

13851
TELEGRAPH ROAD

Woodbridge, VA




STREAM

FOR SALE

54,993 SF | Two Level Warehouse Building

ACCESSIBILITY

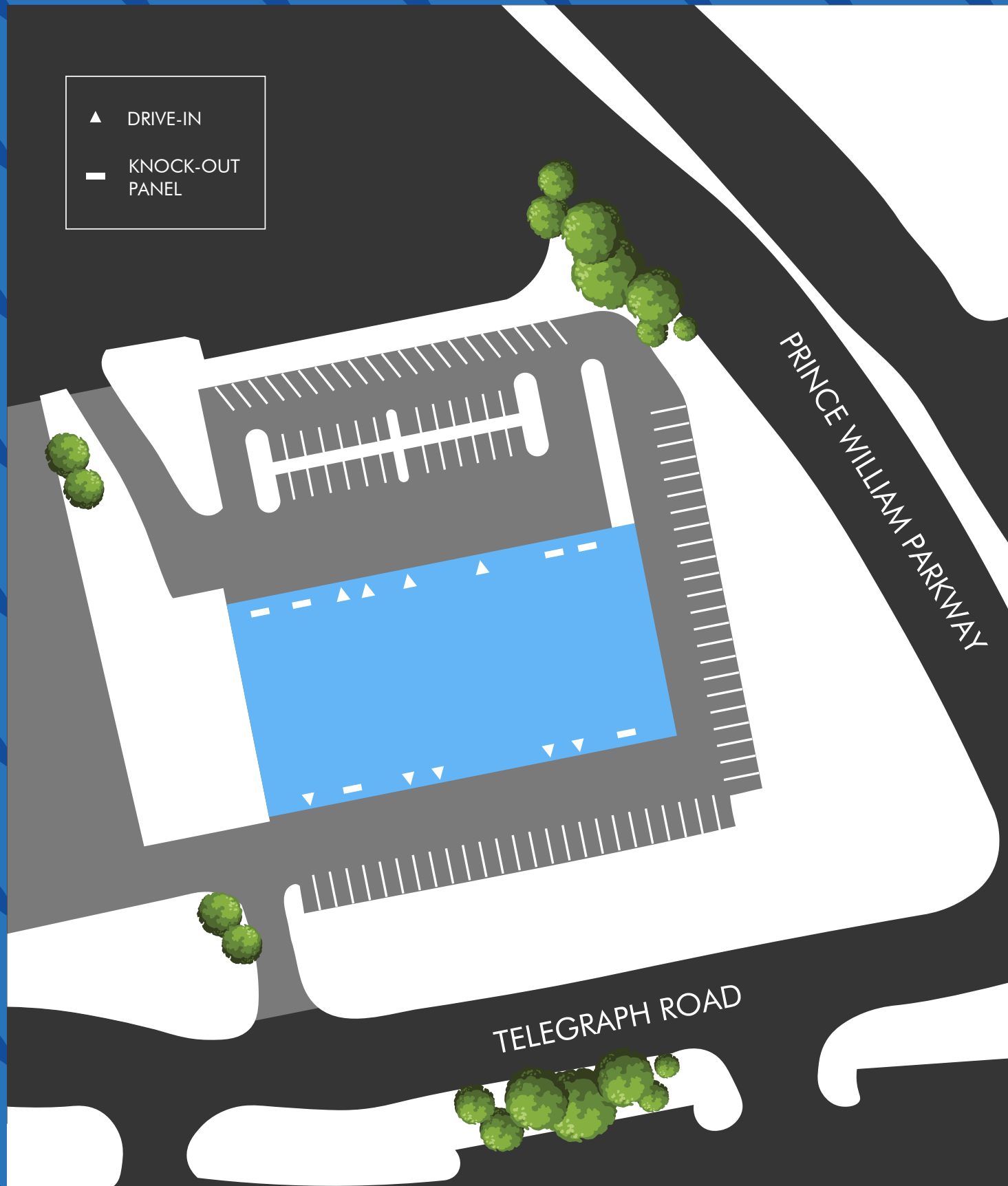
Located half a mile off of I-95



PROPERTY OVERVIEW

Address	13851 Telegraph Road
City/State/Zip	Woodbridge, VA 22192
Total Building Size	54,993 SF
Lower Level	27,311 SF vacant
Upper Level	27,682 SF fully-leased to four separate tenants
Site Size	3.14 acres
Zoning (Prince William County)	PBD (Planned Business District)
Year Built	1986
Clear Height (lower level)	17'
Clear Height (upper level)	22'
Column Width (lower level)	23.5' X 28.5'
Column Width (upper level)	30' X 30'
Loading (lower level)	4 Drive-Ins (12'x12') with 4 additional KOs
Loading (upper level)	4 Drive-Ins (10'x10') and 1 Drive-In (14'x13') with 2 additional KOs
Parking Ratio	1.91/1,000 SF

