



**WAREHOUSE FOR SUBLEASE**

**9406 & 9408 GUNSTON COVE ROAD**

LORTON, VA 22079





# 9406 & 9408 GUNSTON COVE ROAD

LORTON, VA 22079

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 - 27,600 SF available. Each bay has four dock-high doors, 18 ft. ceilings, abundant natural light, and restrooms. One 13,600 SF bay has approximately 3,500 SF of modern office space. Adjacent to I-95 and close to nearby restaurants.

### PROPERTY HIGHLIGHTS

- Excellent Storage and Distribution warehouse 3 minutes off of I-95.
- Approximately 27,600 sq/ft. of available space for sublease.
- Each bay (C&D and E &F) is 13,600 SF each with 4 dock high doors. 9406C Bay is 9,101 SF.
- Approx. 18 ft. ceilings
- Modern Pantry/kitchen area & restrooms
- Alot of natural light- windows galore
- 9408 C-D Bay has approximately 3,500 SF of modern office

VIDEO

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	Up to 27,600 SF

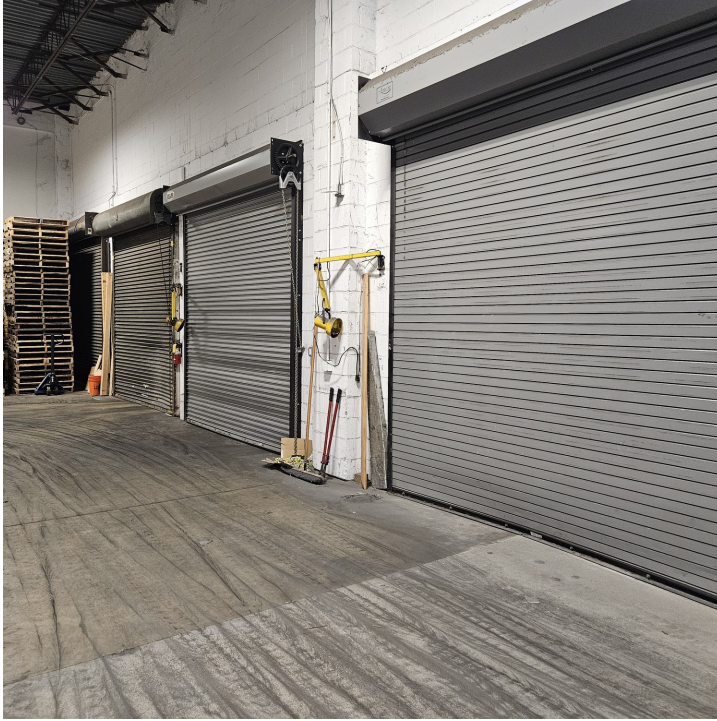
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	20,228	56,261	238,206
Total Population	57,703	164,178	711,415
Average HH Income	\$174,334	\$168,122	\$170,339



