



WAREHOUSE FOR SUBLEASE

PRIME I-95 WAREHOUSE

9406C GUNSTON COVE ROAD, LORTON, VA 22079



PRIME I-95 WAREHOUSE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Excellent storage and distribution warehouse available located 3 minutes from I-95. End unit 9,101 SF available with four dock-high doors, 18 ft. ceilings, abundant natural light, and restrooms. Outside storage area possible. Adjacent to I-95 and close to nearby restaurants.

PROPERTY HIGHLIGHTS

- Excellent Storage & Distribution warehouse 3 minutes off of I-95.
- 9406C Bay is 9,101 SF. with covered docks.
- Bay has with 4 dock high doors.
- Approx. 18 ft. ceilings
- Modern Pantry/kitchen area & restrooms
- Alot of natural light- windows galore

VIDEO

OFFERING SUMMARY

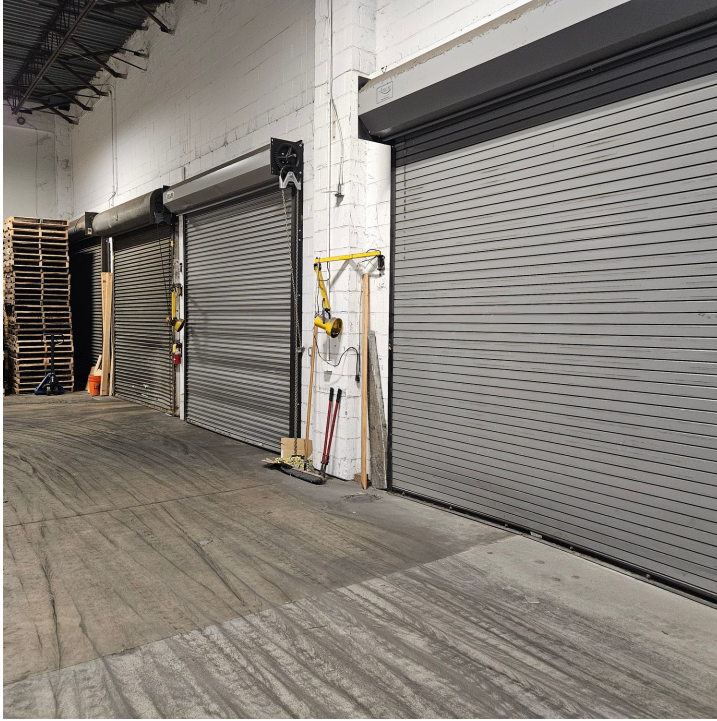
Lease Rate: \$13.25-\$14.95 SF/yr (NNN)
Available SF: 9,101 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	19,840	57,781	269,536
Total Population	58,489	170,084	783,893
Average HH Income	\$166,056	\$163,471	\$161,720

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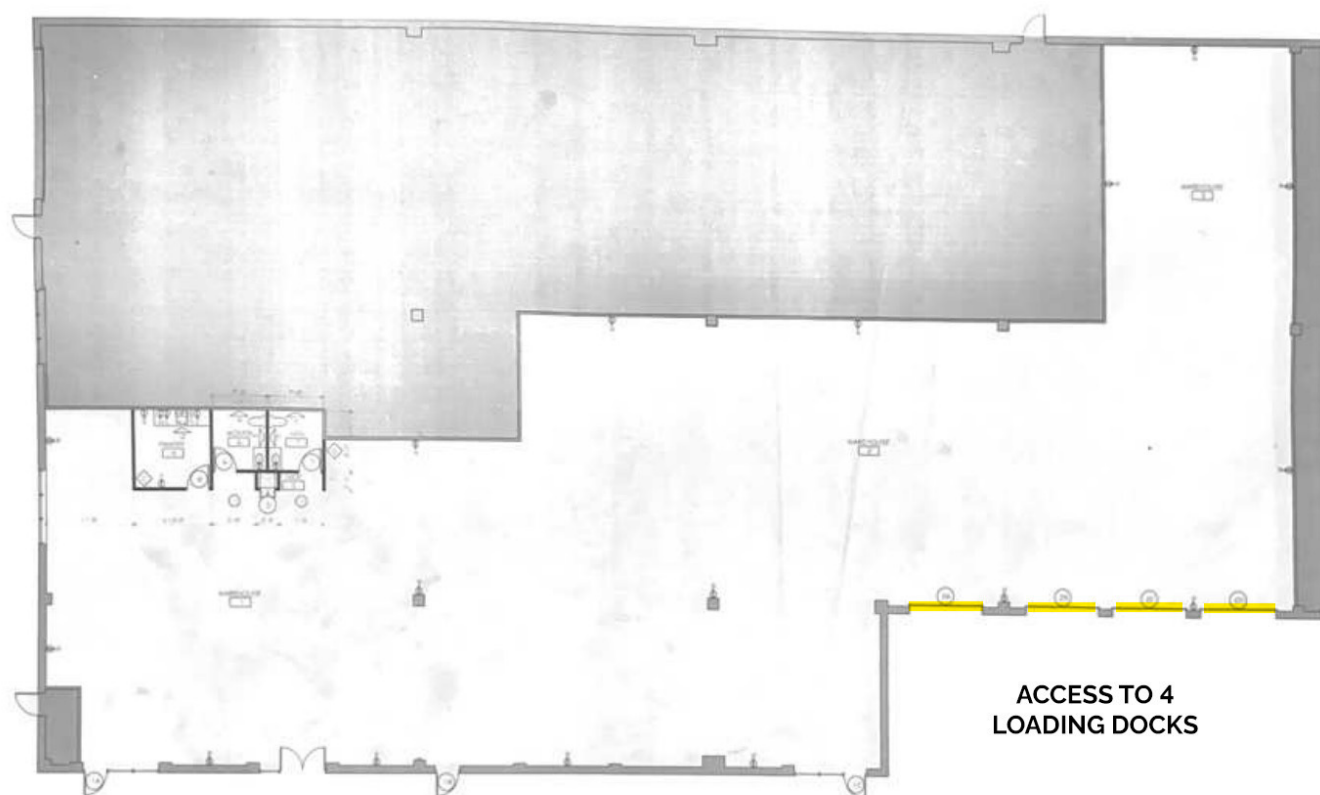
PRIME I-95 WAREHOUSE

