



WAREHOUSE FOR SUBLEASE

9406 & 9408 GUNSTON COVE ROAD

LORTON, VA 22079



9406 & 9408 GUNSTON COVE ROAD

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Excellent storage and distribution warehouse available for sublease located 3 minutes from I-95. We have 3 bays ranging from 9,101 - 13,600 SF available. Each bay has four dock-high doors, 18 ft. ceilings, abundant natural light, and restrooms. Adjacent to I-95 and close to nearby restaurants.

PROPERTY HIGHLIGHTS

- Excellent Storage & Distribution warehouse 3 minutes off of I-95. Approximately 13,600 sq/ft. of available space for sublease.
- 9406C Bay is 9,101 SF.
- 9408 E & F is 13,600 SF each.
- Each bay has with 3 dock high doors.
- Approx. 18 ft. ceilings
- Modern Pantry/kitchen area & restrooms
- A lot of natural light- windows galore

VIDEO

OFFERING SUMMARY

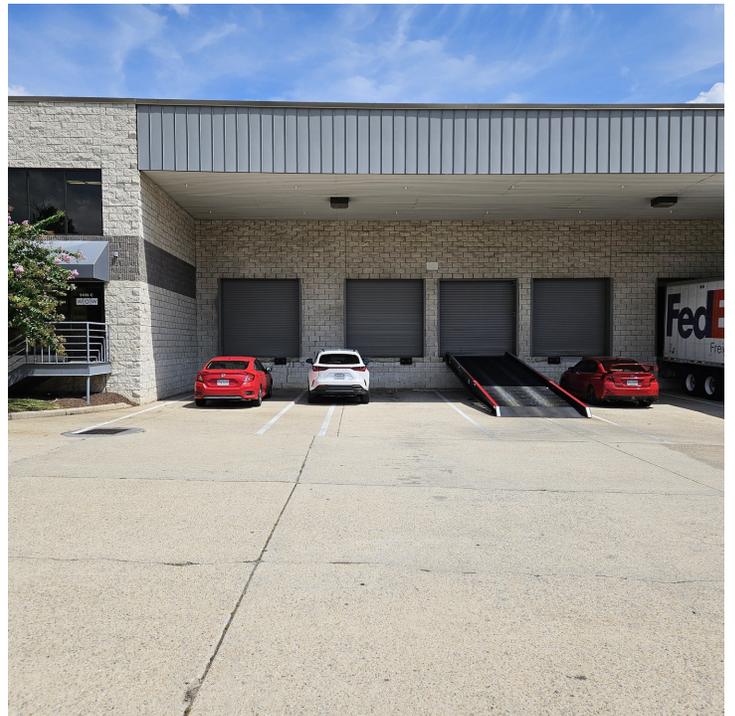
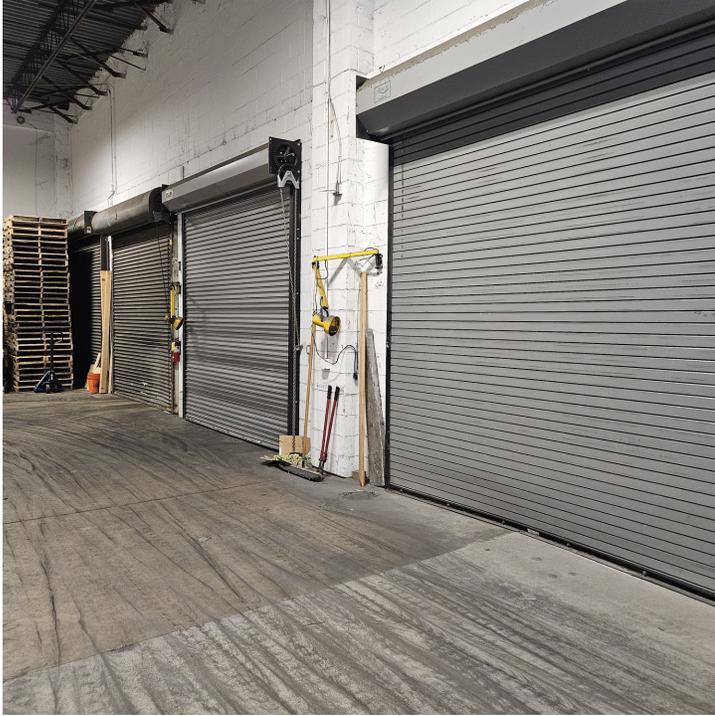
Lease Rate: \$13.25-\$13.95 SF/yr (NNN)
Available SF: 9,101 to 13,600 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	20,228	56,261	238,206
Total Population	57,703	164,178	711,415
Average HH Income	\$174,334	\$168,122	\$170,339

