

Summary

Available SF:	7,250 SF
Sale Price:	\$2,175,000
2026 Condo Fees:	\$1,470.12/mo (est.)
Taxes:	\$7,667

Property Highlights

- Located in Woodbridge's established industrial corridor with immediate access to Route 1 and fast connectivity to I-95
- 7,250 sf warehouse with 1,500 sf showroom/office, 2 bathrooms and a kitchenette
- Installed overhead crane for fabrication, and heavy-duty operations
- M1-Heavy Industrial zoning
- One (1) drive-in, One (1) loading doc
- Parking: 16 spaces
- Fenced outdoor area ideal for secure storage of vehicles, equipment, and materials
- Ceiling height: 20'-23' crane height: 14'

Demographics

2 Miles

5 Miles

10 Miles

Total Households:	12,792	54,665	139,393
Total Population:	37,742	166,170	427,037
Average HH Income:	\$107,235	\$124,258	\$142,255

The information above was furnished to us by sources we believe to be reliable, but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

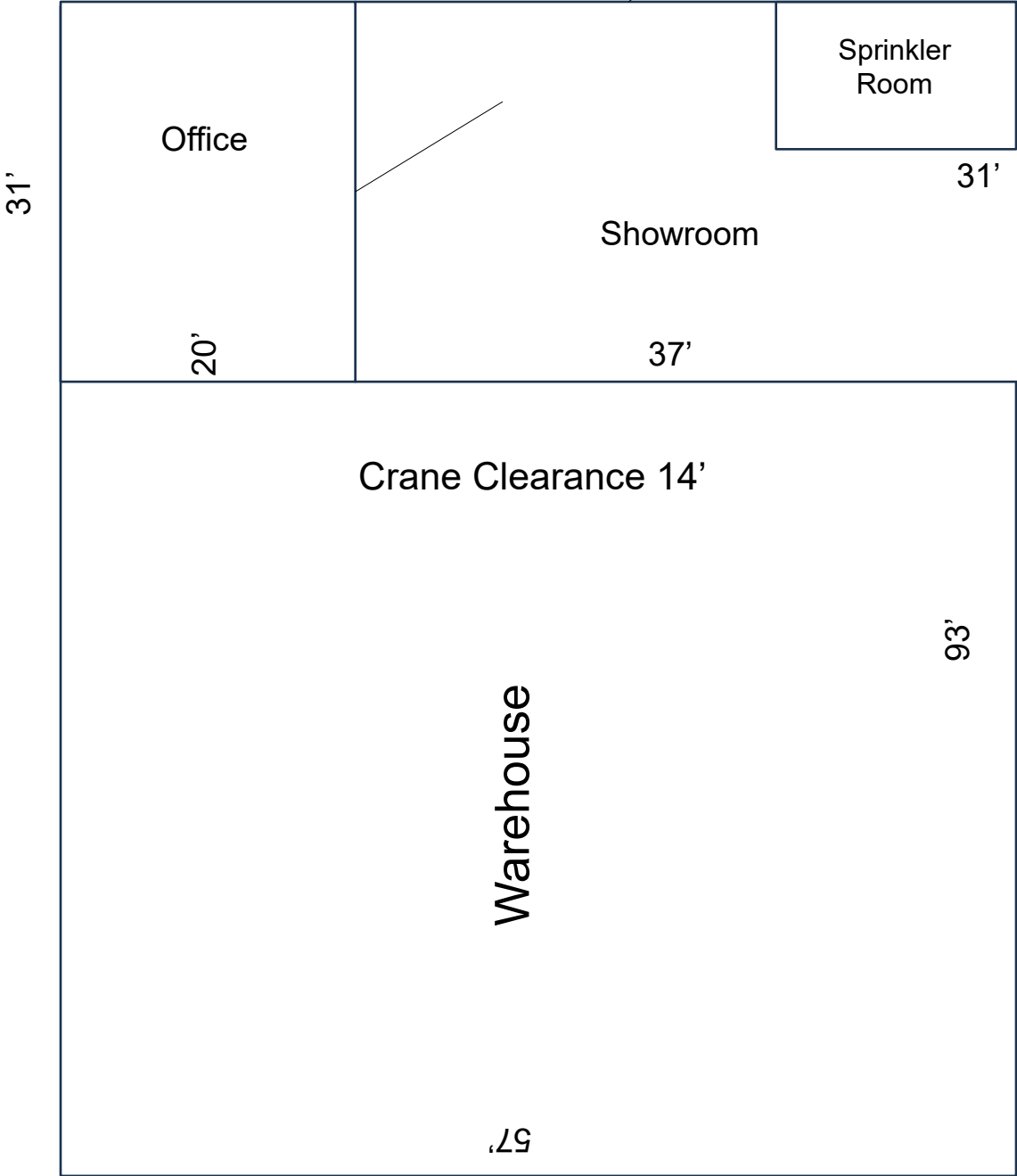
Oyku Hanna

703.435.4007 x 109

ohanna@veritycommercial.com

Verity Commercial | 1821 Michael Faraday Drive | Suite 208 | Reston, VA 20190 | veritycommercial.com

