

**FOR
LEASE****2380 RESEARCH COURT****Lease Rate:
Negotiable**

PROPERTY OVERVIEW

A prime Industrial end-unit, with the potential to lease an additional outdoor area. Located only 3 minutes off of I-95, and a half mile to the nearest interchange, allowing for tenants to easily facilitate shipments on or off the highway. The property is also located in a Qualified HUBZone (valid through 2028).

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Households:	3,078	39,134	73,694
Population:	9,725	118,616	226,645
Avg HH Income:	\$106,342	\$124,353	\$142,612

PROPERTY HIGHLIGHTS

- Excellent Storage and Distribution end-unit, 3 minutes off of I-95.
- Approximately 5,000 sq/ft. of available space with the potential to lease an extra outdoor area also available is a 6,200 sq/ft bay with a dock-high door.
- Qualified HUBZone valid through 2028.
- Newer roof and approx. 17 ft. ceilings.
- One extra-wide drive-in door.
- Adjacent to Car Max and minutes from Potomac Mills, Chick-fil-a, Chipotle, Panera Bread, and Wendys.

AVAILABLE SPACES

Bay 130	5,000 SF
Bay 105	6,200 SF

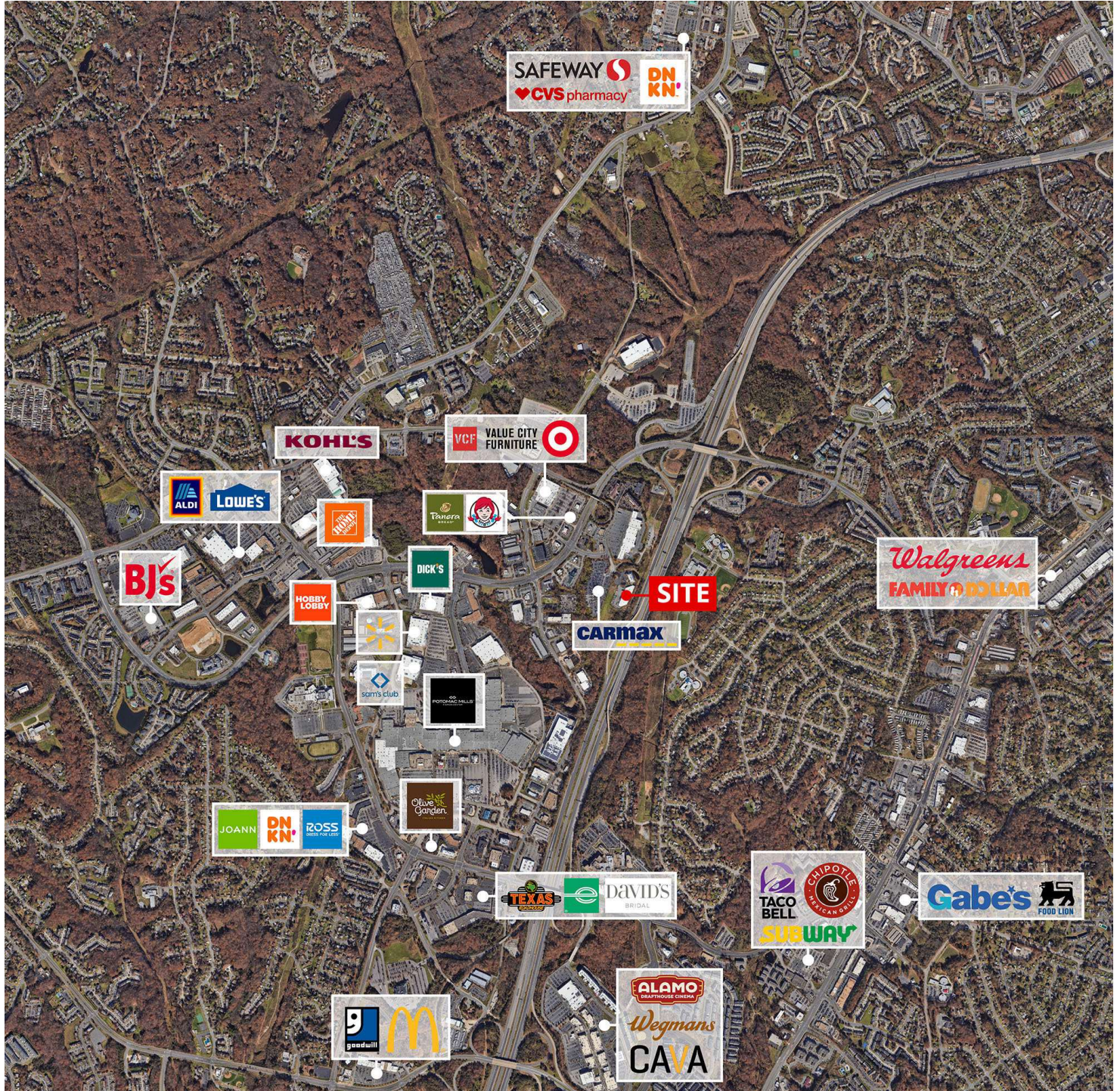
FOR FURTHER INFORMATION, PLEASE CONTACT:
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EASY OFF I-95 - WAREHOUSE W/HVAC

