

138,600 SF & 1± Acres Outside Storage

UNDER CONSTRUCTION
Q1 2027 DELIVERY

I-95 COMMERCE CENTER
**AVAILABLE
FOR LEASE**



JLL INDUSTRIAL

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16781 INTERSTATE DRIVE
DUMFRIES, VA, 22026

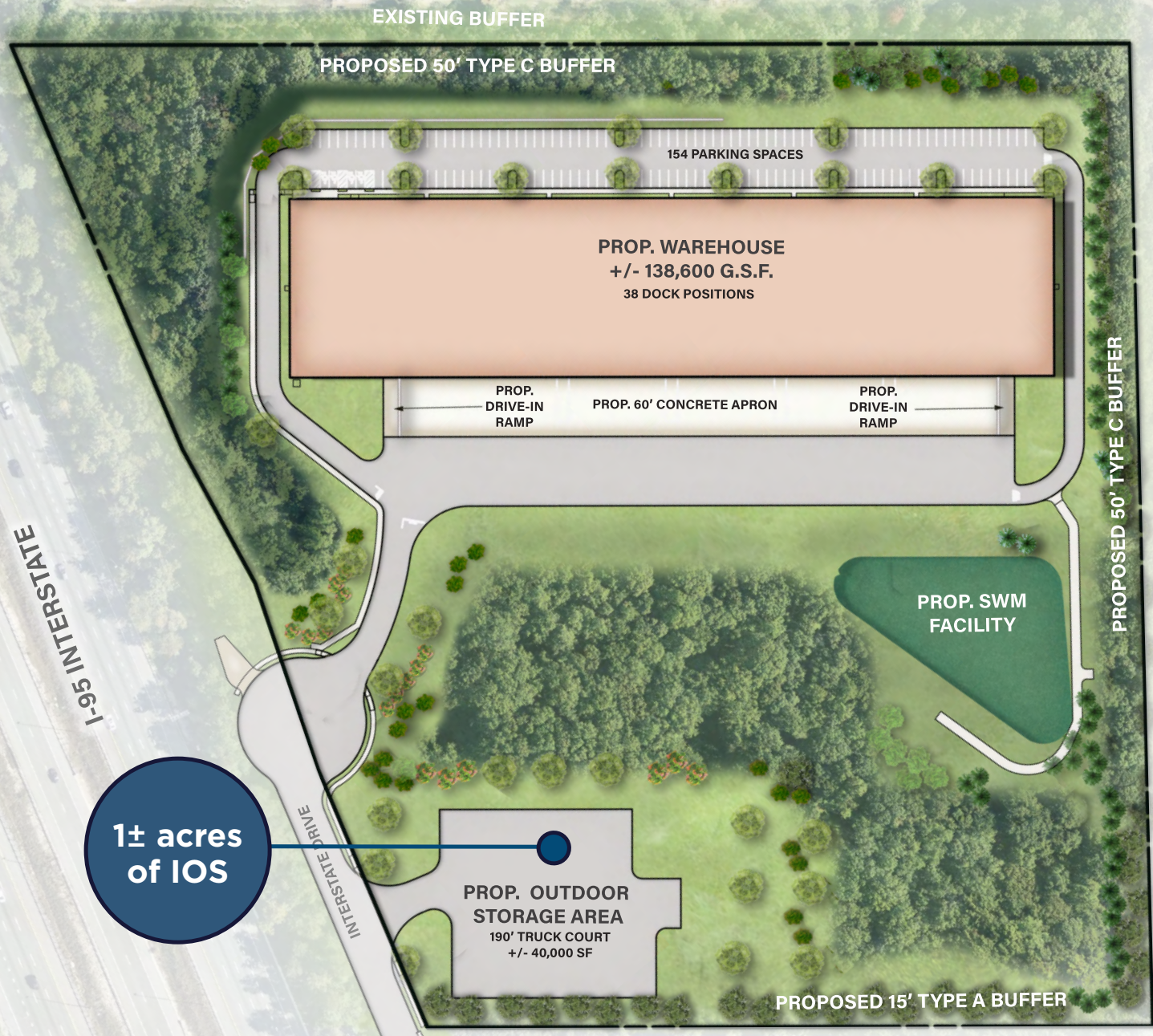


CURRENT PROGRESS

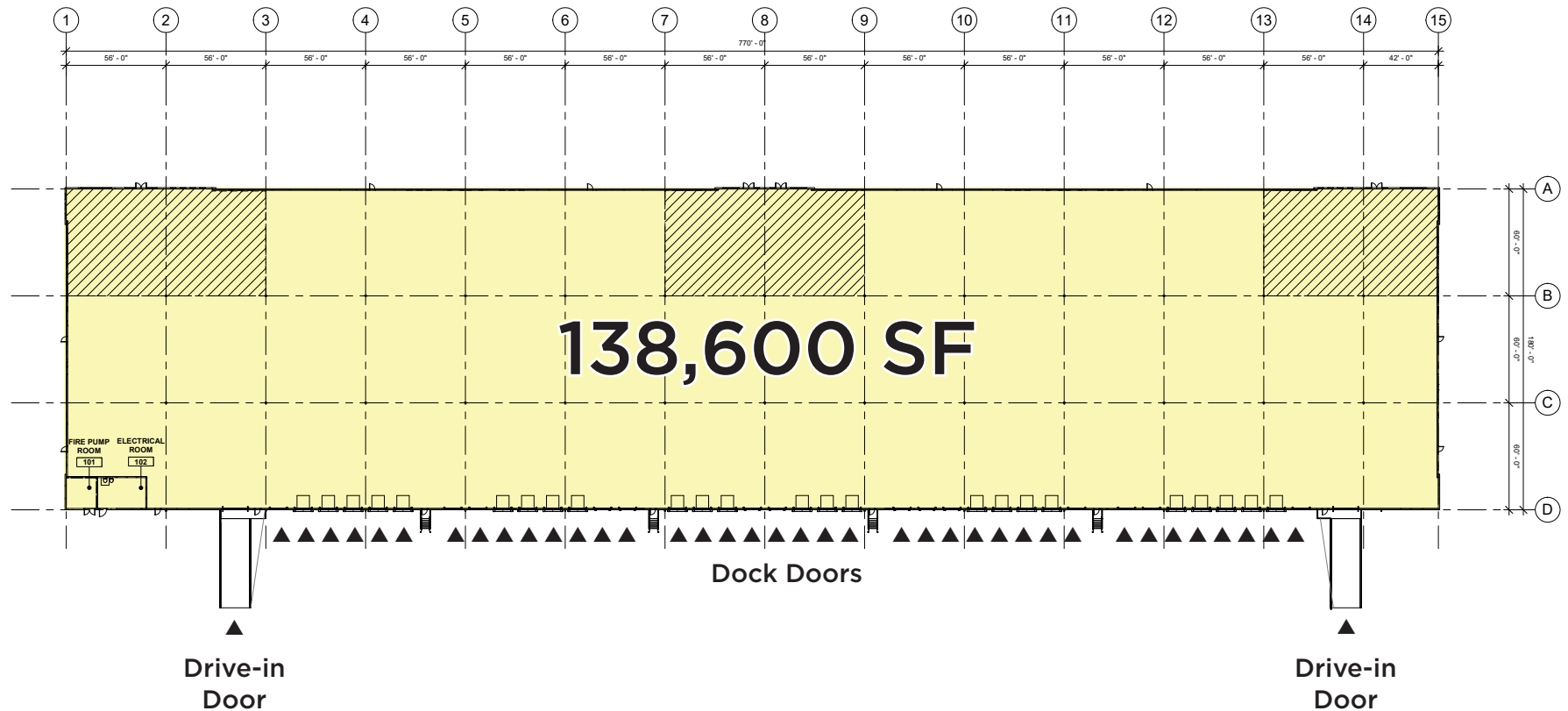
16781 Interstate Drive, Dumfries, VA, 22026