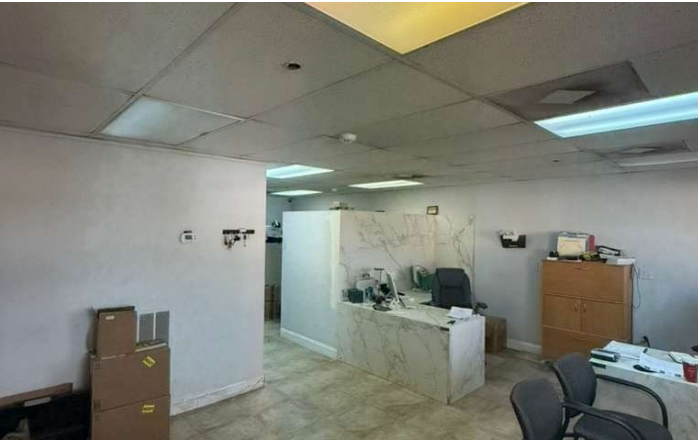
Floor Plan



The information above was furnished to us by sources we believe to be reliable, but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

Oyku Hanna
703.435.4007 x 109
ohanna@veritycommercial.com

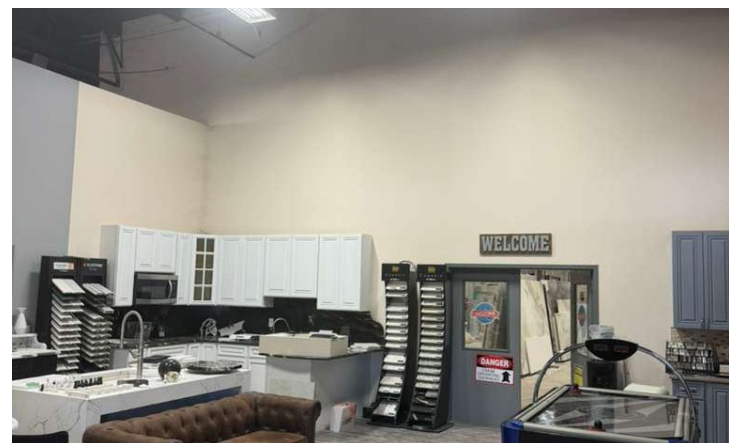
Verity Commercial | 1821 Michael Faraday Drive | Suite 208 | Reston, VA 20190 | veritycommercial.com



The information above was furnished to us by sources we believe to be reliable, but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

