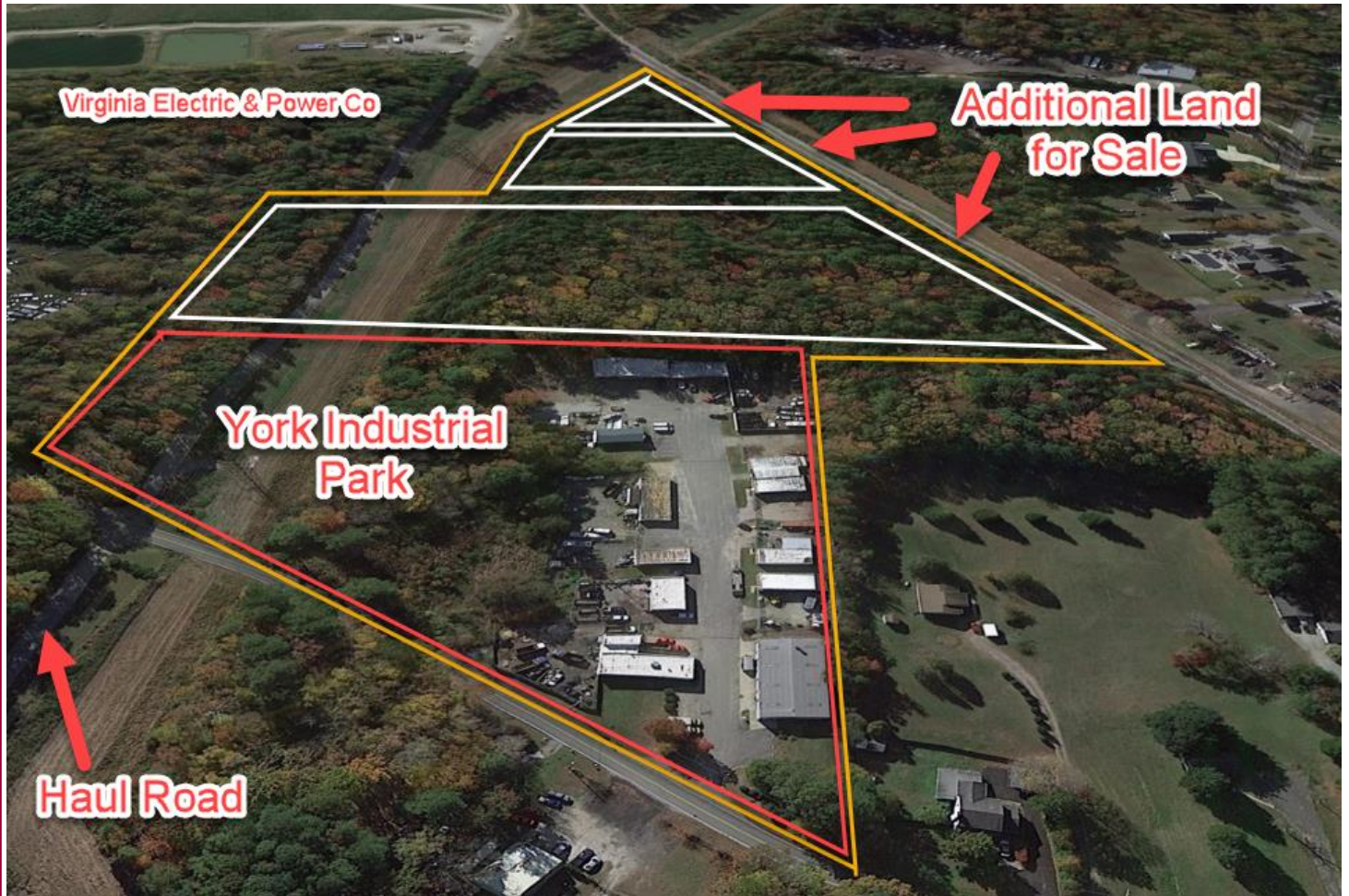


# For Sale

## York Industrial Park

### \*Incoming Producing\*

2365, 2367, 2401, 2413, & 2413 Z1 Wolf Trap Road  
Yorktown, Virginia



*\* Picture not to scale, for illustration purposes only \**

**Campana Waltz Commercial Real Estate, LLC - EAST**

**Travis Waltz**

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.231.5516

[Travis@CampanaWaltz.com](mailto:Travis@CampanaWaltz.com)

