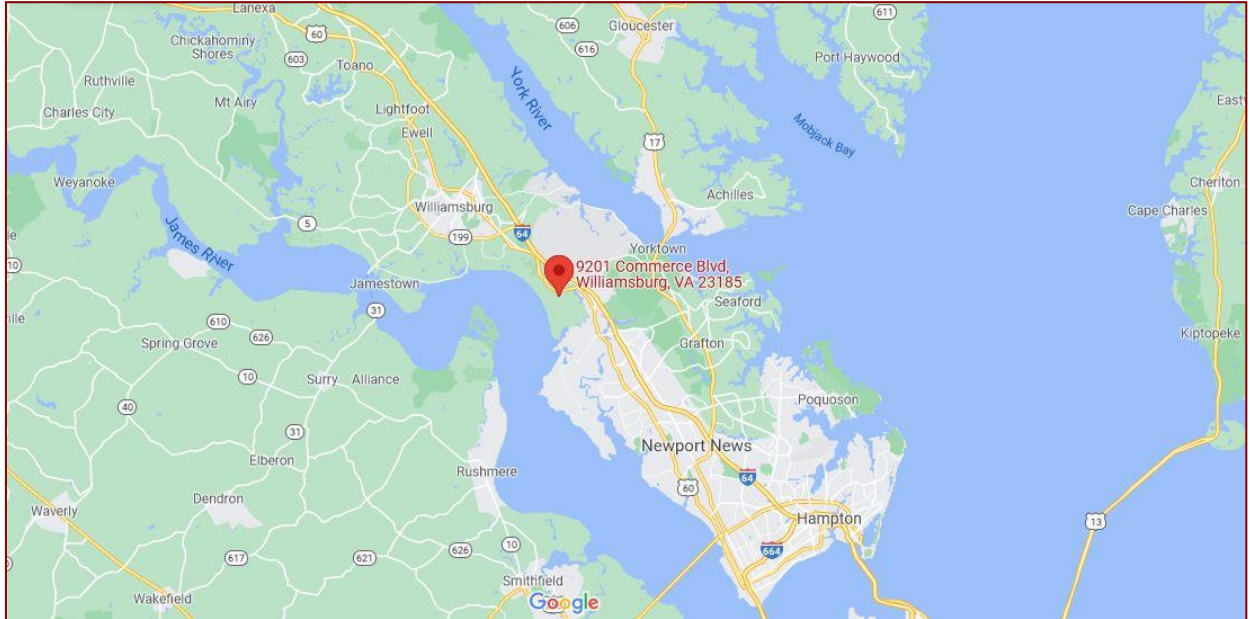
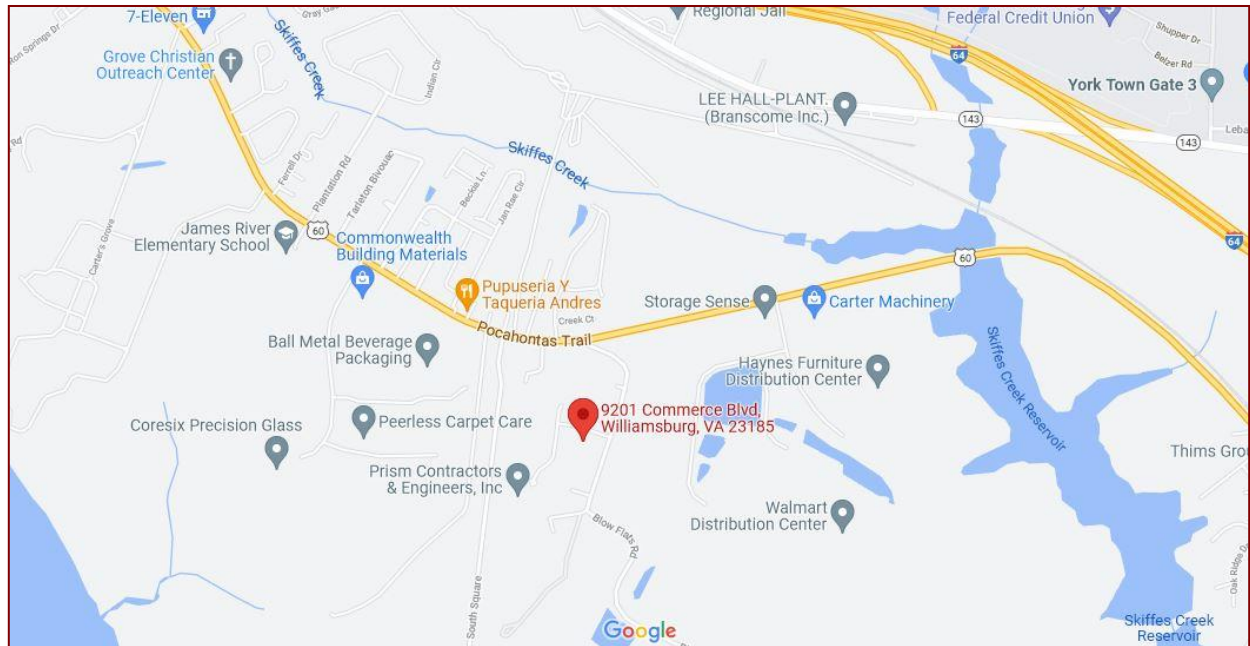
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This offer subject to errors and omissions, or withdrawal, without notice.*