Site Plan



**1± acres
of IOS**

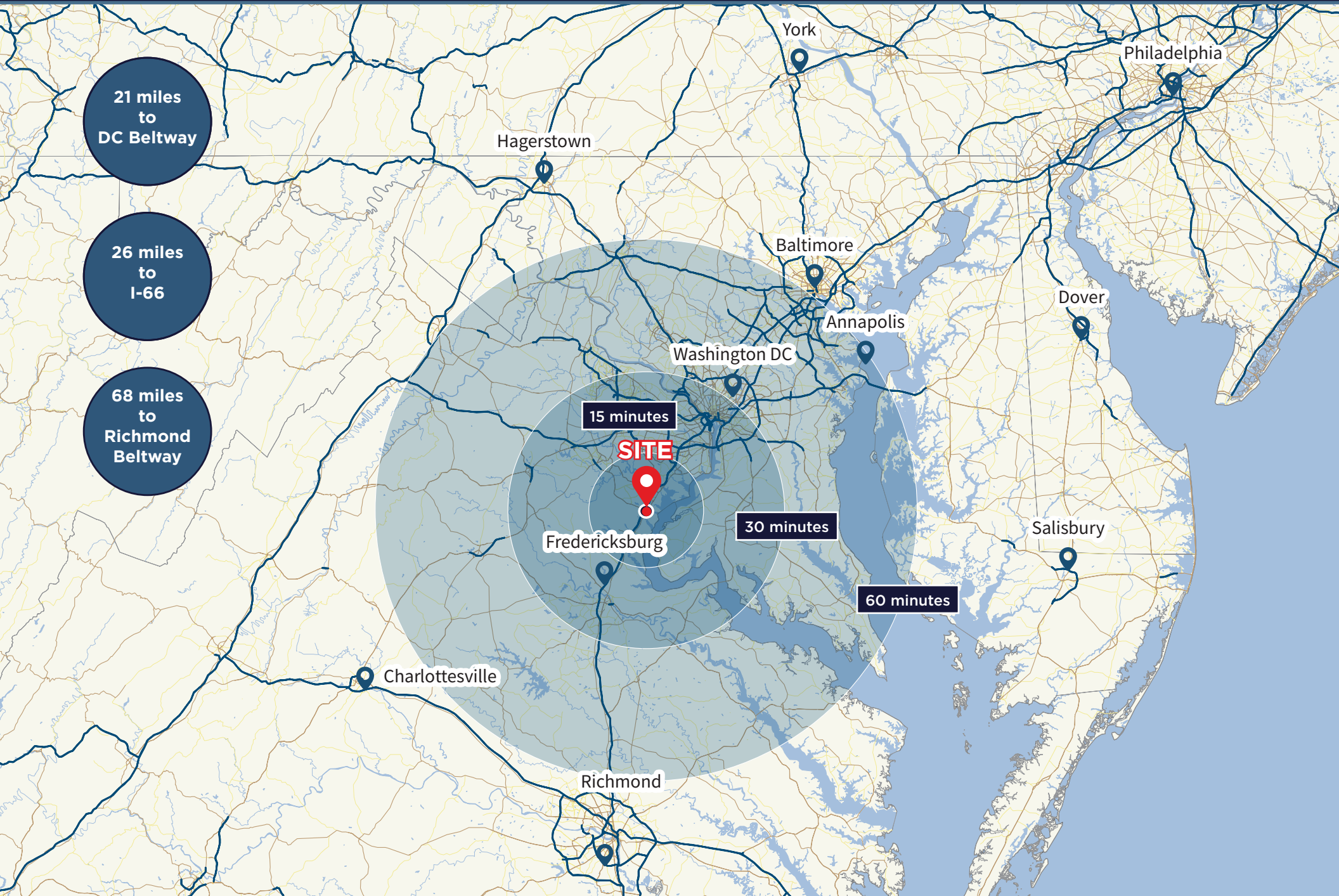


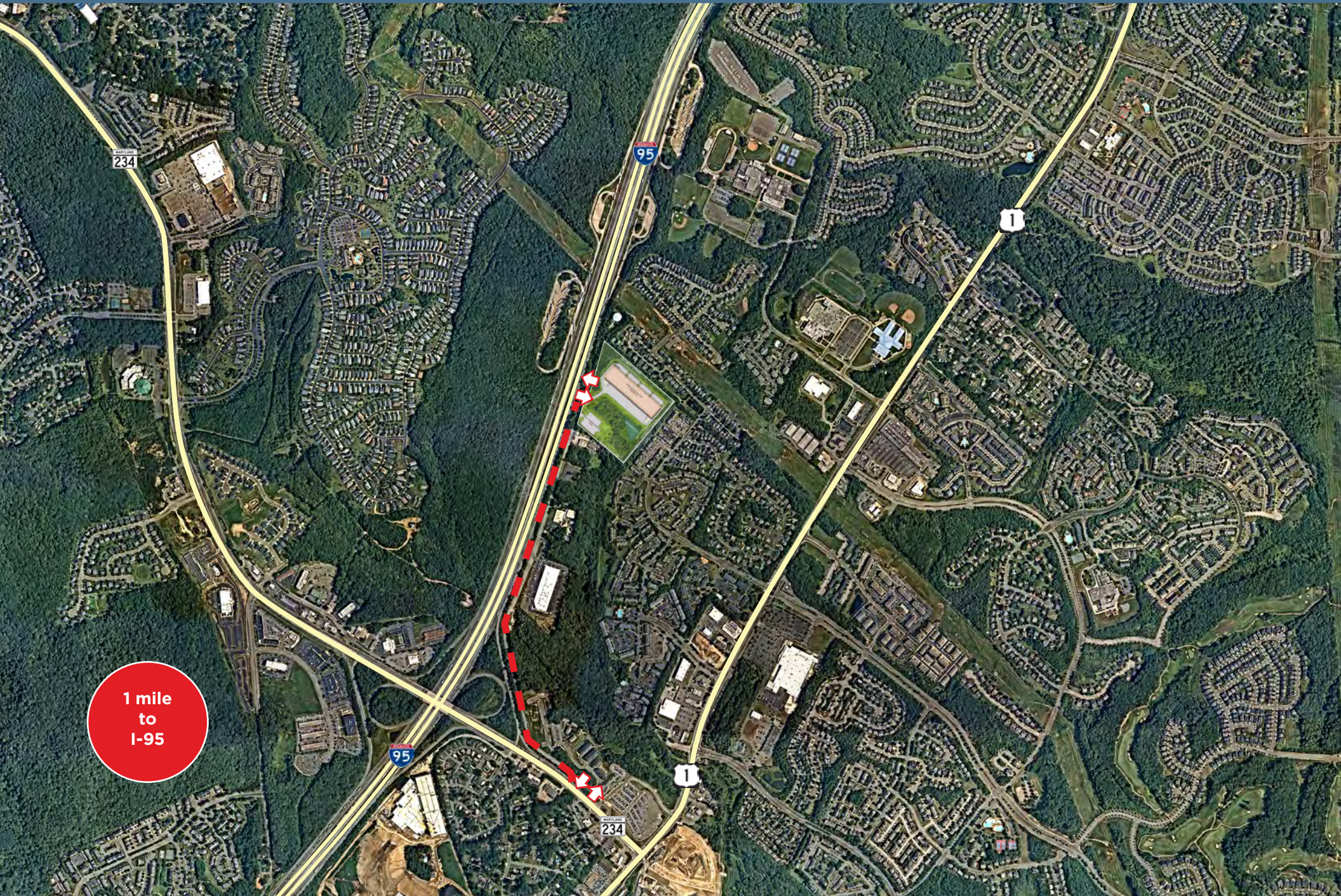
I-95 Commerce Center is a speculative industrial facility totaling 138,600 SF with 1 +/- acres of outside storage. Strategically positioned adjacent to I-95 and Rt. 234, the property offers exceptional connectivity to Northern Virginia and Metro DC Region.

OFFICE TO SUIT	38 DOCK DOORS	2 DRIVE-IN DOORS	36 CLEAR HEIGHT
3,000 AMP 3-PHASE	PUBLIC WATER SEWER GAS	154 PARKING SPACES	ESFR SPRINKLER