[www.CampanaWaltz.com](http://www.CampanaWaltz.com)

**757-231-5516**

**Waltz**

COMMERCIAL REAL ESTATE LLC - EAST

*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**  
**2365, 2367, 2401, 2413, & 2413 Z1 Wolf Trap Road**  
**Yorktown, Virginia**

**Location:** 2365, 2367, 2401, 2413, 2413 Z1 Wolf Trap Road, Yorktown, Virginia

**Description:** A unique opportunity to buy York Industrial Park which is located in the heart of York County, Virginia. This is an incoming producing property with 18 well-established tenants in place, financials available upon request. The Industrial Park consists of approximately +/- 21,000 square feet of improvements and sits on +/- 7 acres. 10 Various free-standing buildings include 3 phase power, new roofs, fenced in yards, self-storage units, and 13 additional acres for expansion. Approximately 20 acres in total.

**Total Property: Approximately 20 Acres.**

**Sale Price Options:**

A) The Sales Price for the Property at its entirety is as follows:

Three Million Five Hundred Fifty Thousand and 00/100 Dollars (\$3,550,000.00)

*+/- 21,000 square feet of improvements and +/- 20 acres*

B) The Sales Price for the Industrial Park only is as follows:

Two Million Six Hundred Thousand and 00/100 Dollars (\$2,600,000.00)

*+/- 21,000 square feet of improvements and +/- 7 acres*

C) The Sales Price for the Heavy Industrial Land only is as follows:

Nine Hundred Fifty Thousand and 00/100 Dollars (\$950,000.00)

*13 Undeveloped acres (Approximately 12 developable acres)*

**\*CALL AGENT FOR CONFIDENTIALITY AGREEMENT & FINANCIAL INFORMATION \***

**Zoning:** IG General Industrial For Entire Property +/- 20 Acres

[Sec. 24.1-306. - Table of land uses. | Code of Ordinances | York County, VA | Municode Library](#)

**Additional Information:**

- Tax Map
- Base Map
- Location Maps

**For Additional Information, Please Contact:**

**Travis M. Waltz**

Campana Waltz Commercial Real Estate, LLC - EAST

11832 Fishing Point Drive, Suite 400

Newport News, Virginia, 23606

757.231.5516

[Travis@CampanaWaltz.com](mailto:Travis@CampanaWaltz.com)