VDOT Skiffes Creek Connector



*This information was obtained from sources deemed to be reliable, but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*

Maps



*This information was obtained from sources deemed to be reliable, but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*



Use Category	Use List	Permitted Uses	Specially Permitted Uses
Residential	An apartment or living quarters for a guard, caretaker, proprietor or the person employed on the premises, which is clearly secondary to the commercial or industrial use of the property	P	
Commercial	Accessory uses and structures as defined in section 24-2	P	
	Beekeeping in accordance with section 24-47.1	P	
	Business and professional offices	P	
	Child day care centers as an accessory use to other permitted uses	P	
	Contractor offices, equipment storage yards, shops and warehouses (with materials and equipment storage limited to a fully enclosed building or screened from adjacent property with landscaping and fencing with a maximum height of 12 feet)	P	
	Convenience stores; if fuel is sold, then in accordance with section 24-38		SUP
	Data processing centers	P	

Use Category	Use List	Permitted Uses	Specially Permitted Uses
	Firearms sales and service	P	
	Health and exercise clubs, fitness centers as an accessory use to other permitted uses	P	
	Heliports, helistops and accessory uses		SUP
	Hospitals		SUP
	Indoor sport facilities, including firing and shooting ranges	P	
	Janitorial service establishments	P	
	Kennels and animal boarding facilities	P	
	Laboratories, research and development centers	P	
	Laser technology production	P	
	Lumber and building supply (with storage limited to a fully enclosed building or screened from adjacent property with landscaping and fencing with a maximum height of 12 feet)	P	

Use Category	Use List	Permitted Uses	Specially Permitted Uses
	Machinery sales and service (with storage and repair limited to a fully enclosed building or screened from adjacent property with landscaping and fencing with a maximum height of 12 feet)	P	
	Marinas, docks, piers, yacht clubs, boat basins, boat storage and servicing, repair and sale facilities for the same; if fuel is sold, then in accordance with section 24-38	P	
	Marine or waterfront businesses to include the receipt, storage and transshipment of waterborne commerce or seafood receiving, packaging or distribution	P	
	Medical clinics or offices, including emergency care and first aid centers as an accessory use to other permitted uses	P	
	Mobile food vending vehicles in accordance with section 4-49	P	
	Nurseries	P	
	Off-street parking as required by article II, division 2 of this chapter	P	

Use Category	Use List	Permitted Uses	Specially Permitted Uses
	Outdoor centers of amusement, including miniature golf, bumper boats and waterslide parks		SUP
	Outdoor sports facilities, including golf courses, driving ranges, batting cages and skate parks		SUP
	Pawnshops		SUP
	Payday/title loan establishments		SUP
	Plumbing and electrical supply and sales (with storage limited to a fully enclosed building or screened from adjoining property with landscaping and fencing with a maximum height of 12 feet)	P	
	Printing, mailing, lithographing, engraving, photocopying, blueprinting and publishing establishments	P	
	Private streets within qualifying industrial parks in accordance with article II, division 2 of this chapter	P	
	Research, development and design facilities or laboratories	P	

