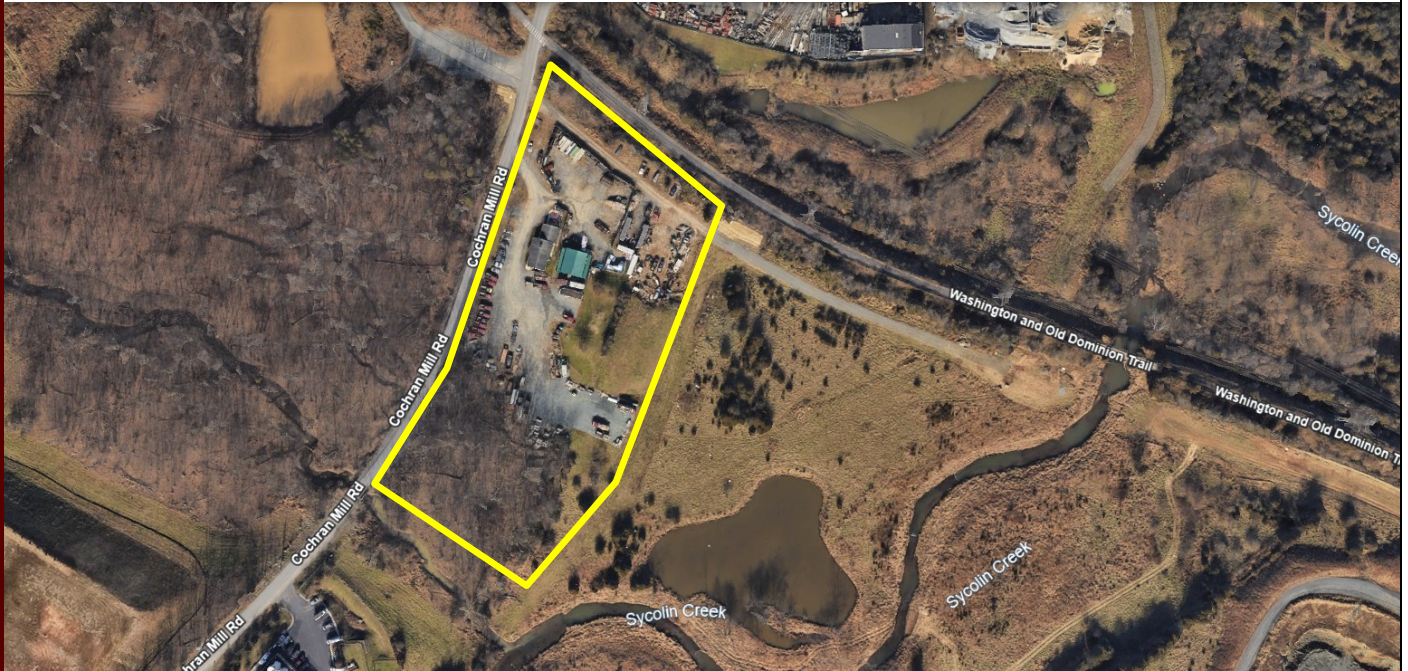


SALE

5.94 ACRES IN LEESBURG, VA

41975 COCHRAN MILL ROAD, LEESBURG VIRGINIA 20175



FEATURES:

- Size: 5.944 Acres (Floodplain 2.35 Acres)
- Loudoun County Parcel ID: 151468133000
- Zoned: MRHI - Zoning allows Outdoor Storage of Vehicles & Related Equipment, Semi-truck/ Bus Parking, Vehicles Storage and Impoundment, Machinery/Equipment Sales and Services, Contractor Establishment, Manufacturing, Wholesale Distribution, Outdoor Recreation, Landscaping Material Supplies, Veterinary, Vehicle Repair Light & Heavy & other by right uses
- Lot is mostly clear and slopes to the east with existing house (used as an office) and shed
- Utilities (electric, well & septic) on site
- Located 2 Miles from Route 7 in southeast Leesburg
- Price: \$6,250,000

DAVID AUSTIN
AUSTIN@CGR-INC.COM
703-544-1013 · EXT 114



Exclusive Listing By:

CGR
COMMERCIAL GROUP REALTY
www.cgr-inc.com

DATE	NO.	REVISIONS	BY
11/23/14	1	REVISED PER COUNTY COMMENTS	JLM/KDS
12/17/14	2	ADDRESS COUNTY COMMENTS	KS
06/15	3	REMOVE I/E EASEMENT	KS