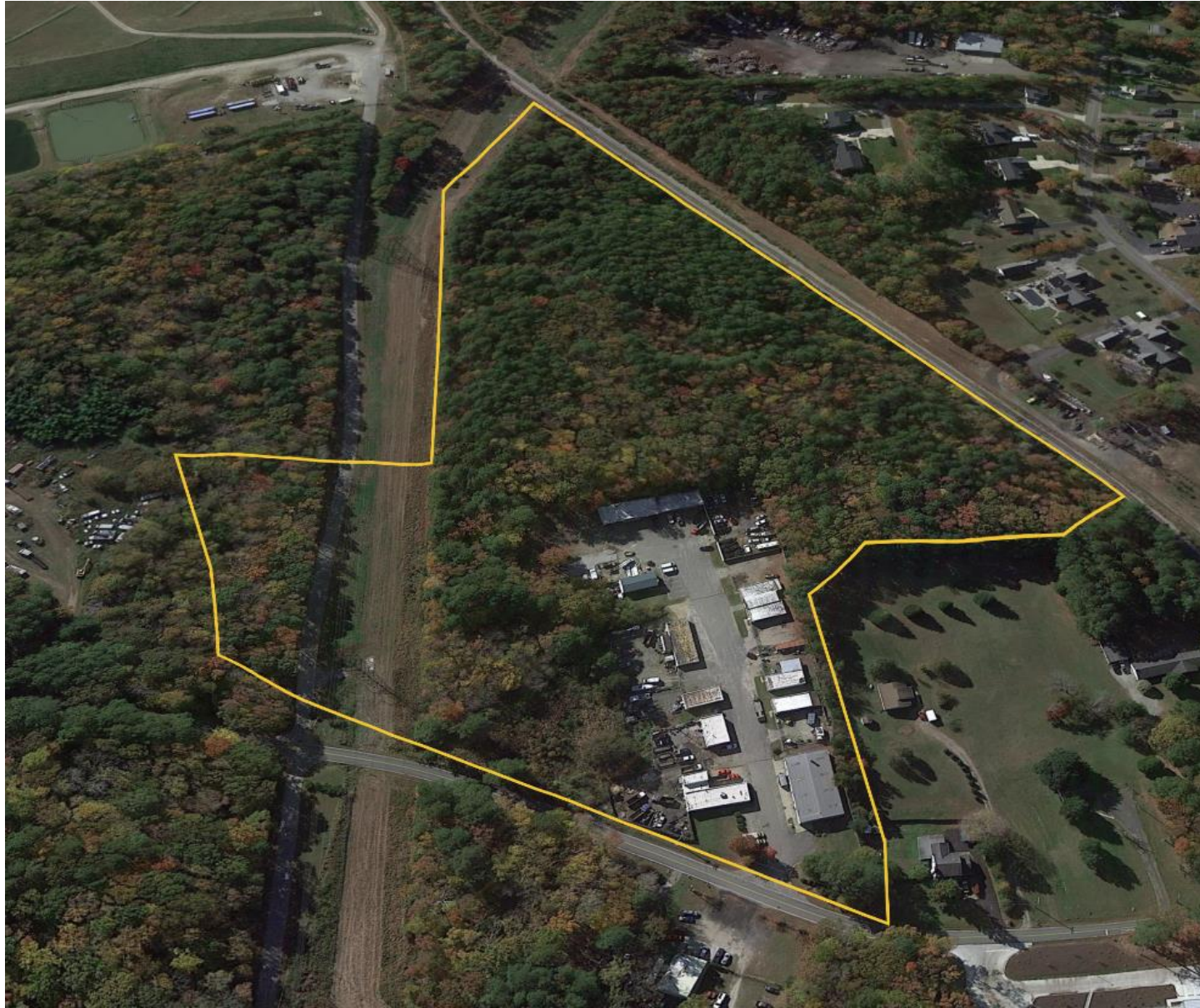
[www.CampanaWaltz.com](http://www.CampanaWaltz.com)



