

# FOR SALE

7.5 ACRES IOS & 12,000 SF FACILITY  
ON 10.14 ACRES

**11084** Dennis W Kerns Pkwy.  
KING GEORGE, VA 22485



## SPECIFICATIONS

Size:	12,000 SF
Price:	Inquire
Lot Size:	10.14 Acres
Zoning:	Industrial

[PROPERTY VIDEO](#)

# PROPERTY OVERVIEW



Johnson Realty Advisors is pleased to present this ±10.14-acre industrial property offering a rare combination of functional building space and expansive outdoor storage. The site features approximately 7.5 acres of stabilized industrial outdoor storage (IOS), ideal for contractors, equipment users, or logistics operations. The ±12,000 SF building, constructed in 2007, is well-designed with a balance of office and shop space to support both administrative and operational needs. With generous clear heights, multiple oversized bay doors, and specialized heating in the shop area, this property is well-suited for a wide range of industrial users.

DENNIS W KERNS

SITE

±10.14 acres zoned Industrial with ~7.5 acres of usable IOS

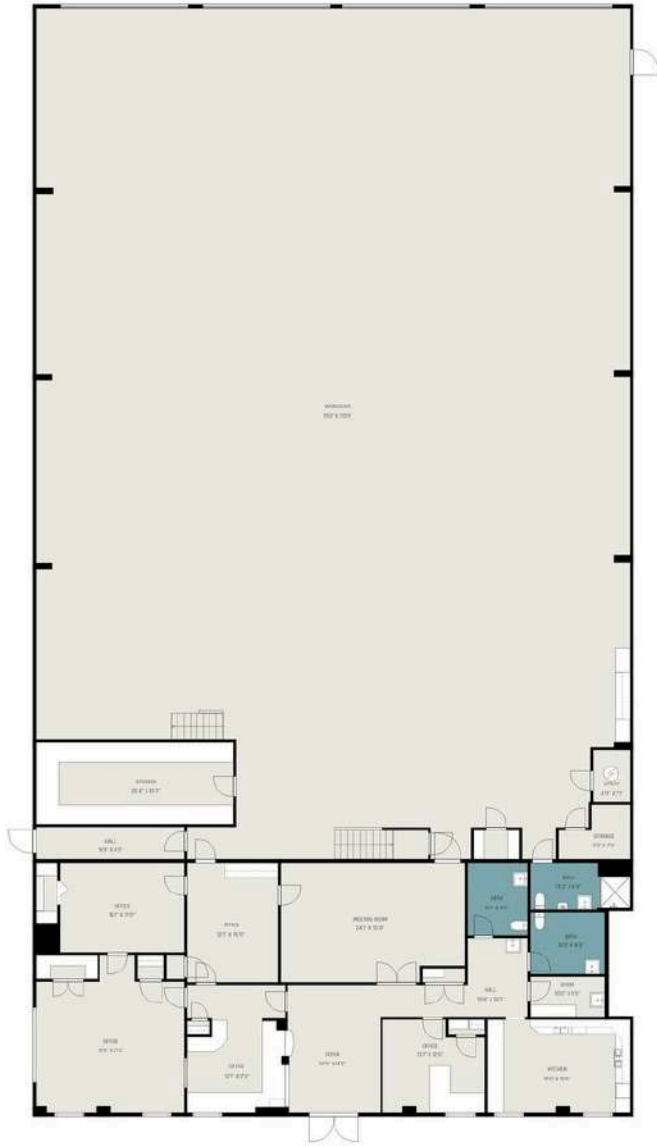
±12,000 SF building (80' x 150') built in 2007