Use Category	Use List	Permitted Uses	Specially Permitted Uses
	Restaurants, tea rooms, coffee shops, taverns, and micro-breweries, not to include fast food restaurants as an accessory use to other permitted uses	P	
	Retail sales of products related to the main use, provided that the floor area for retail sales comprises less than 25 percent of the first floor area of the main use	P	
	Security service offices	P	
	Truck stops; if fuel is sold, then in accordance with section 24-38		SUP
	Truck terminals; if fuel is sold, then in accordance with section 24-38		SUP
	Vehicle service stations; if fuel is sold, then in accordance with section 24-38	P	
	Veterinary hospitals (with all activities limited to a fully enclosed building with the exception of supervised animal exercise)	P	
	Warehousing, wholesaling, storage and distribution centers	P	

Use Category	Use List	Permitted Uses	Specially Permitted Uses
	Water impoundments, new or expansion of, less than 50 acres and with dam heights of less than 25 feet	P	
	Water impoundments, new or expansion of, greater than 50 acres, or with dam heights of 25 feet or more		SUP
	Water well drilling establishments	P	
Civic	Fire stations	P	
	Governmental offices	P	
	Nonemergency medical transport	P	
	Post offices	P	
	Schools		SUP
Utility Uses	Communications facilities (public or private) in compliance with article II, division 6 of this chapter.	P	

Use Category	Use List	Permitted Uses	Specially Permitted Uses
	Communications facilities (public or private) in compliance with article II, division 6 of this chapter.		SUP
	Electrical generation facilities (public or private), steam generation facilities, electrical substations with a capacity of 5,000 kilovolt amperes or more and electrical transmission lines capable of transmitting 69 kilovolts or more		SUP
	Railroad facilities including tracks, bridges and switching stations. Spur lines which are to serve and are accessory to existing or proposed development adjacent to existing railroad rights-of-way and track and safety improvements in existing railroad rights-of-way, are permitted generally and shall not require a special use permit		SUP
	Telephone exchanges and telephone switching stations	P	

Use Category	Use List	Permitted Uses	Specially Permitted Uses
	Transmission pipelines, public or private, including pumping stations and accessory storage, for natural gas, propane gas, petroleum products, chemicals, slurry coal and any other gases, liquids or solids. Extensions for private connections to existing pipelines, which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, are permitted generally and shall not require a special use permit		SUP
	Water facilities (public or private) and sewer facilities (public), including, but not limited to, treatment plants, pumping stations, storage facilities and transmission mains, wells and associated equipment, such as pumps to be owned and operated by political jurisdictions. The following are permitted generally and shall not require a special use permit:		SUP
	(a) Private connections to existing mains that are intended to serve an individual customer and that are accessory to existing or proposed development, with no additional connections to be made to the line; and		
	(b) Distribution lines and local facilities within a development, including pump stations		

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Open	Timbering, in accordance with section 24-43	P	
Industrial	Asphalt mixing plants		SUP
	Boiler shops	P	
	Breweries and other associated activities	P	
	Crushed stone, sand, gravel, or mineral mining; storage and distribution of same		SUP
	Drop forge industries, manufacturing, forgings with a power hammer	P	
	Heavy equipment sales and service (with major repair limited to a fully enclosed building or screened from adjacent property with landscaping and fencing with a maximum height of 12 feet)	P	
	Industrial dry cleaners or laundries	P	
	Industrial or technical training centers or schools	P	

Use Category	Use List	Permitted Uses	Specially Permitted Uses
	Manufacture and assembly of musical instruments, toys, novelties, and rubber and metal stamps	P	
	Manufacture and bottling of soft drinks, water and alcoholic beverages	P	
	Manufacture and compounding of chemicals		SUP
	Manufacture and processing of acrylic and synthetic fibers	P	
	Manufacture and processing of textiles and textile products	P	
	Manufacture and sale of manufactured homes, mobile homes, modular homes and industrialized housing units	P	
	Manufacture and sale of wood and wood products	P	
	Manufacture and storage of ice, including dry ice	P	
	Manufacture, assembly, or fabrication of sheet metal products	P	

