



REAL ESTATE INVESTMENT AND MANAGEMENT

HEAVY INDUSTRIAL WAREHOUSE FOR LEASE 1000 CANNONS CT., WOODBRIDGE, VA 22191



PROPERTY OVERVIEW

Available Unit:	Suite 103 (NO AUTOMOTIVE)
Available SF:	3,816 SF 2,520 SF ground floor 1,296 SF mezzanine
Lease Price:	\$14.50/SF + \$3.00/NNN
Parking:	4 spaces
Zoning:	M-1 (Heavy Industrial)
Drive-In:	12' x 14' bay door 24'
Ceiling Height:	warehouse 11' mezzanine

AREA HIGHLIGHTS

This heavy industrial park is located in North Woodbridge with quick and easy access to Route 1, Route 123 and I-95. Located in Prince William County but just across the Occoquan Bridge from Fairfax County.

The surrounding area consists of additional flex spaces, industrial warehouses, the O.W.L. Volunteer Fire Department, and a new 100,000 sf distribution center.

Population:	3 miles	69,750
	5 miles	182,706
	10 miles	551,418

FOR MORE INFORMATION

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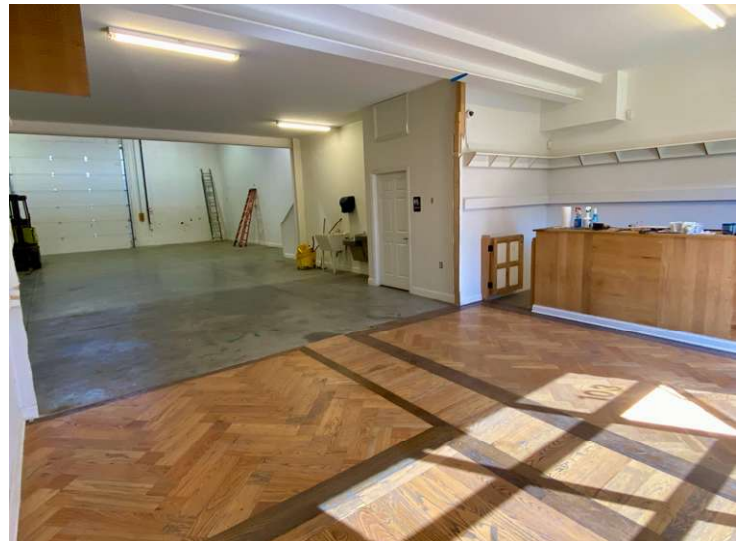
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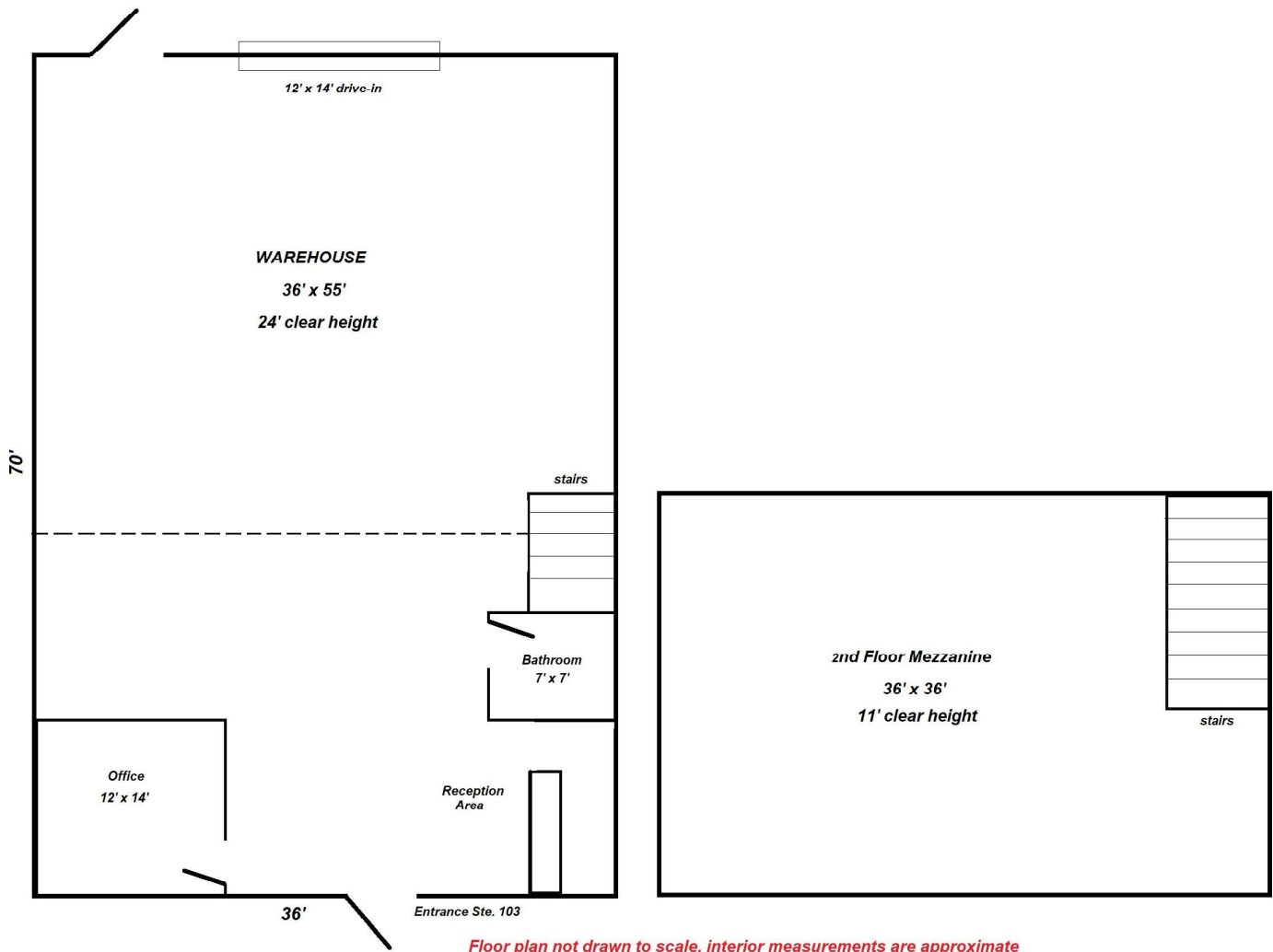
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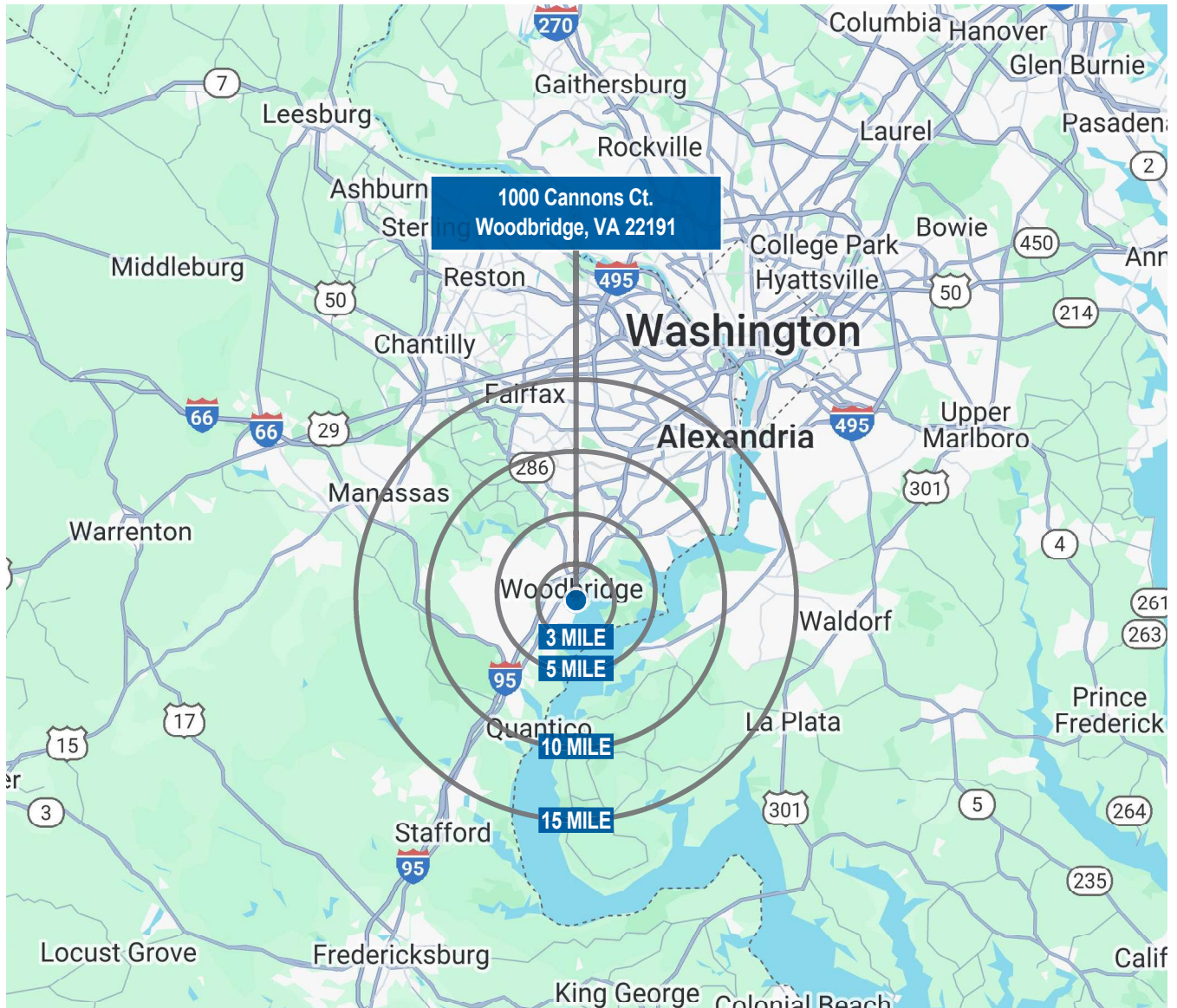
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