Oyku Hanna
 703.435.4007 x 109
 ohanna@veritycommercial.com

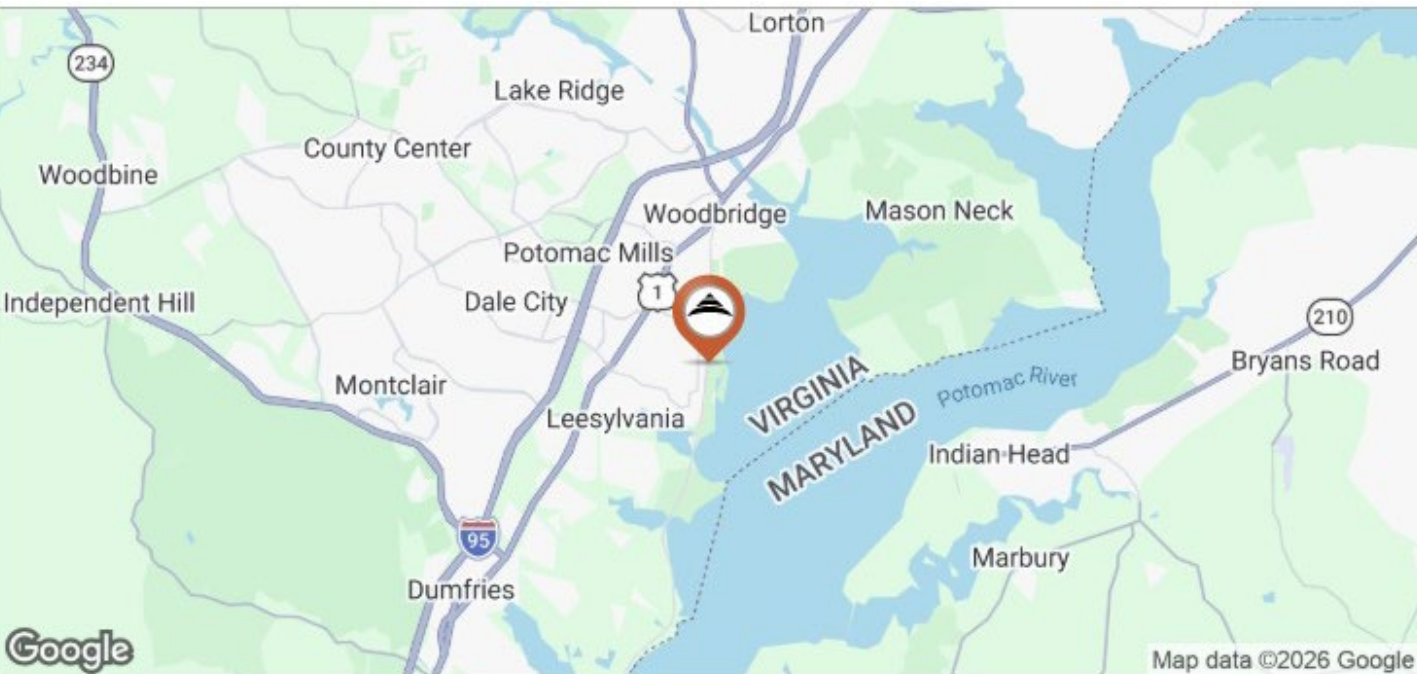
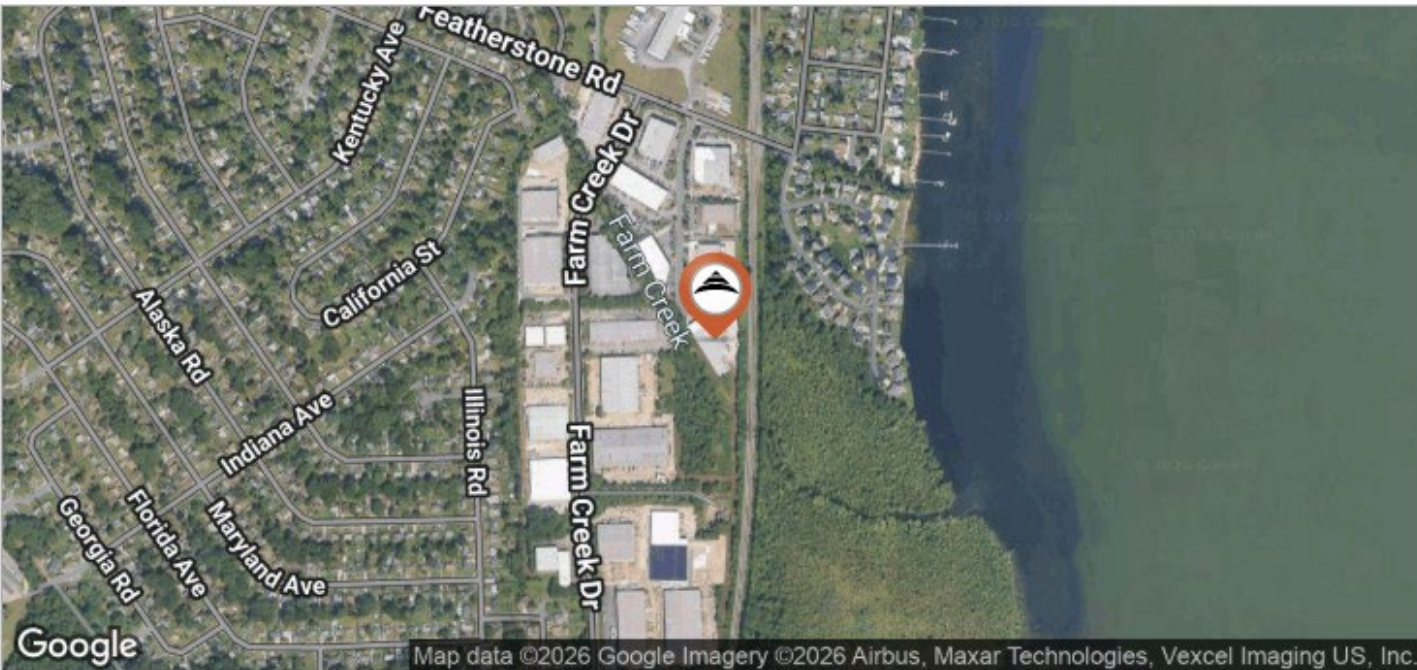
Verity Commercial | 1821 Michael Faraday Drive | Suite 208 | Reston, VA 20190 | veritycommercial.com



The information above was furnished to us by sources we believe to be reliable, but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

Oyku Hanna
 703.435.4007 x 109
 ohanna@veritycommercial.com

Verity Commercial | 1821 Michael Faraday Drive | Suite 208 | Reston, VA 20190 | veritycommercial.com



The information above was furnished to us by sources we believe to be reliable, but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

Oyku Hanna
 703.435.4007 x 109
 ohanna@veritycommercial.com

Verity Commercial | 1821 Michael Faraday Drive | Suite 208 | Reston, VA 20190 | veritycommercial.com