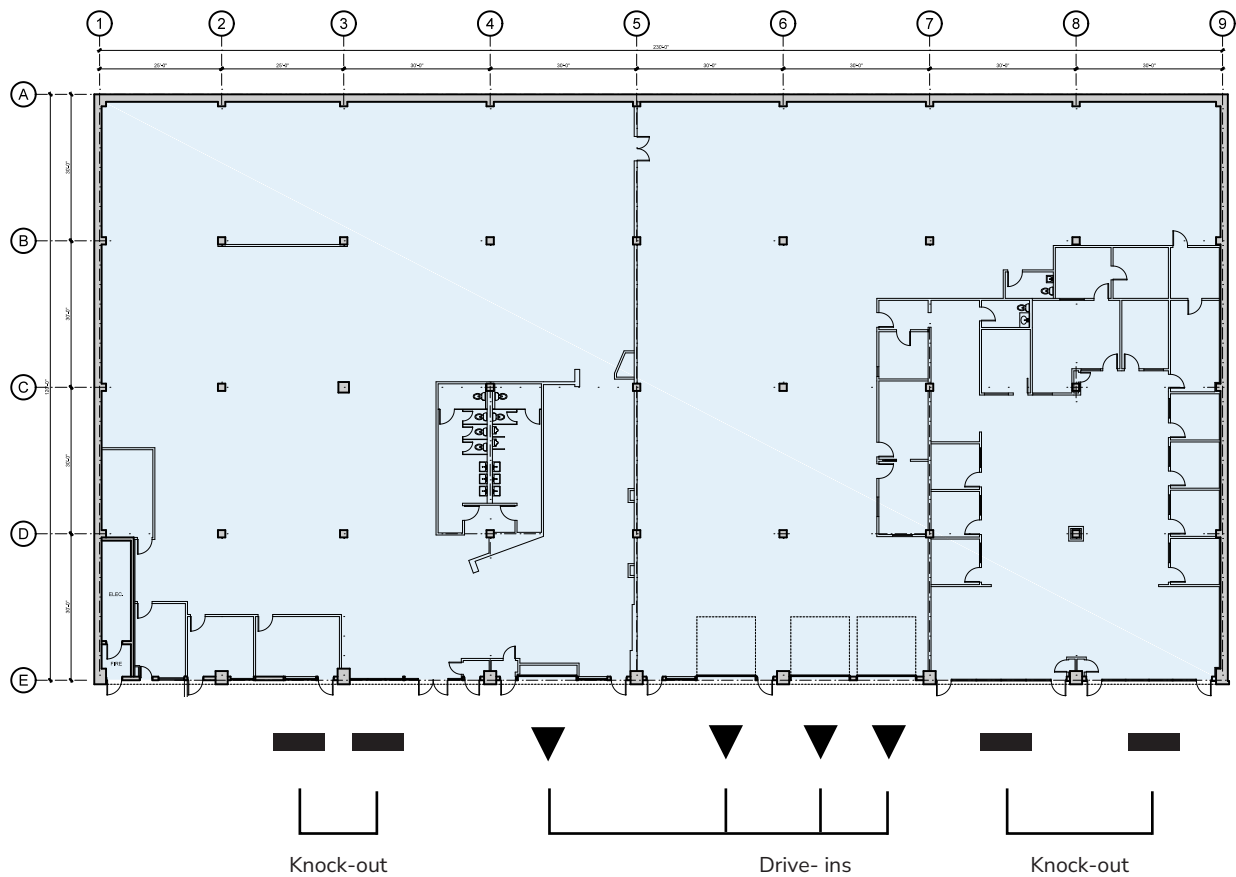
SITE PLAN



AVAILABILITIES

Lower Level - Full Floor

27,311 SF



Suite Number	Suite 101
Square Footage	27,311 SF
Clear Height	17'
Loading	4 Drive-Ins (12'x12') with 4 additional KOs

REGIONAL MAP

DRIVE DISTANCE

0.5

Miles to
I- 95

13

Miles to
I- 495

22

Miles to
Reagan Airport

25

Miles to
Washington D.C.