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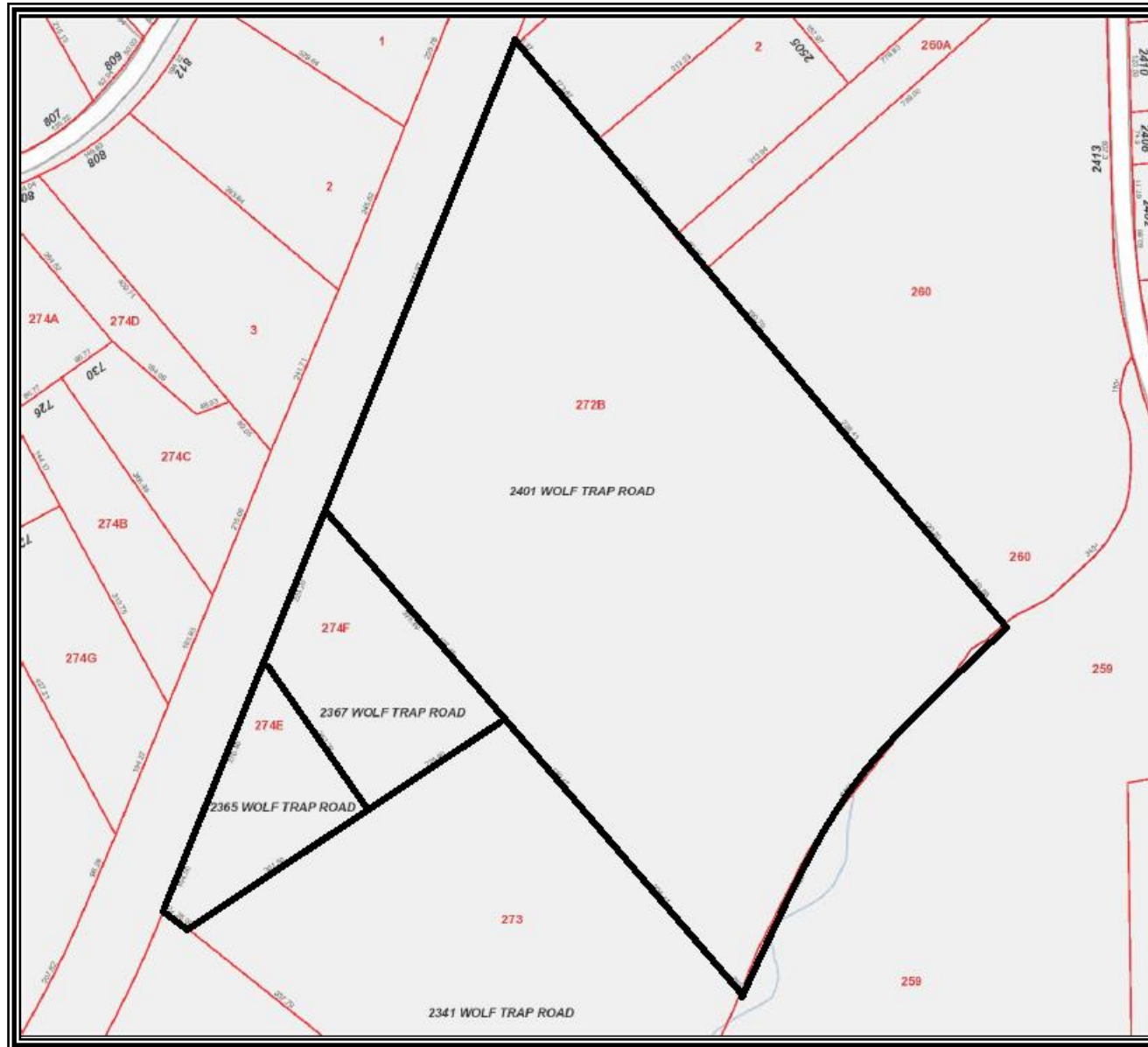


