



FOR SALE

OFFICE and/or RETAIL BUILDING **Vint Hill, Virginia**

Property: 4228 Aiken Drive
Vint Hill, Virginia

GPIN #: 7915-65-5084

Site Size: Approximately one (1) acre

Location: The property is located in the heart of Vint Hill, Virginia. Vint Hill is a former U.S. military base that was closed in 1995 and consists of 700 acres that a residential component for 300 single family homes and a commercial component on 180 acres planned for 2.3 million square feet of office space. A Town Center component on 45 acres featuring 300,00 square feet of retail space, 500 units of either condominium, duplexes or townhomes and 250 similar units for senior citizens (55 and older) is currently planned.

Building Description: The building contains approximately 7,000 square feet of finished office/lab space on the main floor and approximately 7,000 square feet of unfinished conditioned storage space.

Zoning: PCID – Planned Commercial Industrial District

Sales Price: \$1,400,000

For further information, please contact:

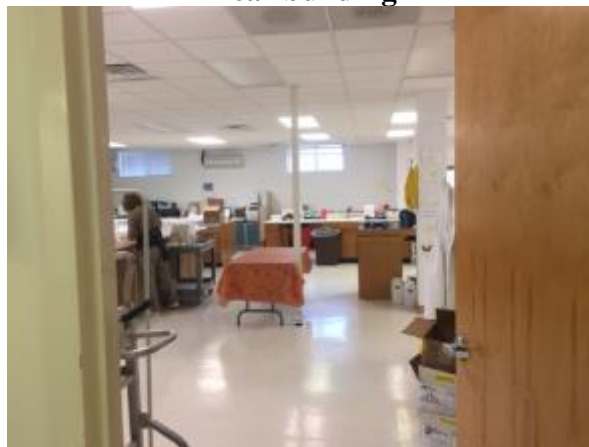
Bill Chipman
CRES Inc.
13 Culpeper Street
Warrenton, Virginia 20186
Phone: 540-347-2610
Fax: 540-347-5199
website: www.cresincorporated.com



Front of building



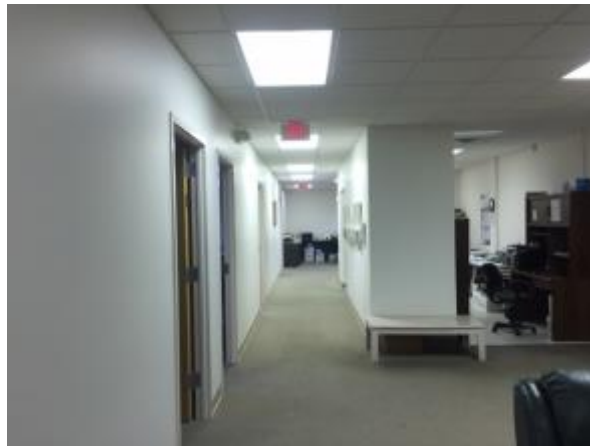
Rear building



Lab area



2nd floor area



Hallway area



View of Aiken Drive (west)



Aerial

Book: 582 Page: 1358 File No: 2002-00017479 Seq: 17

- | NAME | INSTITUTIONAL AFFILIATION | FREE RESEARCHER OR STUDENT RESEARCHER? |
|--|--|--|
| 
UNIVERSITY OF ILLINOIS AT CHICAGO
520 SOUTH MICHIGAN AVE
CHICAGO, IL 60607-7121
MICHAEL S. KATZ, PH.D.
MICHAEL.S.KATZ@UIC.EDU | 1. I AM A RESEARCHER AT A UNIVERSITY
2. I AM A RESEARCHER AT A NON-PROFIT ORGANIZATION
3. I AM A RESEARCHER AT A FOR-PROFIT ORGANIZATION
4. I AM A RESEARCHER AT A GOVERNMENT ORGANIZATION
5. I AM A RESEARCHER AT A RESEARCH CENTER
6. I AM A RESEARCHER AT A RESEARCH INSTITUTE
7. I AM A RESEARCHER AT A RESEARCH LABORATORY
8. I AM A RESEARCHER AT A RESEARCH CENTER
9. I AM A RESEARCHER AT A RESEARCH INSTITUTE
10. I AM A RESEARCHER AT A RESEARCH LABORATORY | 1. I AM A RESEARCHER AT A UNIVERSITY
2. I AM A RESEARCHER AT A NON-PROFIT ORGANIZATION
3. I AM A RESEARCHER AT A FOR-PROFIT ORGANIZATION
4. I AM A RESEARCHER AT A GOVERNMENT ORGANIZATION
5. I AM A RESEARCHER AT A RESEARCH CENTER
6. I AM A RESEARCHER AT A RESEARCH INSTITUTE
7. I AM A RESEARCHER AT A RESEARCH LABORATORY
8. I AM A RESEARCHER AT A RESEARCH CENTER
9. I AM A RESEARCHER AT A RESEARCH INSTITUTE
10. I AM A RESEARCHER AT A RESEARCH LABORATORY |