



WAREHOUSE FOR SUBLLEASE

9406 & 9408 GUNSTON COVE ROAD

LORTON, VA 22079



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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

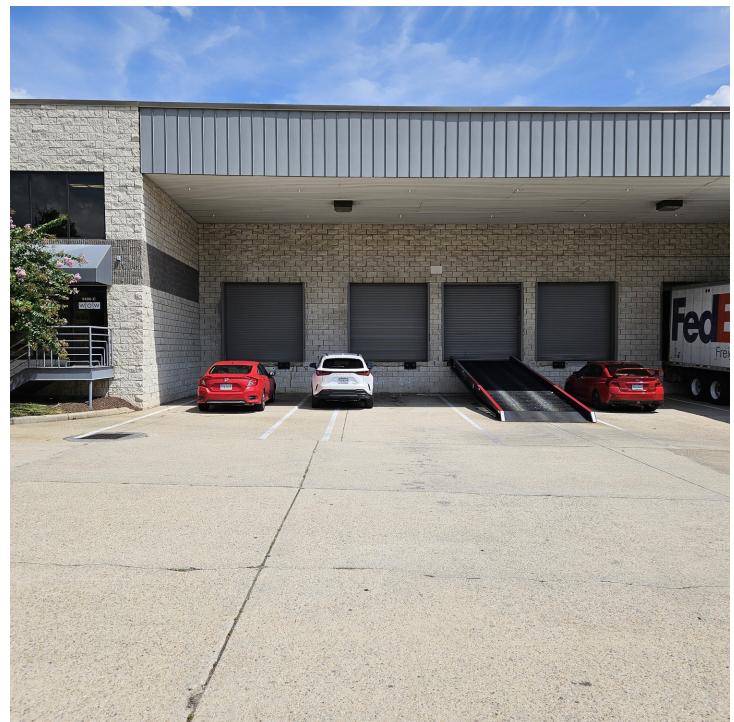
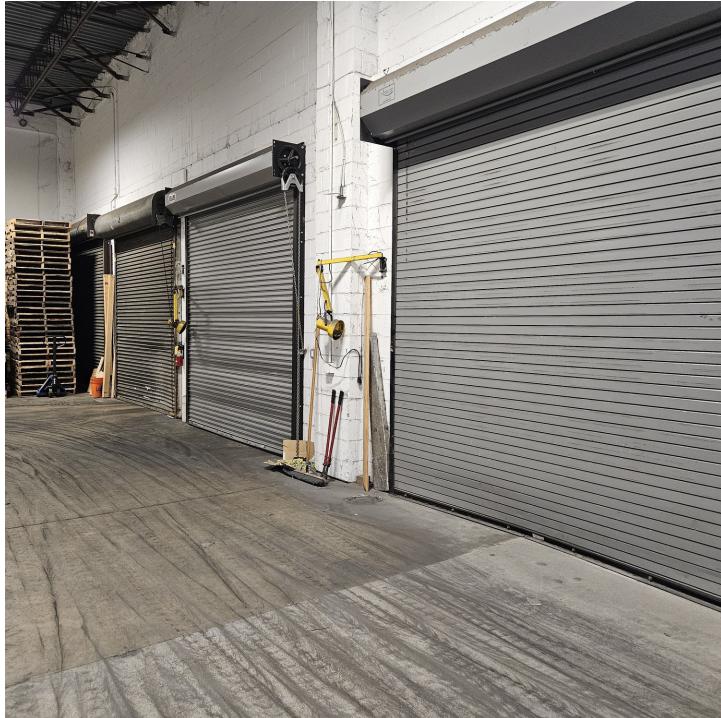
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	20,228	56,261	238,206
Total Population	57,703	164,178	711,415
Average HH Income	\$174,334	\$168,122	\$170,339