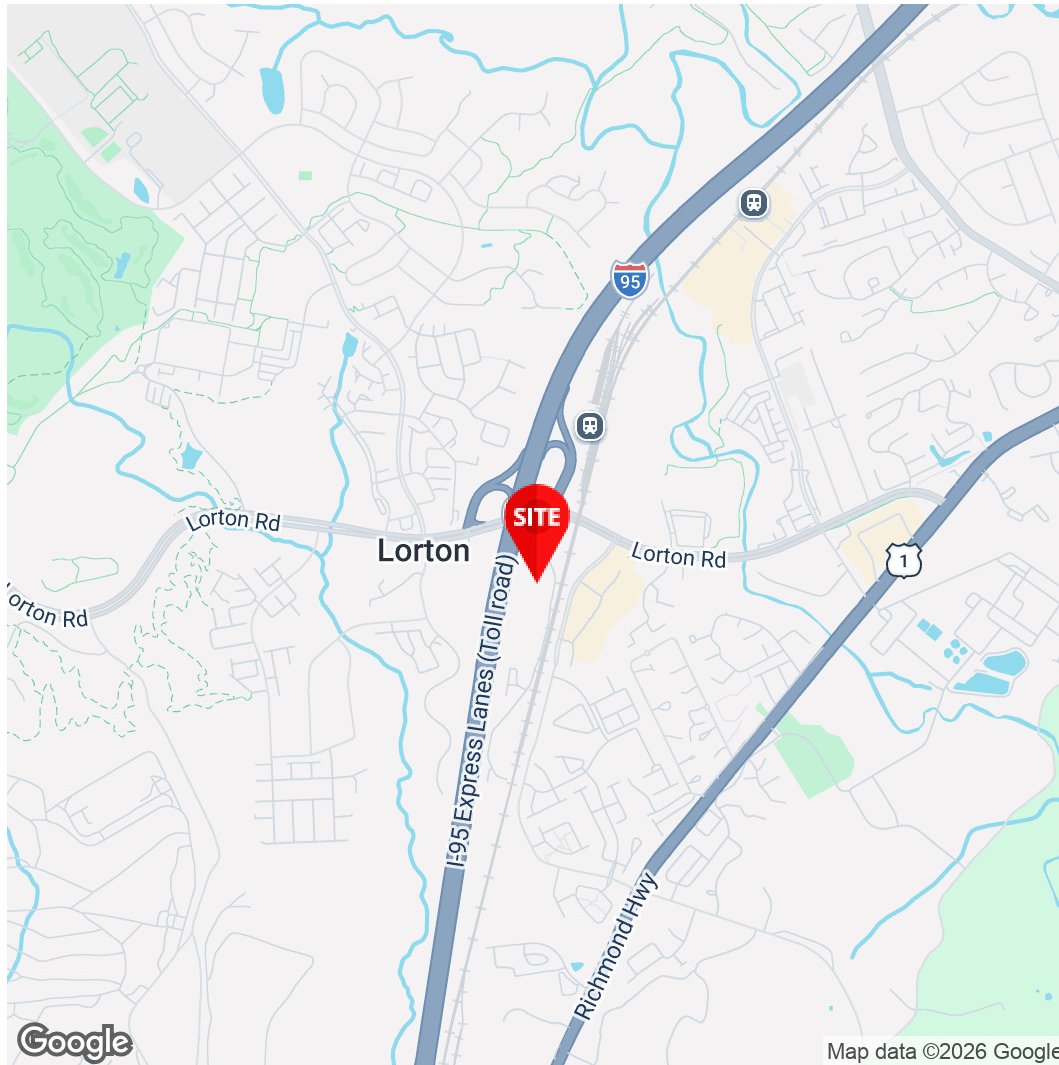
ADDITIONAL PHOTOS



PRIME I-95 WAREHOUSE

FLOOR PLAN





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