



RELATIONSHIP
DRIVEN
REAL ESTATE



EXCLUSIVE OFFERING FROM CPG

Mill Street IOS LEASE

38,986 sf Industrial Lot

Fairfax County, VA



Mill Street, NE
Vienna, VA

TM 0382-02-0056



Rare opportunity to lease a 0.895 acre, industrially zoned parcel within the Town of Vienna, Virginia. Located on Mill Street a few blocks from Maple Avenue – Virginia Route 123, in Fairfax County, the property is zoned M (Mill District) which supports outdoor storage, warehousing, manufacturing, vehicle storage and maintenance. This is an ideal IOS site with quick access to both I-66 and I-495 in a very dense marketplace with limited industrial supply. Mill Street is the only industrial district in the Town of Vienna.

Available for lease in March of 2026.



7272 Wisconsin Avenue, 10th Floor
Bethesda, MD 20814



(301) 945 0154



www.cohnpropertygroup.com

W & OD TRAIL

MILL STREET NE

CPG Realty, LLC, “CPG” as exclusive representative to the Owner, is pleased to present for lease Mill Street, NE, Vienna, VA, being TM 0382-02-0056, (the “Property”). The Property is a 0.895 acre, level, paved industrially zoned lot within the Town of Vienna. Given the Town zoning of M (Mill District), the Property is an ideal IOS site being two miles from both Tysons Corner, and I-66 which gives maximum flexibility to serve Virginia’s most affluent and developed markets.

The Fairfax County industrial market is a very supply constraint market with historical vacancy rates of less than 5%.



Outdoor Storage



0.895 Acres± Land



Quick Access to I-66 & I-495



\$207,184 Avg HH income



256,839 5 Mile Radius



97,500 Existing Homes

Address: Mill Street, NE, Vienna, VA

PIN: 0382-02-0056

Municipality: Town of Vienna

Property Size: 38,986 SF or 0.895 Acres

Site Condition: Paved & Fenced

Zoning: M (Mill District)

Permitted Uses:

- Manufacturing (Light, Artisan & Craft Beverage)
- Storage Yard
- Wholesale
- Warehouse
- Recycling Drop-Off
- Production or Processing
- Vehicle Repair & Maintenance
- Services, General
- Retail, Office

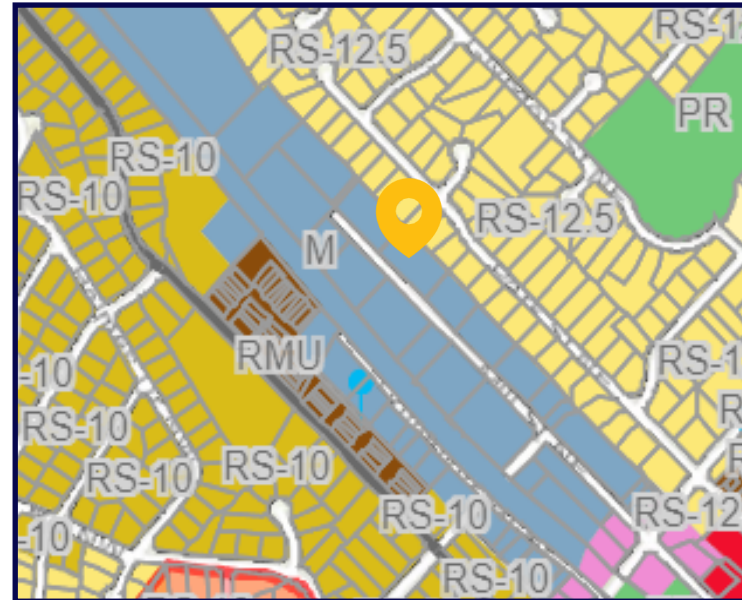
Conditional Uses:

- Self Storage
- Composting Drop-off Facility

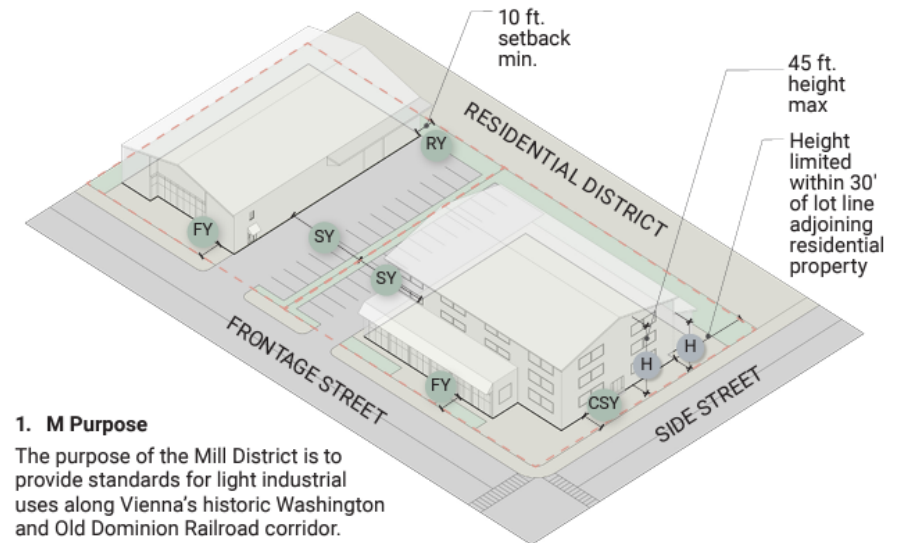
Utilities: Public Water & Sewer, Gas, 3 phase electric

Site Condition: Graded, Graveled & Fenced

Vienna Zoning Code: [Click Here](#)



Section 18-228 Mill District (M)



1. M Purpose

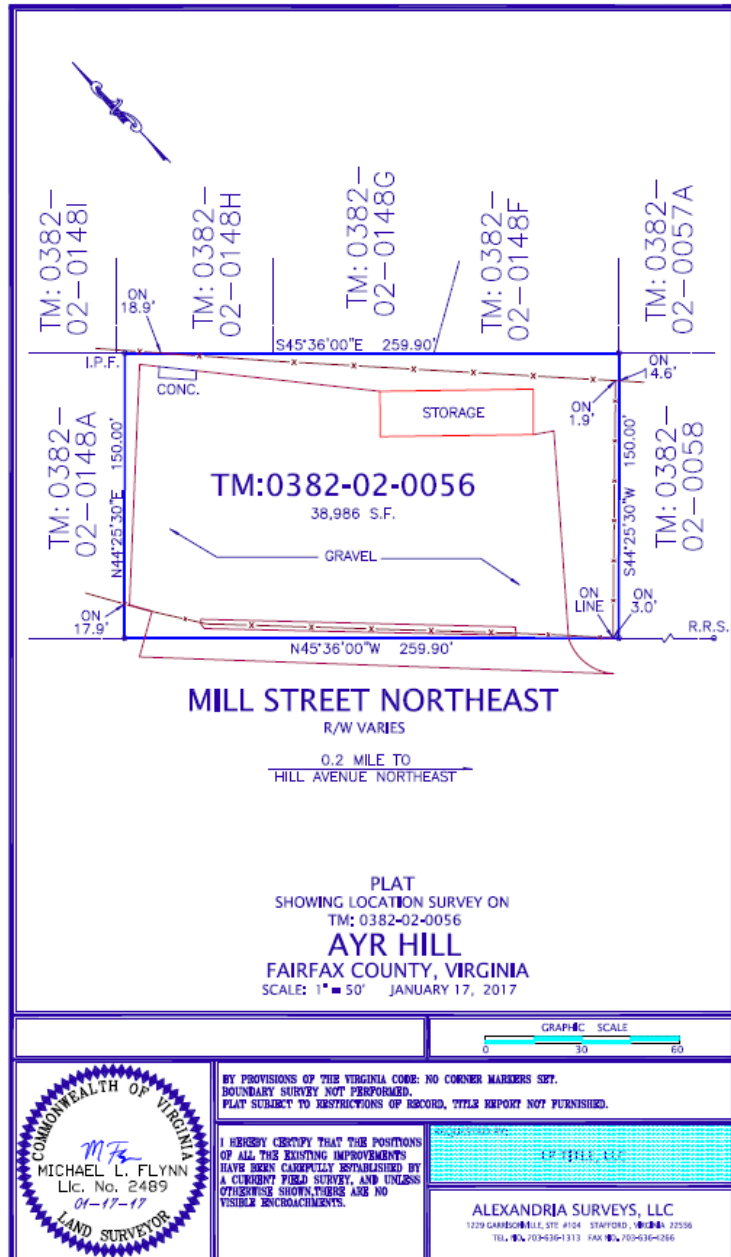
The purpose of the Mill District is to provide standards for light industrial uses along Vienna's historic Washington and Old Dominion Railroad corridor.