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ADDITIONAL PHOTOS

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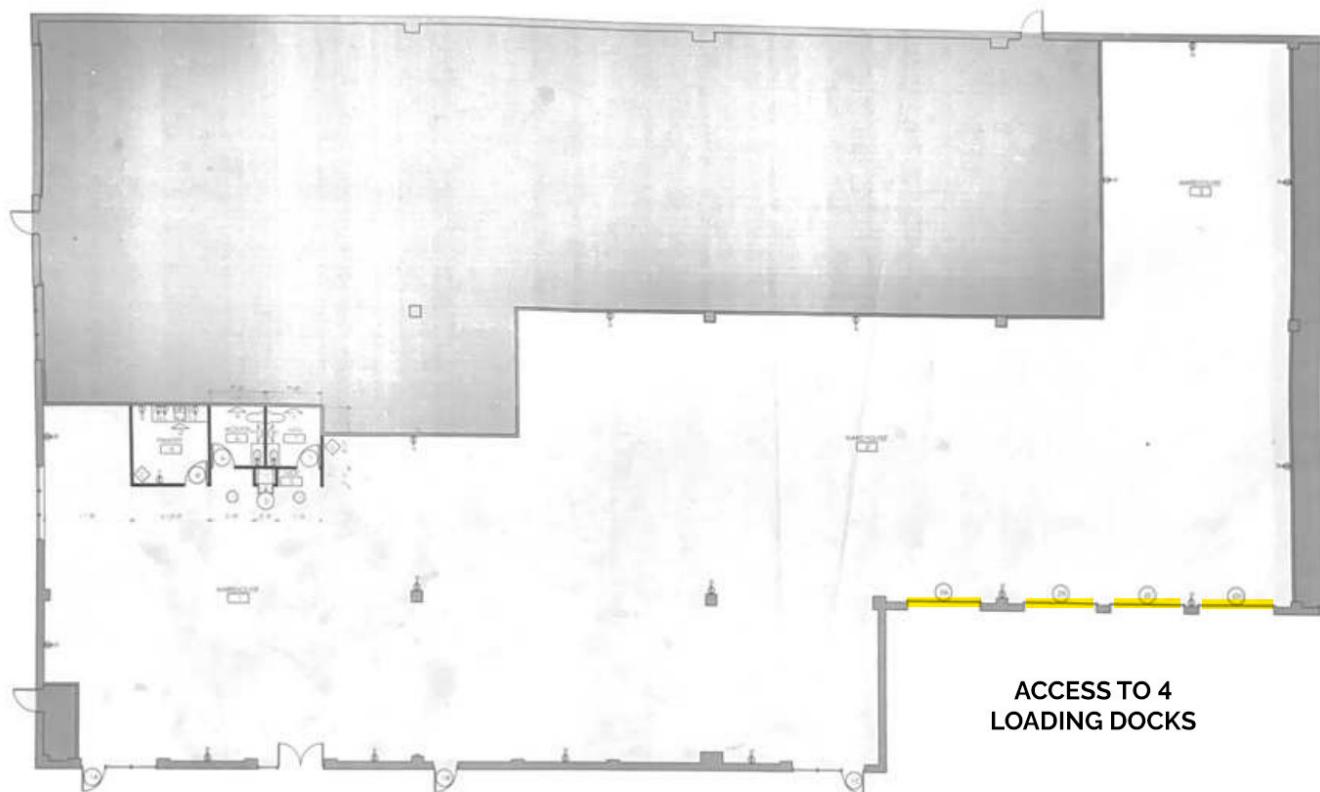


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FLOOR PLAN

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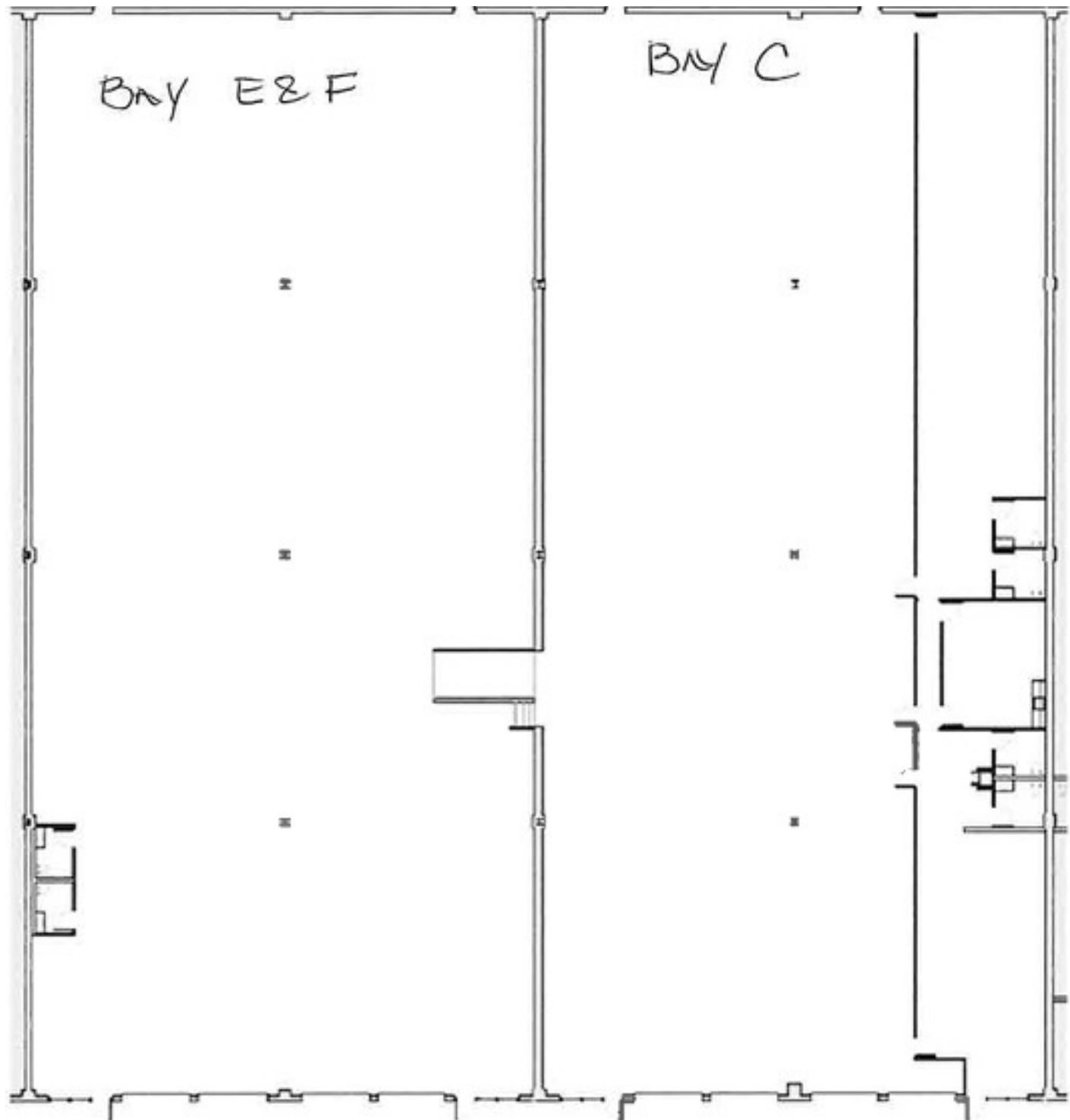