Use Category	Use List	Permitted Uses	Specially Permitted Uses
	Manufacture, compounding, assembly or treatment of products made from previously prepared paper, plastic, metal, textiles, tobacco, wood, paint, fiberglass, glass, rubber, leather, cellophane, canvas, felt, fur, horn, wax, hair, yarn, and stone	P	
	Manufacture, compounding, processing and packaging of cosmetics, toiletries and pharmaceutical products	P	
	Manufacture, compounding, processing or packaging of food and food products, but not the slaughter of animals		SUP
	Manufacture of batteries	P	
	Manufacture of boats, marine equipment and boat trailers	P	
	Manufacture of cans and other metal products from previously processed metals	P	
	Manufacture of carpets and carpet yarns	P	

Use Category	Use List	Permitted Uses	Specially Permitted Uses
	Manufacture of cement, lime, gypsum, bricks and non-previously prepared stone products (i.e., stone and rock used for general erosion and sediment control or road construction)		SUP
	Manufacture of furniture	P	
	Manufacture of glass and glass products	P	
	Manufacture of pottery and ceramic products using kilns fired by gas or electricity	P	
	Manufacture or assembly of aircraft and aircraft parts	P	
	Manufacture or assembly of appliances, tools, firearms, hardware products and heating, cooling or ventilation equipment	P	
	Manufacture or assembly of automobiles, trucks, machinery or equipment	P	
	Manufacture or assembly of electronic instruments, electronic devices or electronic components	P	

Use Category	Use List	Permitted Uses	Specially Permitted Uses
	Manufacture or assembly of medical, drafting, metering, marine, photographic and mechanical instruments and equipment	P	
	Metal foundry and heavy weight casting	P	
	Petroleum refining		SUP
	Petroleum storage and retail distribution		SUP
	Processing, assembly and manufacture of light industrial products or components, with all storage, processing, assembly and manufacture conducted indoors or under cover, with no dust, noise, odor or other objectionable effect		SUP
	Propane storage, distribution or sale		SUP
	Ready mix concrete production		SUP
	Recycling center or plant	P	
	Resource recovery facilities		SUP

Use Category	Use List	Permitted Uses	Specially Permitted Uses
	Solid waste transfer stations and container sites, public or private		SUP
	Structural iron and steel fabrication	P	
	Vehicle graveyards and scrap metal storage yards		SUP
	Waste disposal facilities		SUP
	Welding and machine shops including punch presses and drop hammers	P	
	Wood preserving operations		SUP



Parcel ID (PIN) 5920500006
LRSN 22346
Property Address: 9201 COMMERCE BLVD
 WMSBURG, VA 23185
Subdivision: Skiffes Creek Industrial Park
Owner's Name: C M VENTURES L.L.C.
Mailing Address: 4 HIAWATHA CT
 WILLIAMSBURG, VA 231853109

General Information

Property Class:	404, Commercial & Industrial	VA Senate District:	1
Zoning:	M2 General Industrial	VA House District:	93
Zoning (additional):	No Data	Congressional District:	2
Air Approach:	No	Election District:	Roberts
Legal Acreage:	1.72	Voting Precinct:	Roberts A
Property Description:	L-6 SKIFFES CREEK INDUSTRIAL PARK	Polling Place:	James River Elementary School
Primary Service Area:	Yes	Census:	801.02
		Protective Active Zone (PAZ):	18D

To confirm utility information please contact JCSA at 757-229-7421

Schools

Elementary School: James River
Middle School: James Blair
High School: Jamestown

Assessment Information

Valuation as of:	January 1, 2019	January 1, 2020	January 1, 2021
Effective for Billing:	July 1, 2019	July 1, 2020	July 1, 2021
Land Value:	\$75,500.00	\$75,500.00	\$75,500.00
Improvement Value:	\$0.00	\$0.00	\$0.00
Total Value:	\$75,500.00	\$75,500.00	\$75,500.00