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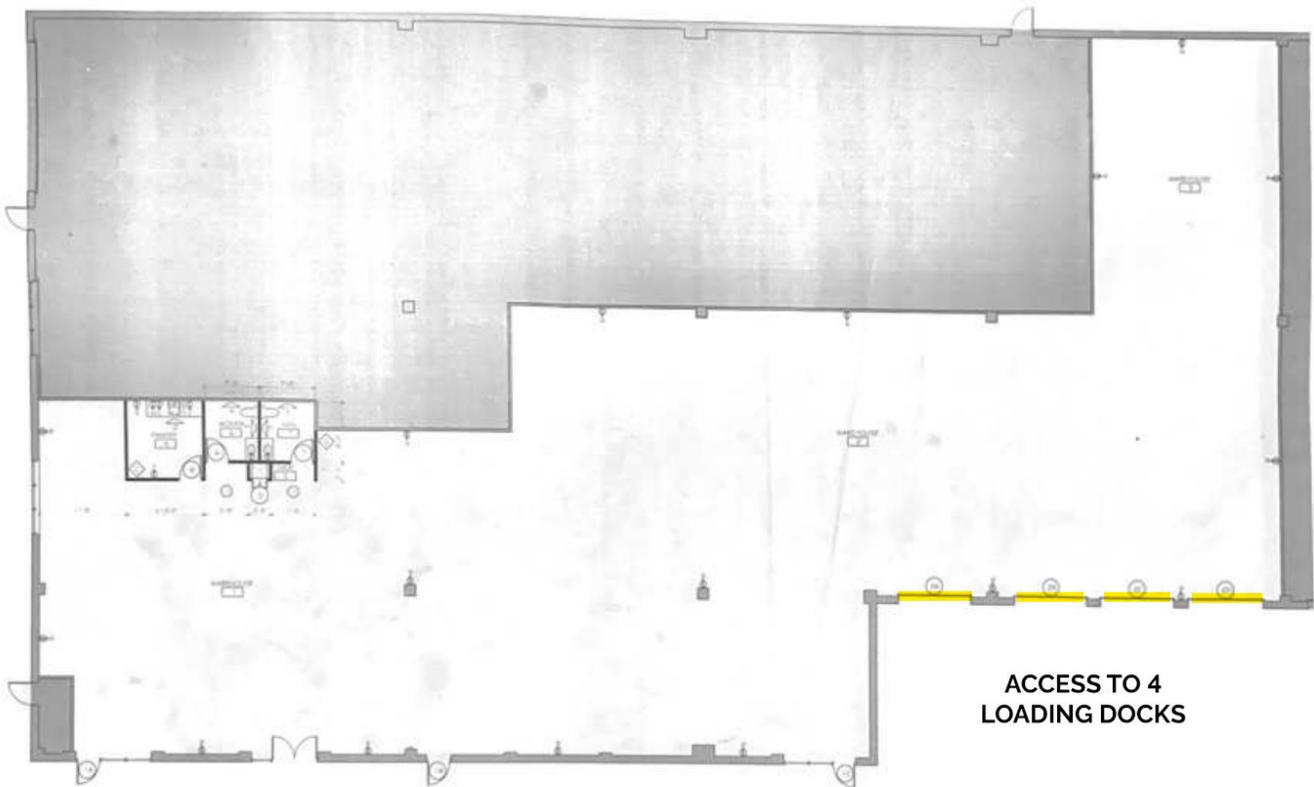
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ADDITIONAL PHOTOS



