



10210 MARSH RD BUILDING 2 UNITS 4 & 5

10210 Marsh Rd, Bealeton, VA 22712

FOR LEASE



CONFIDENTIALITY & CONDITIONS

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Samson Properties/ SRG Commercial and it should not be made available to any other person or entity without the written consent of Samson Properties/SRG Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Samson Properties/ SRG Commercial.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Samson Properties/SRG Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Samson Properties/SRG Commercial has not verified, and will not verify, any of the information contained herein, nor has Samson Properties/SRG Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

We Deliver.
You Thrive.

LISTED BY



Ahmad Azzarkani

(571) 359-9047
ahmad@srg-commercial.com



Khaled Al Hajbeh

(571) 230-5456
khaled@srg-commercial.com



PROPERTY DESCRIPTION

SRG Commercial Real Estate is pleased to present Unit 2, Building 2 at 10210 Marsh Road, a ±3,239 SF industrial warehouse unit available for immediate occupancy in Bealeton, Virginia. The unit delivers a rare combination of functional infrastructure and operational readiness difficult to find at this size in the Fauquier County market. Highlights include four 16' × 14' drive-in doors — one motor-operated — spanning both the front and side walls, 20-foot clear ceiling height, two 200-amp electrical panels with 2-phase power, two oil-fired unit heaters, a large industrial ceiling fan, a private restroom, and a generous 10 parking spaces with ample truck maneuvering room. Zoned I-1 (Industrial Park) the unit accommodates a broad range of industrial and commercial uses by right with no waiting on buildout.

Located on US Route 17 at the Opal junction — where Routes 15, 17, and 29 converge at over 47,000 VPD — the property offers direct access to I-95 (Fredericksburg, 27 miles) and I-66 (Warrenton, 10 miles), with Route 28 less than a half-mile away connecting northeast to Manassas and Prince William County.

This unit works perfectly for contractors and trades businesses needing secure, drive-in accessible staging; fleet and vehicle service operators requiring heavy power and multi-door access; light manufacturers and fabricators seeking move-in ready space; and distributors or logistics operators running routes along the I-95/I-66 corridor. With immediate availability and infrastructure already in place, this unit at 10210 Marsh Road is one of the most turnkey industrial opportunities currently available in the Bealeton submarket for Lease.