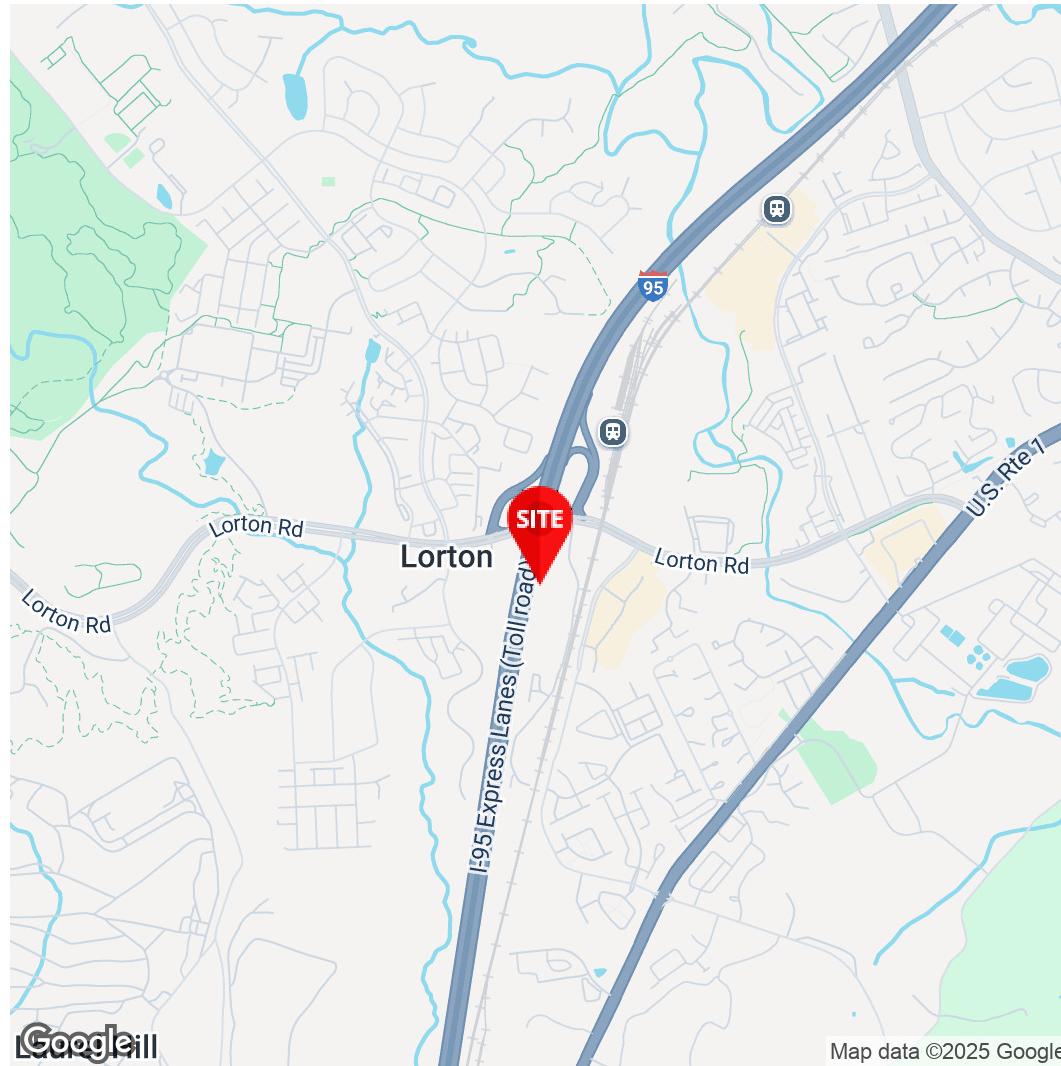
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BAYS E, F & C

de DIVARIS
REAL ESTATE, INC.





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