2380 RESEARCH CT, WOODBRIDGE, VA 22192

RETAILER MAP

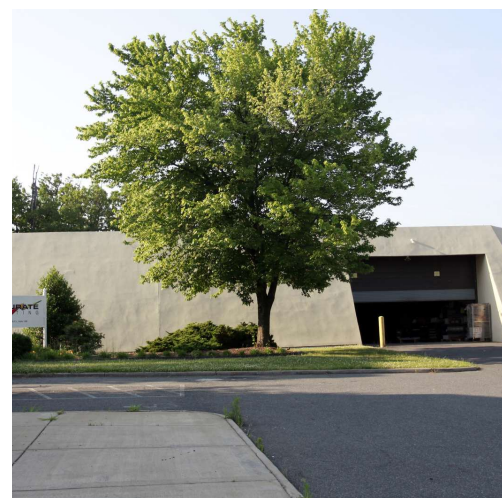


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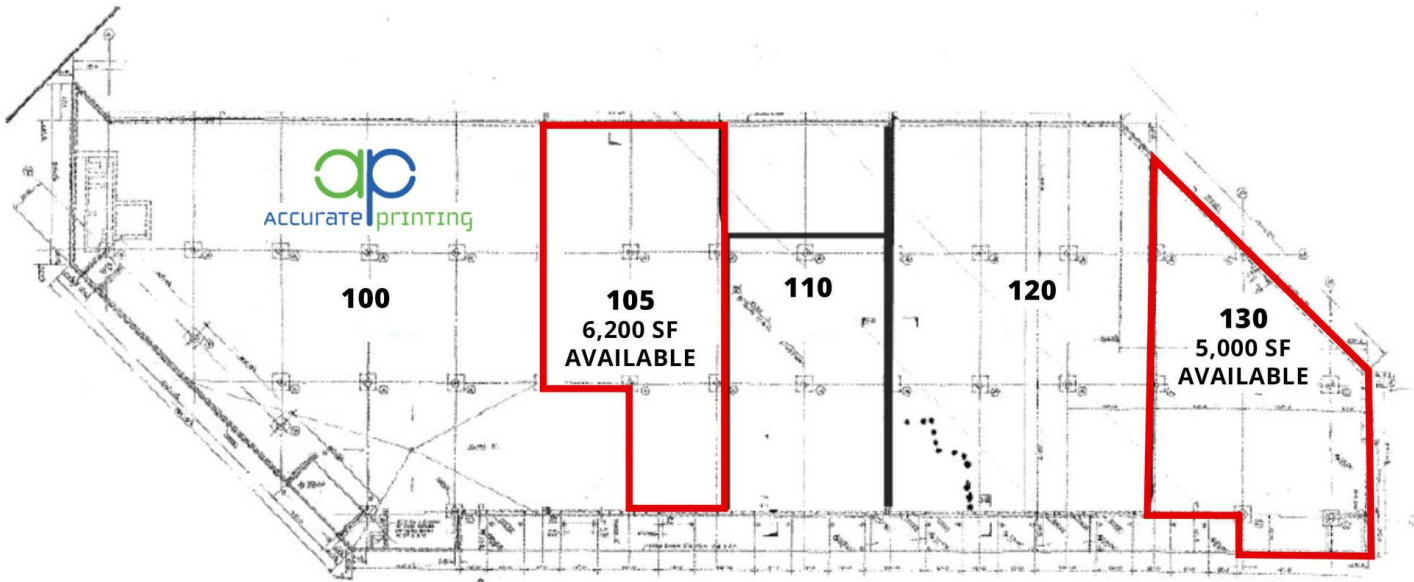
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FLOOR PLAN



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ZONING



Sec. 32-403.20. - M-2, Light Industrial Zoning District; purpose and intent.

The M-2 District is intended to implement the flexible use employment center land use classification of the Comprehensive Plan. It is also intended to implement the industrial employment center land use flexible use employment center land use classification. The purpose of this district is to also promote employment opportunities and to enhance the tax base of Prince William County. It is designed to provide development centers, light industrial manufacturing, warehousing, wholesaling and related office and institutional uses, and not for retail and service uses except in support of the uses primarily intended.

(Ord. No. 04-78, 12-21-04; Ord. No. 05-41, 6-7-05; Ord. No. 09-30, 5-19-09; Ord. No. 09-30, 5-19-09; Ord. No. 11-32, Atch., 7-19-11; Ord. No. 12-22, Atch., 3-13-12; Ord. No. 14-44, Atch., 7-15-14)

Sec. 32-403.21. - Uses permitted by right.

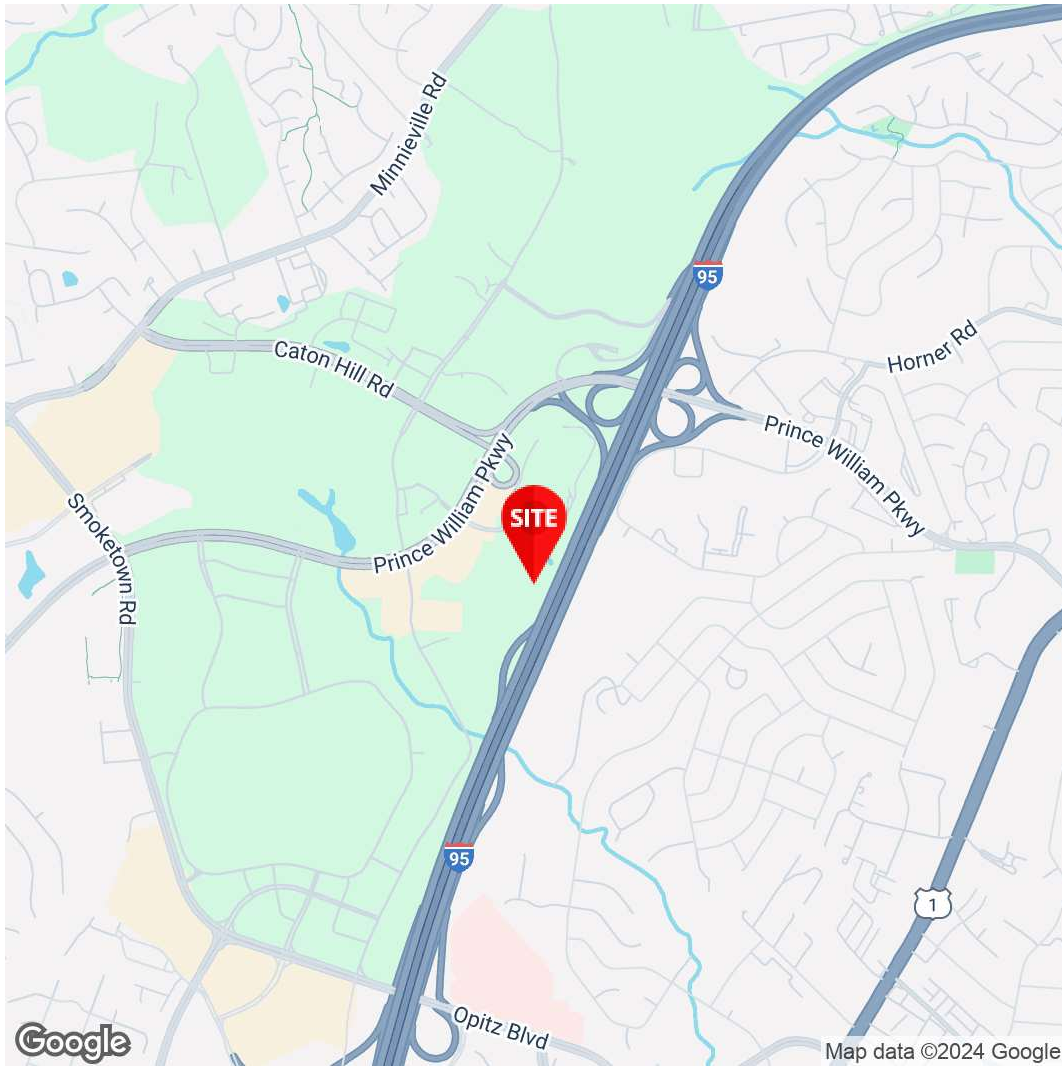
The following uses shall be permitted by right in the M-2 District:

1. Alarm system operations, office.
2. Ambulance services, commercial.
3. Artist or photographer's studio, commercial.
4. Assembly (non-HAZMAT).
5. Bakery, industrial.
6. Brewery and Bottling Facility.
7. Business school.
8. Catering-commercial (off premises).
9. Cold storage.
10. College, university or seminary.
11. Computer and network services.
12. Contractor or tradesman's shop (limited), no trash or refuse removal service.
13. Data Center within the Data Center Opportunity Zone Overlay District.
14. Distillery (not to exceed production of 5,000 gallons per year).
15. Distribution and fulfillment center, less than 80,000 square feet in gross floor area, outside of the E-Commerce Overlay District.
16. Distribution and fulfillment center, less than 250,000 square feet in gross floor area, within the E-Commerce Overlay District.
17. Electronic equipment and component manufacturing, assembly, processing and distribution.
18. Greenhouse, nursery (wholesale) (not more than twenty (20) percent of the lot area may be devoted to retail garden center uses).
19. Gunsmith shop.
20. Institute for special education and training
21. Institutional food service.
22. Janitorial service.
23. Locksmith.
24. Medical or dental laboratory.
25. Motor vehicle service (limited).
26. Neighborhood retail and fulfillment center.
27. Office.
28. Pharmaceutical product manufacturing (non-HAZMAT).
29. Photographic processing laboratory.
30. Publishing and printing.
31. Radio or TV broadcasting station.
32. Railroad passenger station.
33. Recording studio.
34. Recycling collection points, subject to the standards in [section 32-250.84](#).
35. Research and development (non-HAZMAT).
36. School of special instruction.
37. Self-storage center, subject to the provisions of [section 32-400.14](#).
38. Solar energy facility.
39. Tool and equipment rental, service and repair (minor).
40. Trade or convention center.
41. Trade, technical or vocational school.
42. Travel agency.
43. Veterinary hospital.
44. Warehouse (non-HAZMAT).
45. Wholesaling (non-HAZMAT).

No more than 20 percent of the gross floor area devoted to any use may be used for accessory retail sales of products made or stored on the premises. calculating the limit on secondary uses permitted by [section 32-403.22](#), below.

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