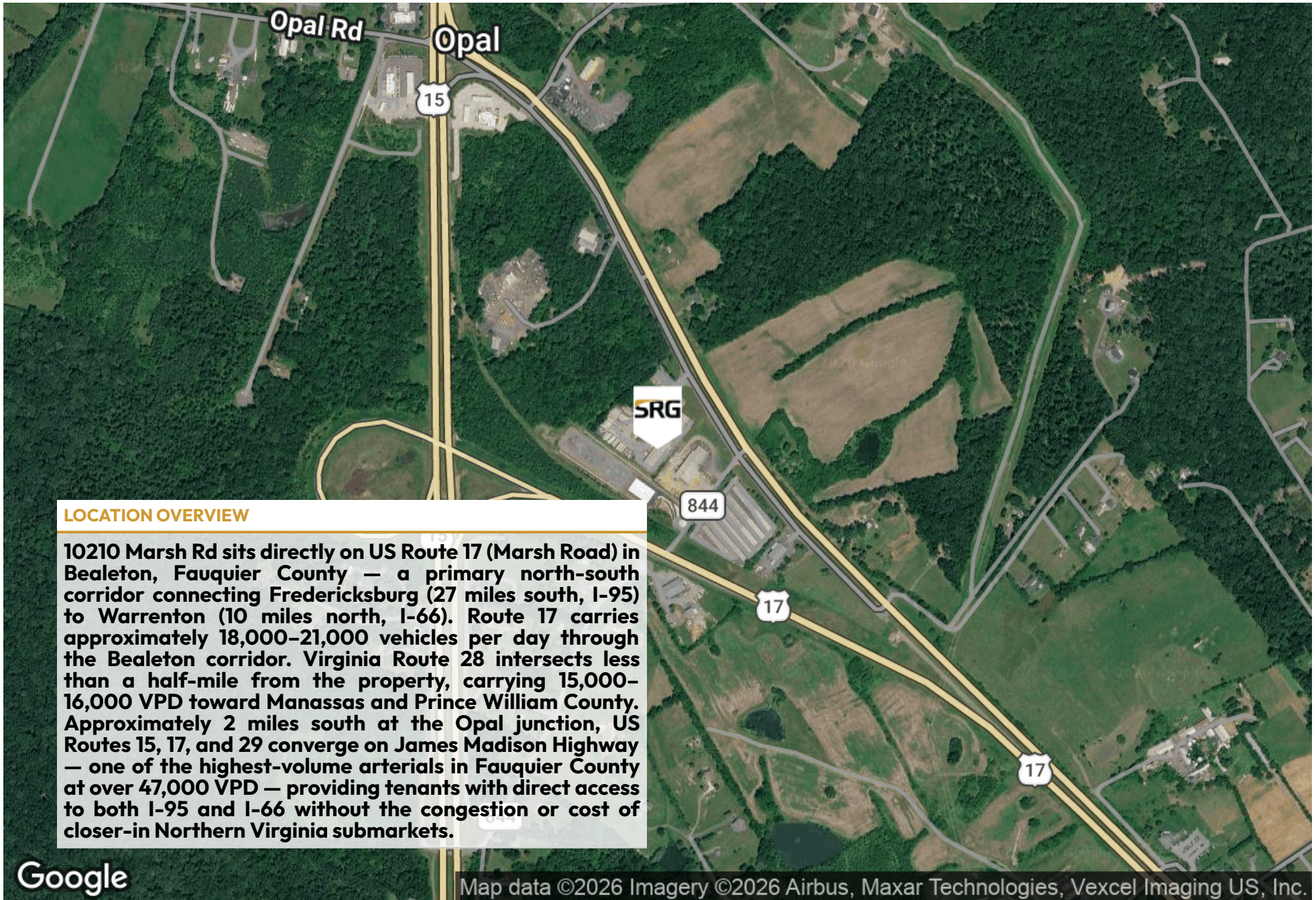


PROPERTY HIGHLIGHTS

- **±3,239 SF | 20' Clear | 4 Drive-In Doors (16' × 14') — Functional small-bay warehouse with exceptional drive-in access across both the front and side walls, including one motor-operated door**
- **Heavy Power | Move-In Ready — Two 200-amp, 2-phase electrical panels, two oil-fired unit heaters, and a large industrial ceiling fan already in place — no buildout required**
- **Fauquier County I-1 Zoning — Broad by-right industrial and commercial use permissions covering contractors, fleet operations, light manufacturing, distribution, trades, and more**
- **Prime Route 17 Location | 47,000+ VPD at Opal Junction — Direct access to I-95 and I-66 via the convergence of Routes 15, 17, and 29, with Route 28 less than a half-mile away toward Manassas and Prince William County**
- **Immediate Occupancy | Competitive Submarket Pricing — One of the few move-in ready industrial units available in the Bealeton corridor, offering Northern Virginia functionality at Fauquier County rates**

ADDITIONAL PHOTOS







Contact Information



Ahmad Azzarkani

(571) 359-9047

ahmad@srg-commercial.com



Khaled Al Hajbeh

(571) 230-5456

khaled@srg-commercial.com

We Deliver.
You Thrive.



Our Story

At SRG Commercial, we're not just brokers — we're builders of vision. We connect insight, opportunity, and people to create value in real estate that fuels growth, drives income, and leaves a lasting mark on the communities we serve.



Rooted in the DMV

Deep local insight across Northern Virginia, Maryland, and D.C. with the reach to uncover overlooked opportunities.



A Team of Builders

Leadership with backgrounds in IT, sales, M&A, and operations aligning strategy, structure, and execution.



Data-Driven, People-Centered

Every decision grounded in analytics and guided by relationships.



Powerful Network

leveraging a 6,000+ agent network at Samson Properties as their go-to CRE resource.



Connected Leadership

Active leadership roles in MOVE Business Chamber, MAREMA, and PWC EDA, with membership in NAIOP and NVBIA.

Our motto, **“We Deliver. You Thrive.”** reflects our commitment to personalized service and measurable impact. Backed by more than a decade of experience in Northern Virginia, our team brings expertise across all commercial asset classes, specializing in industrial and land development.