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/Pg
VIRGINIA TRUSSES INC	9/8/2000	\$70,000.00	000017026
No Data	1/5/1998	\$0.00	980000047
No Data	No Data	No Data	No Data

Improvements

Year Built: No Data
Stories: No Data

Approximate Square Footage		Rooms		Construction	
Finished (Above Grade):	No Data	Total:	No Data	Foundation:	No Data
Basement:	No Data	Bedrooms:	No Data	Exterior:	No Data
Attached Garage:	No Data	Full Baths:	No Data	Central A/C:	No Data
Detached Garage:	No Data	Half Baths:	No Data	Out Buildings:	No Data
Enclosed Porch:	No Data				
Open Porch:	No Data				
Deck:	No Data				

Property Tax Information

Balance Due: \$317.10
Calculated as of : 01/20/2022

Year	Install #	Type	Due Date	Tax Amount	Tax Billed*	Penalty Billed	Interest Billed	Tax Paid	Penalty Paid	Interest Paid	Date Paid	Balance Due
2021	2	Tax	6/6/2022	\$317.10	\$317.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No Data	\$317.10
2021	1	Tax	12/6/2021	\$317.10	\$317.10	\$0.00	\$0.00	\$317.10	\$0.00	\$0.00	11/22/2021	\$0.00
2020	2	Tax	6/7/2021	\$317.10	\$317.10	\$0.00	\$0.00	\$317.10	\$0.00	\$0.00	5/18/2021	\$0.00
2020	1	Tax	12/7/2020	\$317.10	\$317.10	\$0.00	\$0.00	\$317.10	\$0.00	\$0.00	11/17/2020	\$0.00
2019	2	Tax	6/5/2020	\$317.10	\$317.10	\$0.00	\$0.00	\$317.10	\$0.00	\$0.00	5/18/2020	\$0.00
2019	1	Tax	12/5/2019	\$317.10	\$317.10	\$0.00	\$0.00	\$317.10	\$0.00	\$0.00	12/2/2019	\$0.00
2018	2	Tax	6/5/2019	\$317.10	\$317.10	\$0.00	\$0.00	\$317.10	\$0.00	\$0.00	5/20/2019	\$0.00
2018	1	Tax	12/6/2018	\$317.10	\$317.10	\$0.00	\$0.00	\$317.10	\$0.00	\$0.00	11/13/2018	\$0.00
2017	2	Tax	6/5/2018	\$317.10	\$317.10	\$0.00	\$0.00	\$317.10	\$0.00	\$0.00	6/4/2018	\$0.00
2017	1	Tax	12/5/2017	\$317.10	\$317.10	\$0.00	\$0.00	\$317.10	\$0.00	\$0.00	12/5/2017	\$0.00
2016	2	Tax	6/5/2017	\$317.10	\$317.10	\$0.00	\$0.00	\$317.10	\$0.00	\$0.00	5/19/2017	\$0.00
2016	1	Tax	12/5/2016	\$317.10	\$317.10	\$0.00	\$0.00	\$317.10	\$0.00	\$0.00	11/18/2016	\$0.00
2015	2	Tax	6/6/2016	\$317.10	\$317.10	\$0.00	\$0.00	\$317.10	\$0.00	\$0.00	5/16/2016	\$0.00
2015	1	Tax	12/7/2015	\$317.10	\$317.10	\$0.00	\$0.00	\$317.10	\$0.00	\$0.00	11/25/2015	\$0.00

*The Tax Billed amount is based on the assessment of the property multiplied by the current tax rate, less any tax relief and/or exemption if applicable

Real estate taxes are assessed on Fiscal Year (July-June) and billed (in arrears) in two installments due December 5th and June 5th of each year.

Taxes due December 5th relate to July through December.

Taxes due June 5th relate to January through June.



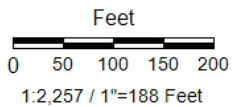
Legend

□ Parcels



Title: Parcels

Date: 1/20/2022



DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and James City County is not responsible for its accuracy or how current it may be.

AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the:

Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

Campana Waltz Commercial Real Estate, LLC is the _____ Listing Broker, _____ Buyer Broker, _____ Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC