

### Summary

Available SF:	7,250 SF
Sale Price:	\$2,175,000
Lease Rate:	Contact Broker
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

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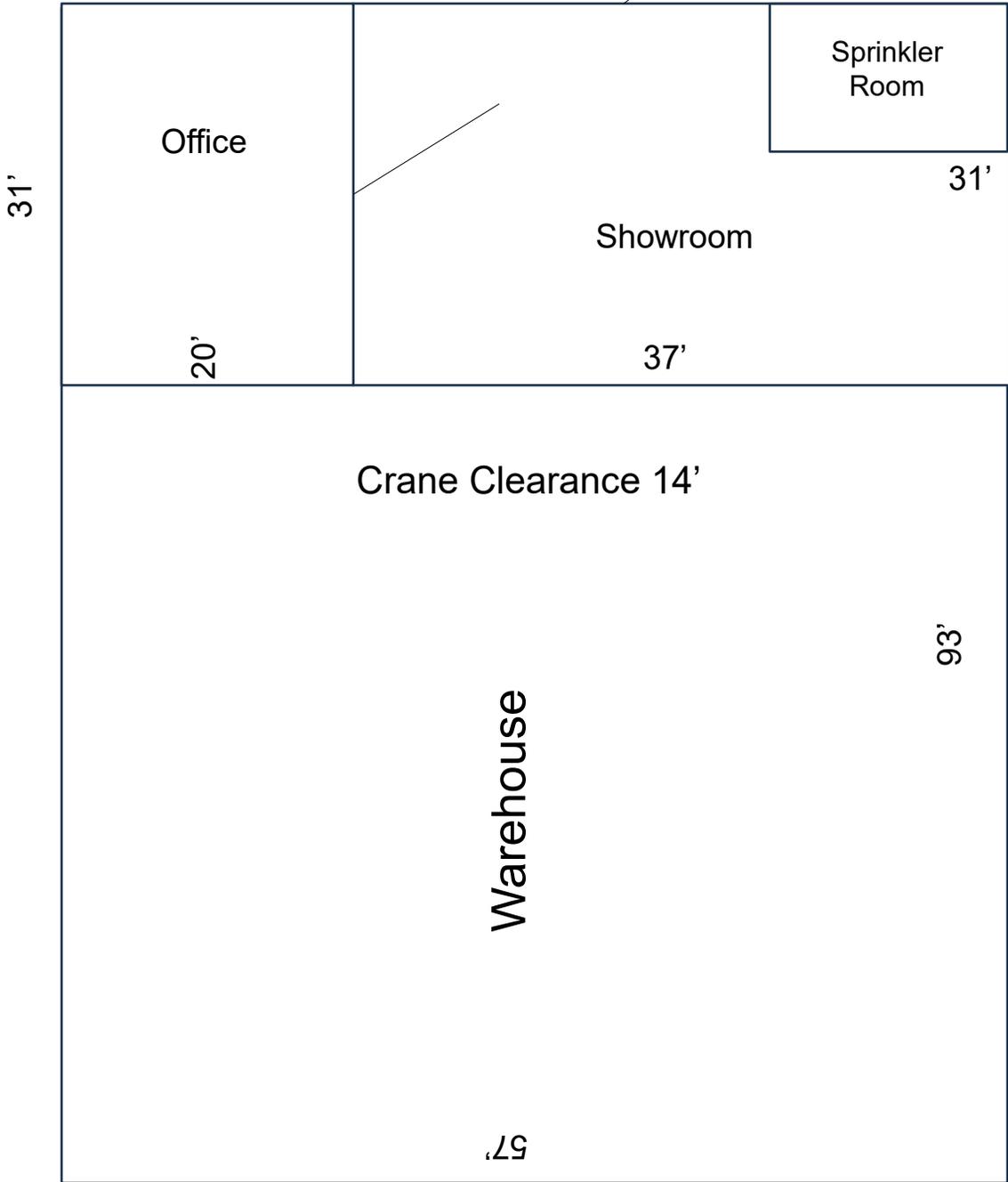
**Oyku Hanna**

703.435.4007 x 109

ohanna@veritycommercial.com

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

Floor Plan

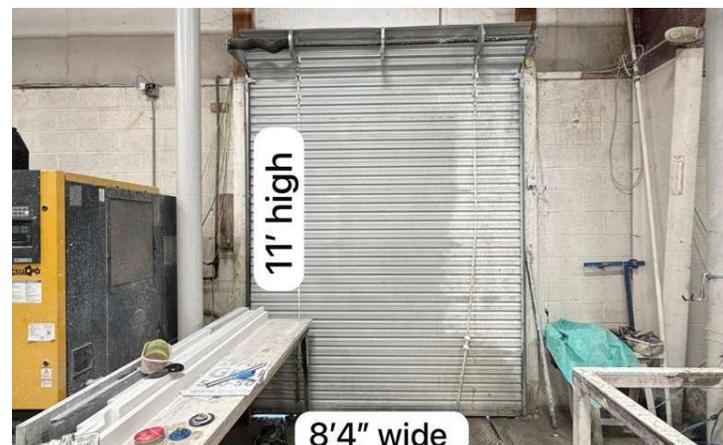


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