BLAD-2014-0025
PLAT SHOWING
BOUNDARY LINE ADJUSTMENT

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PROJECT NO.	STRL1401
SHEET	2 OF 2

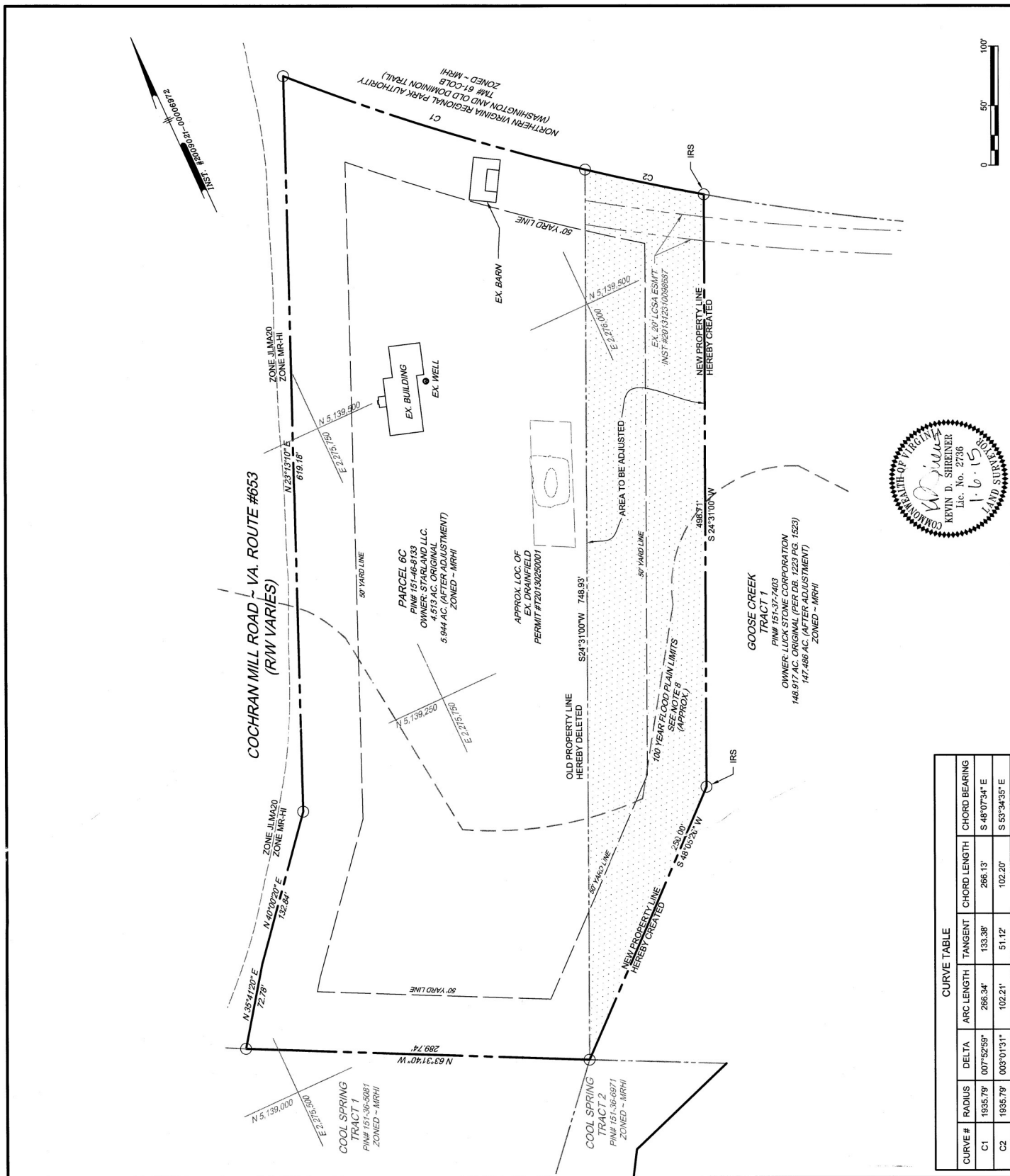
SCALE	DATE
1"=50	2014-05-12
DRAWN BY	APPROVED
PFF / JLW	KDS
DRAWING NO.	