24

Miles to
Tysons, VA

30

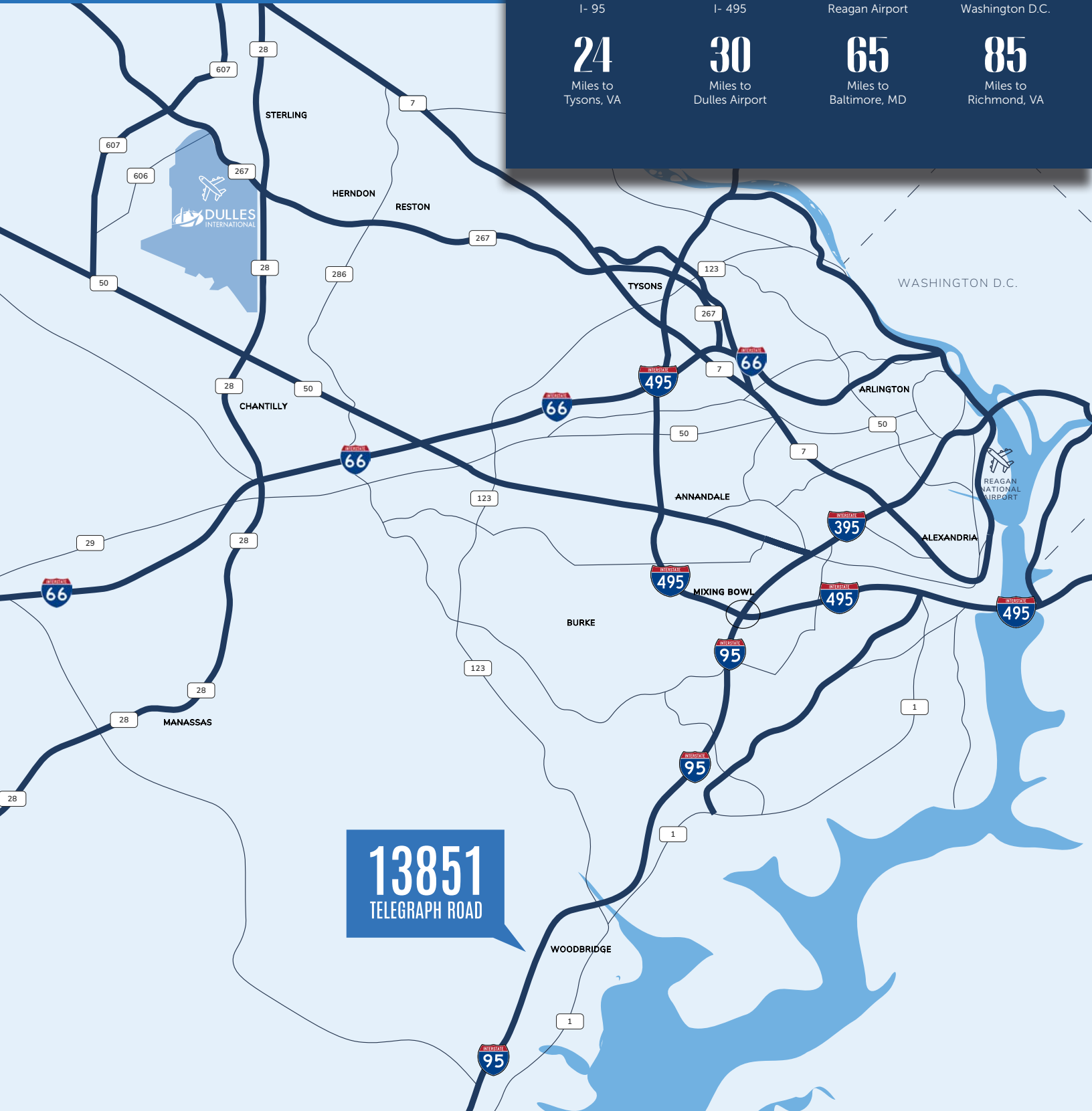
Miles to
Dulles Airport

65

Miles to
Baltimore, MD

85

Miles to
Richmond, VA



13851
TELEGRAPH ROAD

Page 10 of 10



CONTACT US

CAULLEY DERINGER

703.705.2907

caulley.deringer@streamrealty.com

ANDREW HASSETT

703.705.2921

andrew.hassett@streamrealty.com

STEVE CLOUD

703.705.2918

steve.cloud@streamrealty.com