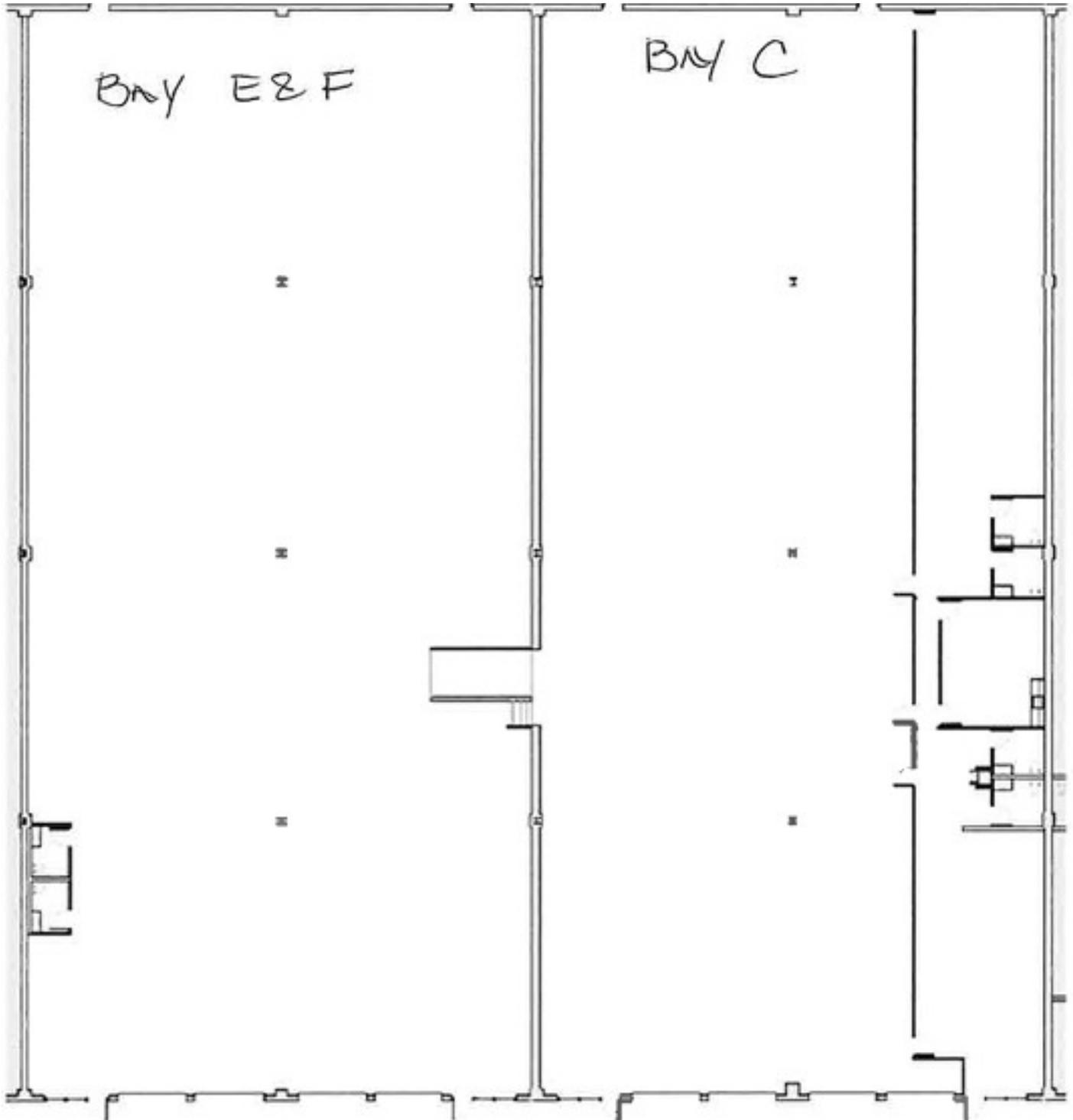
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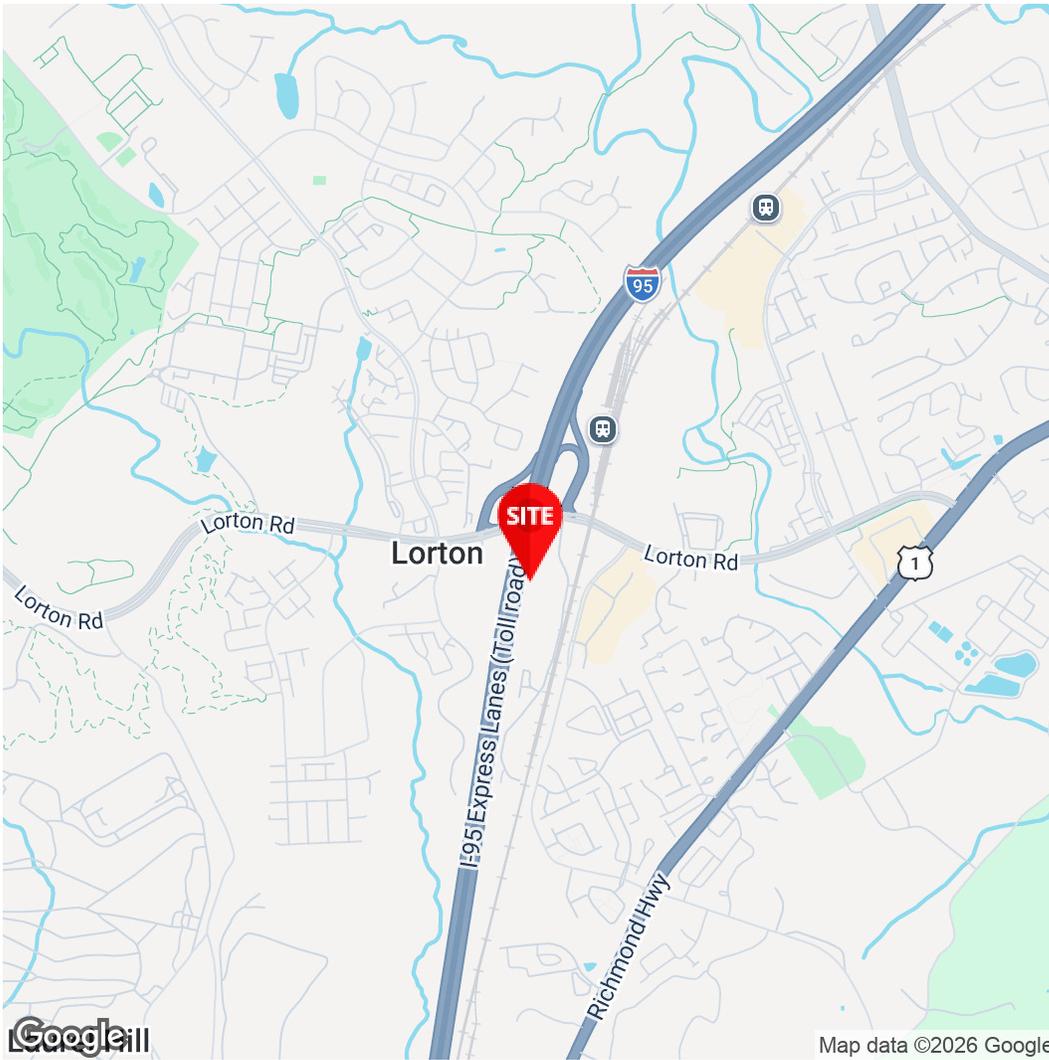
FLOOR PLAN



9406 & 9408 GUNSTON COVE ROAD

BAYS E, F & C





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