BUILDING STANDARDS

Height	45 ft max; or 38 ft max. if lot abuts a residential District and rear yard setback of less than 30 ft is provided
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BUILDING PLACEMENT STANDARDS

Front Yard Setback	15 ft min.
Side Yard Setback	Min required by VA Code
Rear Yard Setback	10 ft min.; or if yard abuts a residential District, the minimum is 10 ft when building Limited or 38 ft; or If the rear yard abuts a residential district The minimum is 30 ft when the building Height is limited to 45 ft





THE PROPERTY

SHEETS WHOLESALE

MILL STREET NE



VIENNA TRAIN STATION

MAPLE AVENUE

Maple Avenue Shopping Center

Giant Michaels

POPEYES CVS

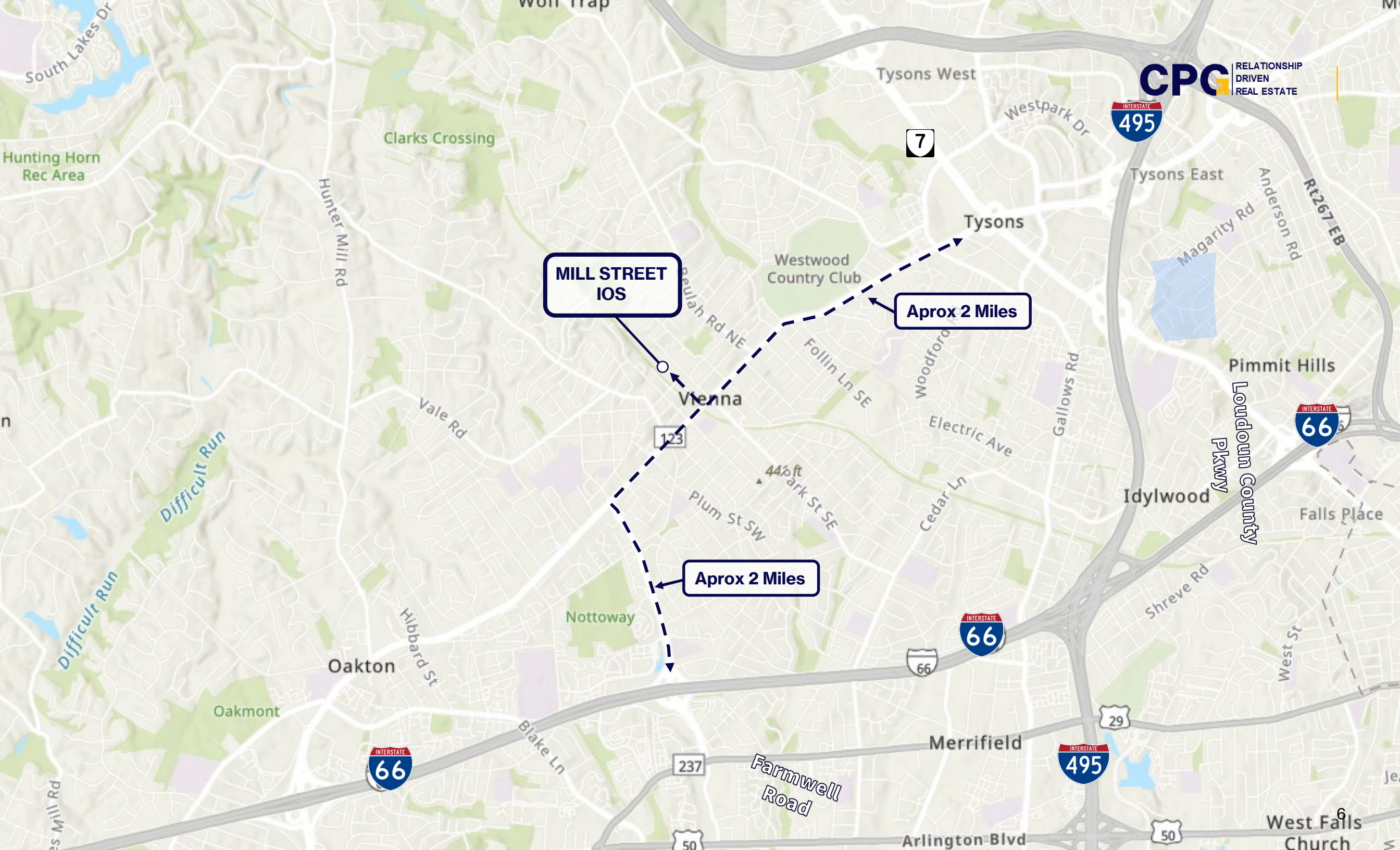
CHASE PNC



MILL STREET IOS

Aprox 2 Miles

Aprox 2 Miles









MYCHAEL COHN

Founder & CEO
301-523-7191
mcohn@cohnpropertygroup.com



ANDREW BROWN

Senior Vice President
301-524-9362
abrown@cohnpropertygroup.com



SAMUEL GORDON

Director
301-651-3589
sgordon@cohnpropertygroup.com

PLEASE CONTACT CPG FOR MORE INFORMATION