STIRL 1401-NR-BLA
(REF-15772)

Engineers • Surveyors • Planners • Landscape Architects

208 Church Street, SE
Leesburg, VA 20175 - 703.777.3616

Pennoni Associates Inc.



Pennoni
PENNONI ASSOCIATES INC.
1602 Village Market Blvd, SE
Suite 330
Leesburg, VA 20175
F 703.449.6700 T 703.449.6713

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
AND OWNER MUST BE NOTIFIED OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH WORK

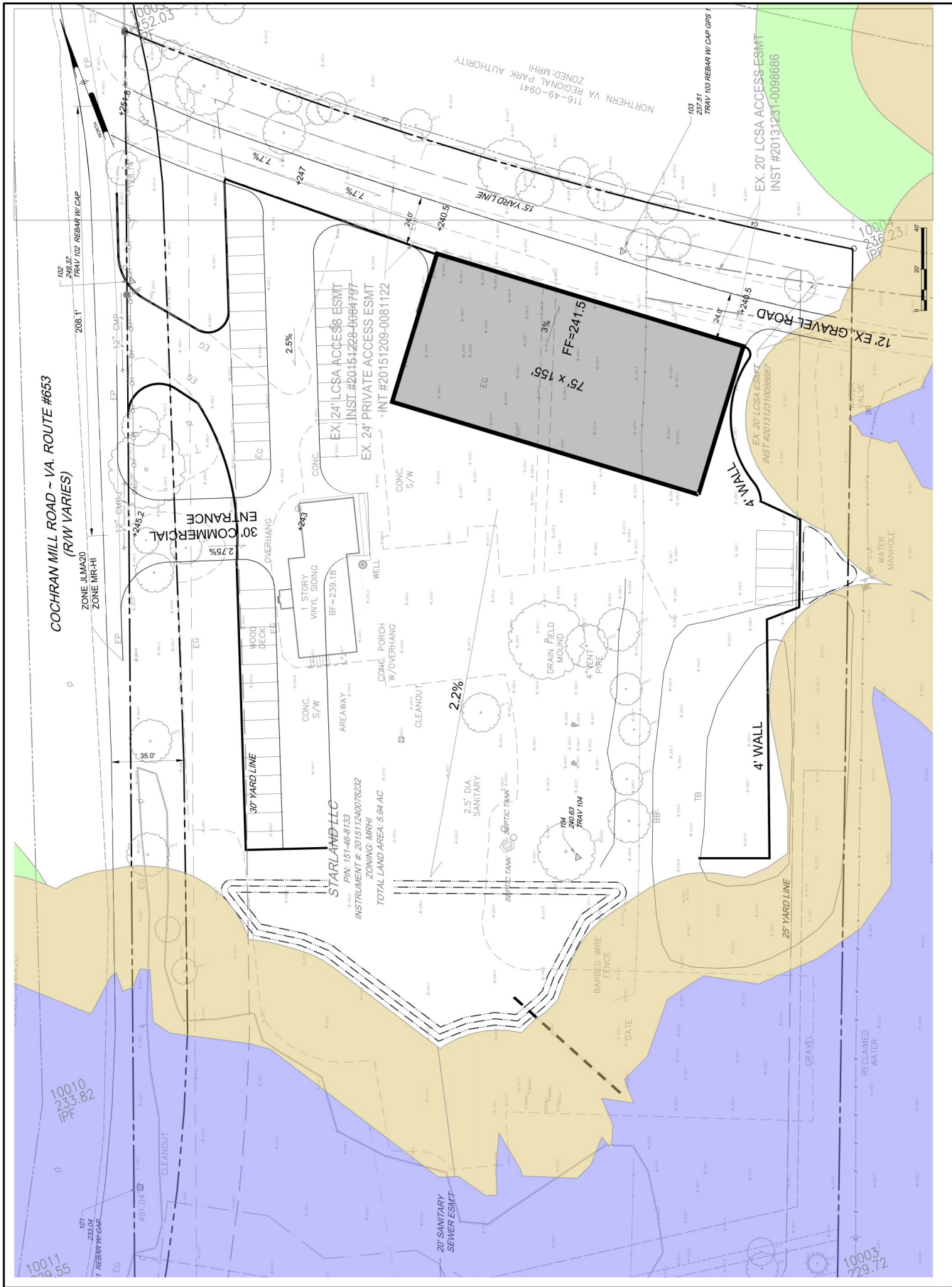
Pennoni
1602 Village Market Blvd., SE
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Leesburg, VA 20175
F 703.449.6700 T 703.449.6713
PENNONI ASSOCIATES INC.