2365, 2367 & 2401 Wolf Trap Road  
York County, Virginia



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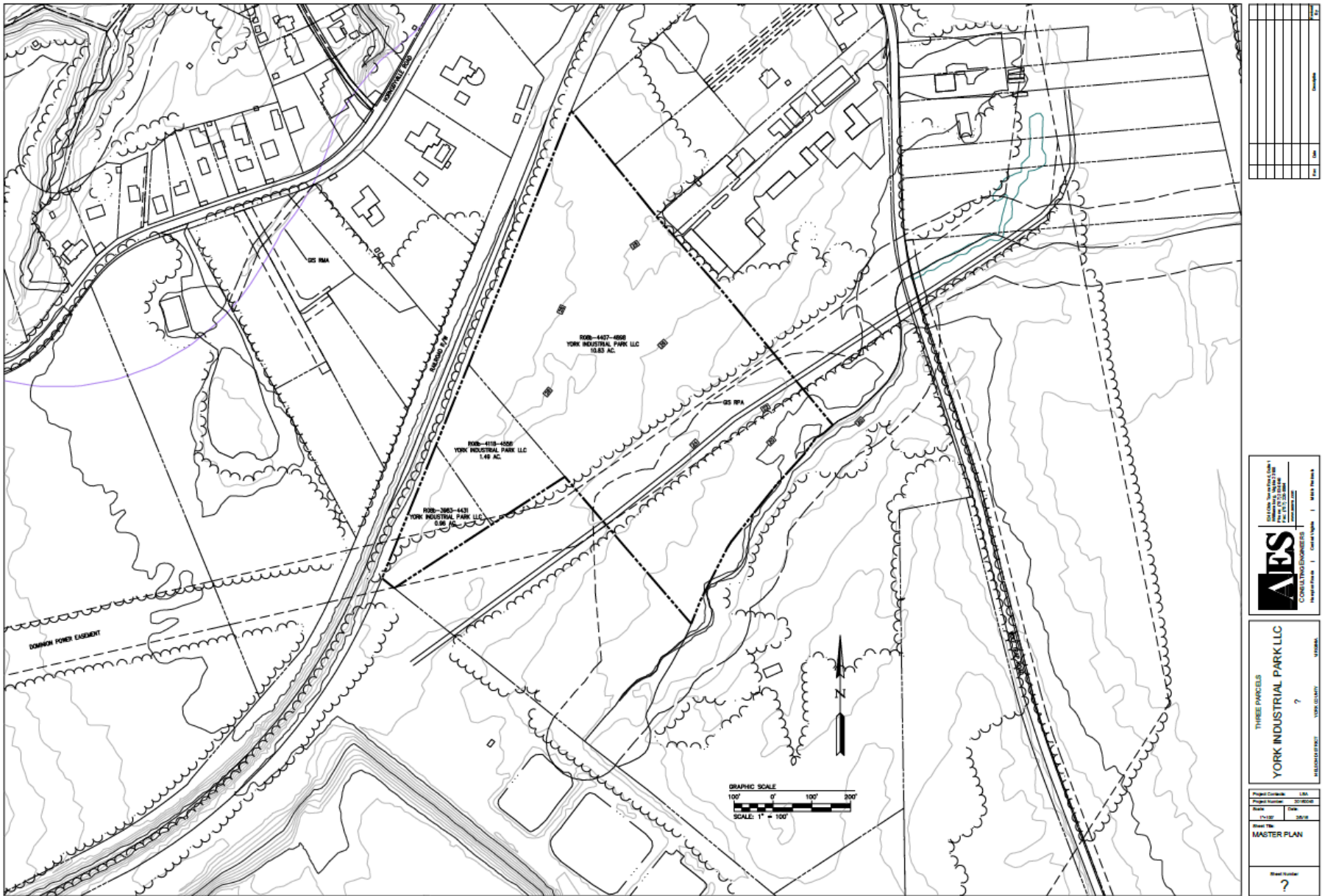
# 2365, 2367 & 2401 Wolf Trap Road, York County, Virginia



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



# 2365, 2367 & 2401 Wolf Trap Road, York County, Virginia






THREE PARCELS  
**YORK INDUSTRIAL PARK LLC**  
 ?  
 PREPARED BY: YORK COUNTY  
 DATE: 1/11/18

Project Control	USA
Project Number	2365-0188
Date	1/11/18
Scale	20' = 1"
<b>MASTER PLAN</b>	
Sheet Number	?

*This information was obtained from sources deemed to be reliable but is not warranted.  
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## 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 - EAST is \_\_\_\_ the Listing Broker, \_\_\_\_ Buyer Broker, \_\_\_\_ Dual Agent for the property submitted in this information package.

Acknowledged by:

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Campana Waltz Commercial Real Estate, LLC - EAST