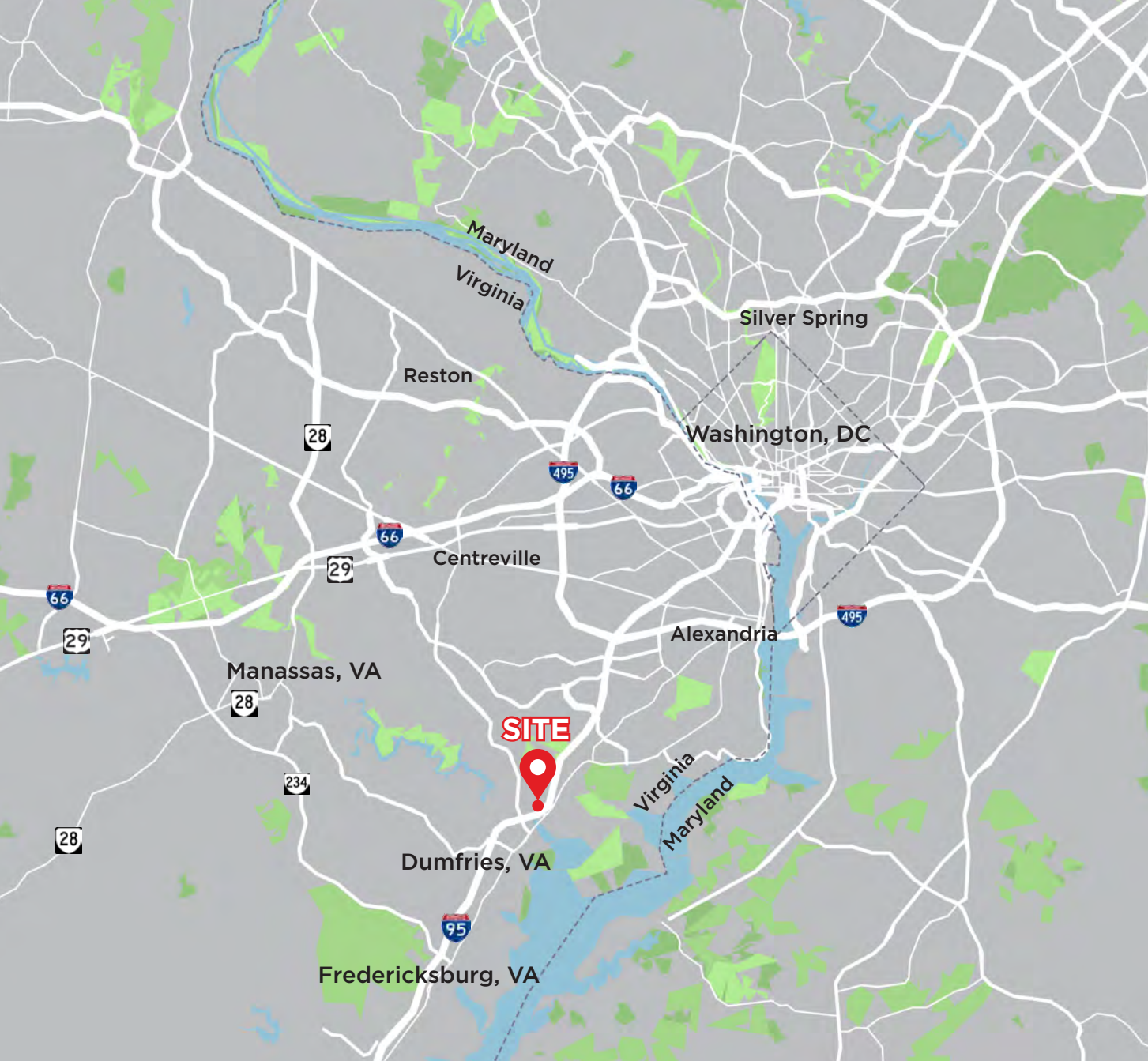
LOCATION

16781 Interstate Drive, Dumfries, VA, 22026





1 mile
to
I-95



DEMOGRAPHICS

Year	3 mi	5 mi	7 mi
Population			
2023	87,244	180,204	273,893
2028	90,889	186,633	283,375
Households			
2023	28,359	57,481	87,527
2028	29,598	59,770	90,892
Median Household Income			
2023	\$113,523	\$107,294	\$108,627
2028	\$126,035	\$118,254	\$118,844
Per Capita Income			
2023	\$48,187	\$45,116	\$45,250
2028	\$54,185	\$50,686	\$50,718

For additional leasing information, please contact:



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