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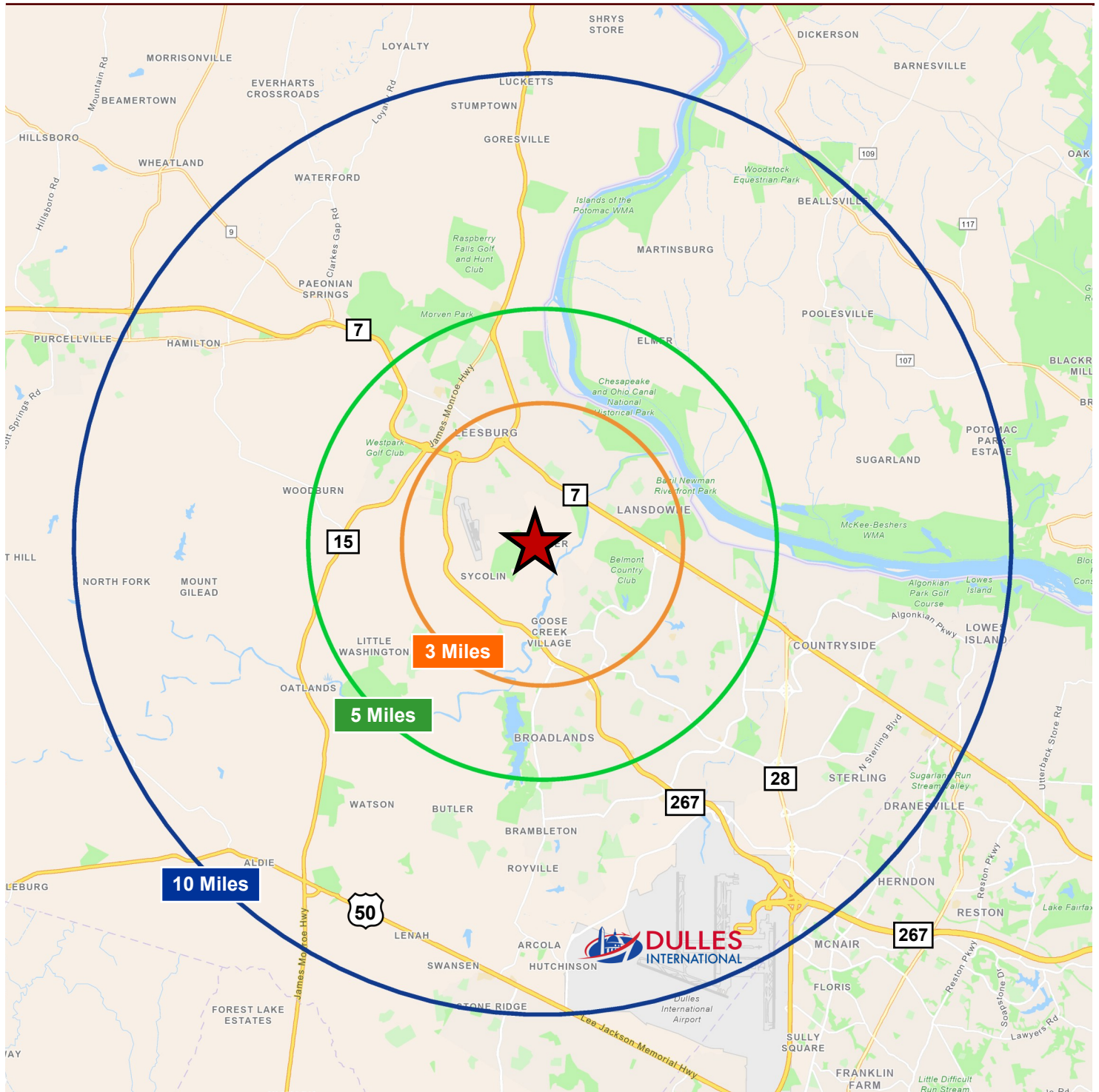
PROJECT	STCONZ3001
DATE	11/8/2024
DRAWING SCALE	1"=30'
DRAWN BY	FML
APPROVED BY	FML

SHEET OF ##



3, 5, 10 MILE RADIUS

41975 COCHRAN MILL ROAD, LEESBURG VIRGINIA 20175



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