Functional layout with ±4,000 SF office and ±8,000 SF shop space

Shop has 4 oversized (16' bay doors and 20' eave / 27'4" center height

Opportunity to increase rents and add value over time

# FLOORPLANS



**MAIN FLOOR**



**SECOND FLOOR**

# IOS OVERVIEW



**APPROXIMATELY 7.5 ACRES OF IOS**

# BUILDING PHOTOS



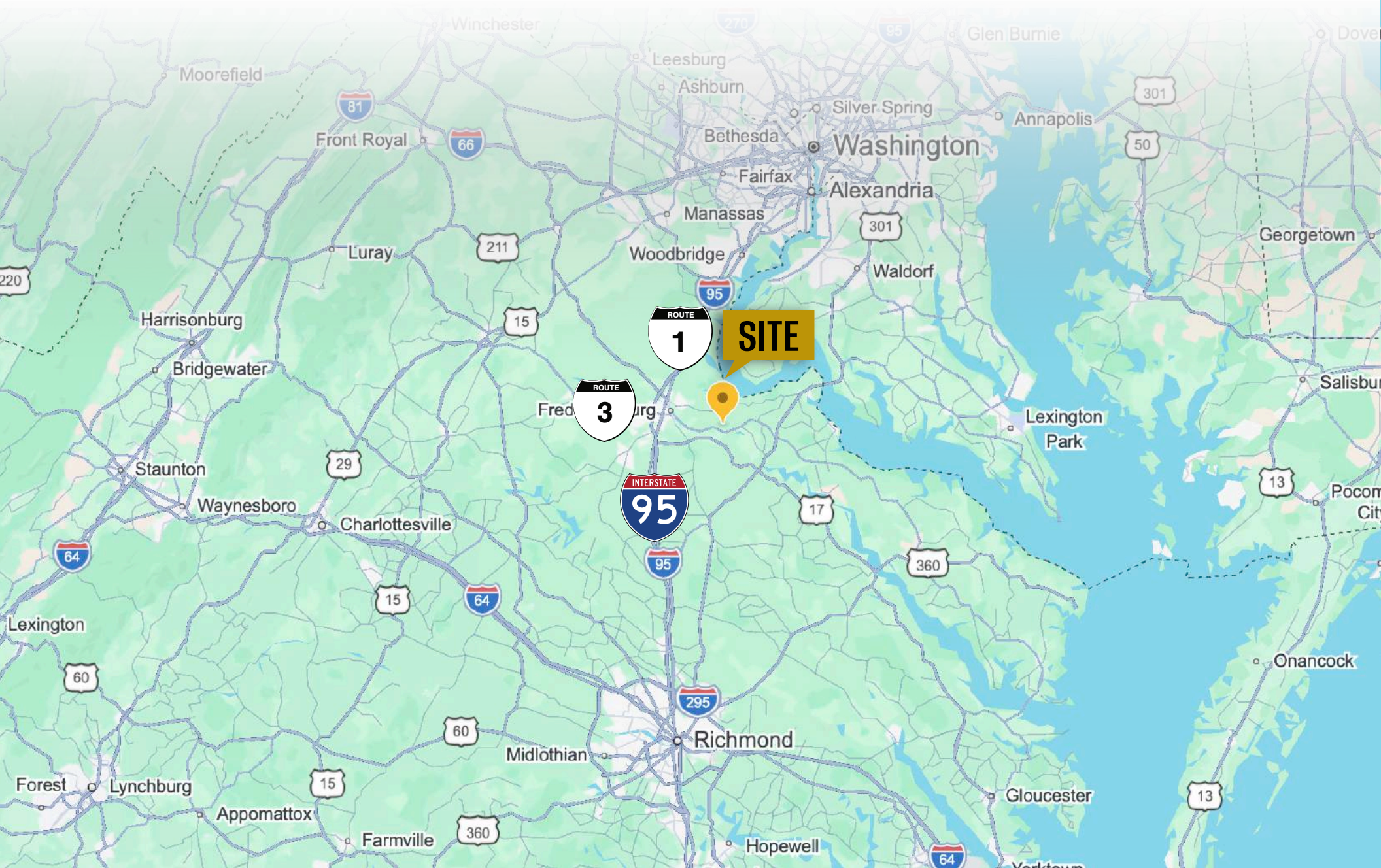
# BUILDING PHOTOS



# LOCAL MAP VIEW



# REGIONAL MAP VIEW



# DEMOGRAPHIC/INCOME REPORT



INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$154,829	\$144,522	\$143,341
Median Household Income	\$138,425	\$124,842	\$119,080
< \$25,000	39	301	2,614
\$25,000 - 50,000	22	362	2,949
\$50,000 - 75,000	42	414	3,799
\$75,000 - 100,000	33	380	3,667
\$100,000 - 125,000	29	399	3,510
\$125,000 - 150,000	27	407	3,463
\$150,000 - 200,000	76	677	4,587
\$200,000+	91	767	6,827

POPULATION	2 mile	5 mile	10 mile
2020 Population	1,001	10,034	81,364
2024 Population	1,046	10,799	88,315
2029 Population Projection	1,095	11,381	93,574
Annual Growth 2020-2024	0.9%	1.5%	1.7%
Annual Growth 2024-2029	0.9%	1.1%	1.2%
Median Age	40.5	40.6	38.8
Bachelor's Degree or Higher	38%	36%	40%
U.S. Armed Forces	13	137	1,195

## FOR MORE INFORMATION PLEASE CONTACT:



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