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## ADDITIONAL PHOTOS



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## FLOOR PLAN

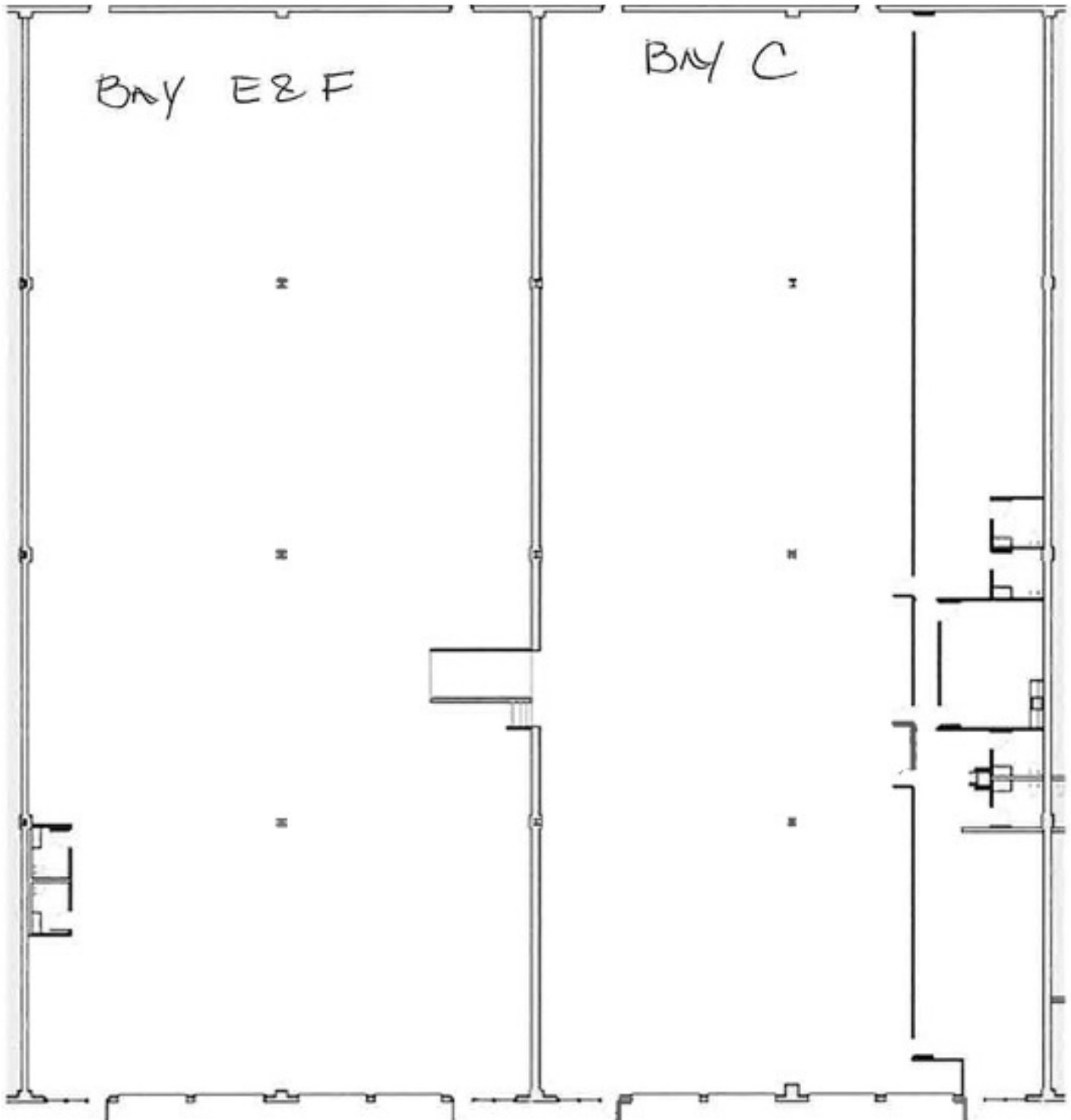


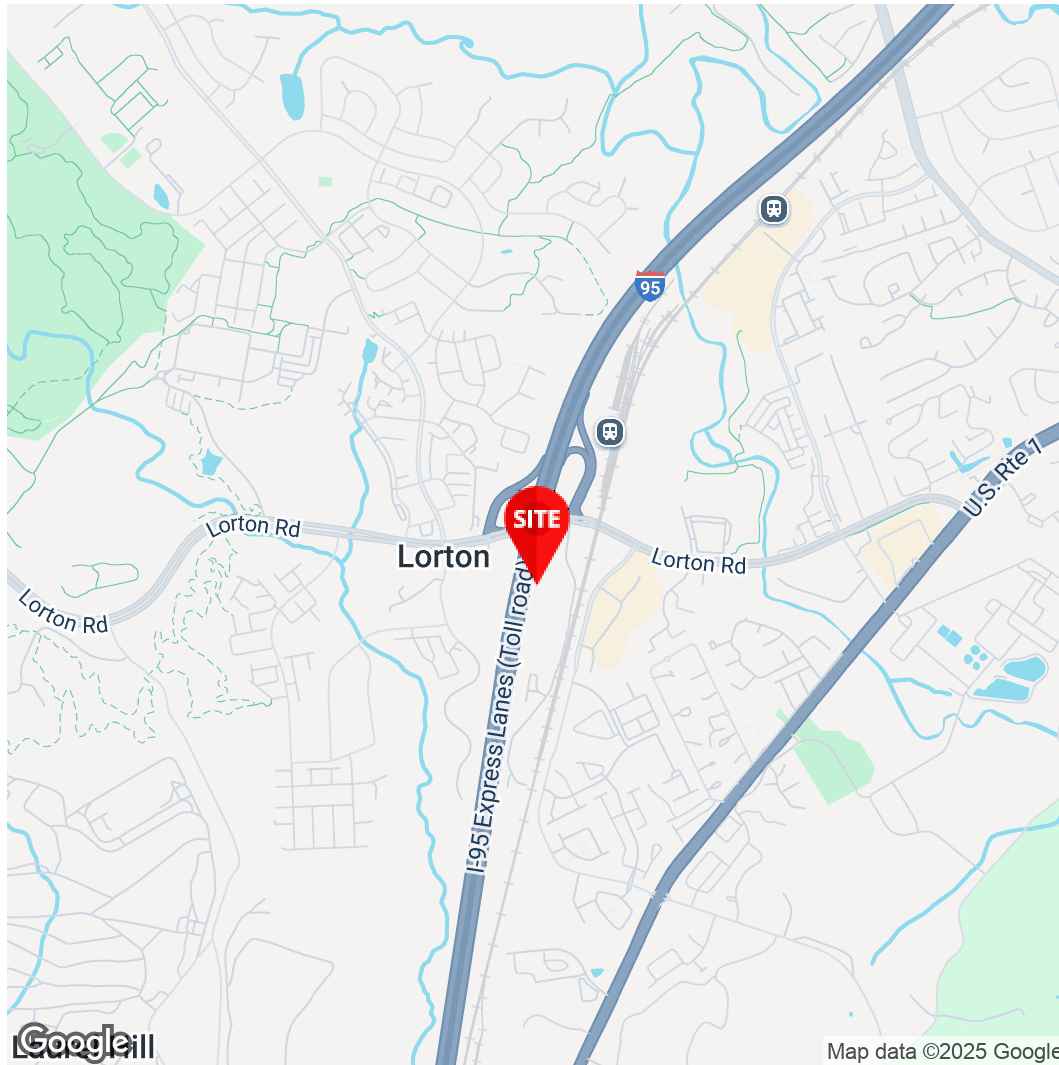


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BAYS E, F & C





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