



**Stonecroft Industrial Park, Rare,
12 Acre Development-Ready Industrial Land**
14908 & 14916 Thompson Rd, Chantilly, VA

Table of Contents

Executive Summary	03
Property Overview	04
Proposed Plans	05
Market Overview	06
Key Metrics of the Chantilly Submarket	07
Key Takeaways	08
Location Overview	09
Map & Demographics	10-11
Confidentiality & Disclaimer	12
Contact Information	13

Executive Summary

We Deliver.
You Thrive.

SRG Commercial, as the exclusive listing team, is pleased to present a prime industrial development opportunity in Chantilly, Virginia, strategically located just minutes from Route 50 and Route 28, offering unparalleled access to major transportation corridors and the thriving Dulles Technology Corridor. It's also just due south of Dulles Airport. **This exceptional property is ideally suited for a wide range of industrial uses, including warehouse, flex space, and general industrial, with potential for upzoning.**

The property's current proposed plans accommodate approximately 128,000 square feet of industrial space, with additional capacity for expansion. Its flexible I-3 Zoning and potential upzoning to I-4 open the door to even greater development possibilities, making it an attractive investment for developers and end-users alike.

Chantilly's dynamic industrial market benefits from robust demand, driven by the region's continued economic expansion and proximity to major urban centers, including Washington, D.C. The site's proximity to key highways ensures seamless connectivity for logistics, distribution, and industrial operations.



EXCLUSIVELY LISTED BY



Ahmad Azzarkani
(571) 359-9047
ahmad@srg-commercial.com



Khaled Al Hajbeh
(571) 230-5456
khaled@srg-commercial.com

14908 & 14916 Thompson Rd | srg-commercial.com

Property Overview



Building Size
Class A Industrial



Lot Size
12.02 Acres



Zoning
I-3



Lease Rate
\$20-22 at delivery



Description
2 Buildings proposed
totalling 128,000+ sqft



Ceiling Height
30' Clear



Parking
132 Spots Proposed;
92 Truck Parking Spots



Docks
60 proposed



[illegible]

Market Overview



The Chantilly industrial submarket, part of the Rt 28/Dulles South region, thrives due to its strategic location near major transportation corridors such as Route 28 and Route 50. It boasts approximately **13.3 million square feet of industrial inventory** across logistics, flex, and specialized spaces. As of Q4 2024, the vacancy rate stands at **4.8%**, reflecting strong demand, with rental rates averaging **\$18.40 per square foot**.

Key Metrics of the Chantilly Submarket

Total Industrial Inventory	13.3 million SF
Vacancy Rate	4.8% (below 5- and 10-year averages)
Available Space	760,000 SF (5.7% availability rate)
Average Rent (per SF)	\$18.40
Rent Growth (YoY)	4.2%
Logistics Space	4.5 million SF
Flex Space	8.2 million SF
Specialized Space	730,000 SF



14908 & 14916 Thompson Rd | srg-commercial.com

Key Takeaways

Resilient Demand

Strong absorption with limited new construction.

Strategic Location

Proximity to major transport hubs boosts desirability.

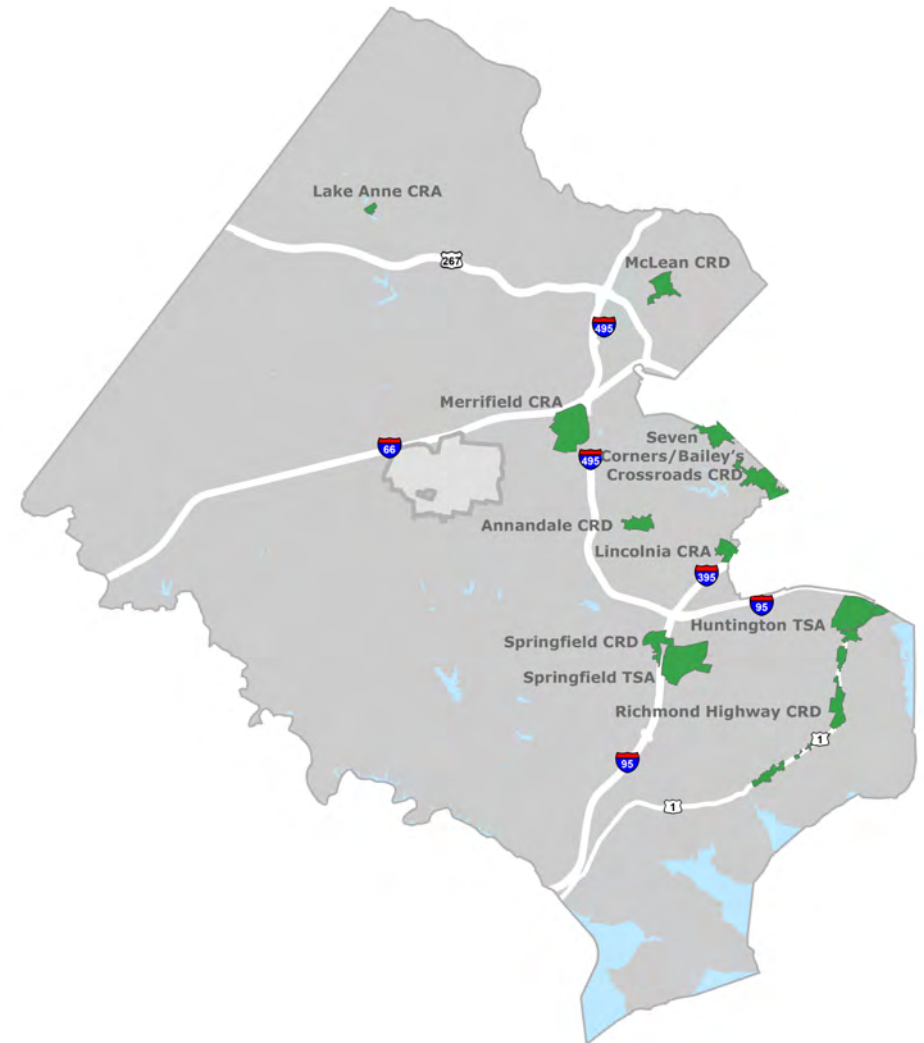
Growing Rents:

Consistent rent growth aligns with market trends.



Location Overview

Fairfax County, Virginia, boasts a robust economy with a gross domestic product of approximately \$134 billion—over half of Northern Virginia's total GDP—and is home to major employers such as the federal government, Fairfax County Public Schools, Inova Health System, and prominent corporations like Capital One and Booz Allen Hamilton. Within Fairfax County, Chantilly stands out as a dynamic community known for its strong economy, high quality of life, and significant corporate investments, including the headquarters relocations of Amentum Services and The Aerospace Corporation, enhancing its role as a hub for aerospace and defense industries. Nearby, Washington Dulles International Airport serves as a critical asset with 24-hour operations, Foreign-Trade Zone #137, and extensive cargo-handling facilities, supporting diverse shipments while benefiting from strategic highway access and development potential, further bolstering the region's logistical and economic strengths.



Map & Demographics



Map & Demographics



Population	6.48 million (Washington Metro Area)
Population Growth (5-Year)	0.7% annually
Median Household Income	\$124,437

Economic Trends

Labor Force	3.53 million
Unemployment Rate	3.0% (below national average of 4.2%)
Job Growth (2025-2028)	0.6% annually
Median Income Growth (YoY)	2.5%

Confidentiality & Disclaimer

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Samson Properties/ SRG Commercial and it should not be made available to any other person or entity without the written consent of Samson Properties/SRG Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Samson Properties/ SRG Commercial.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

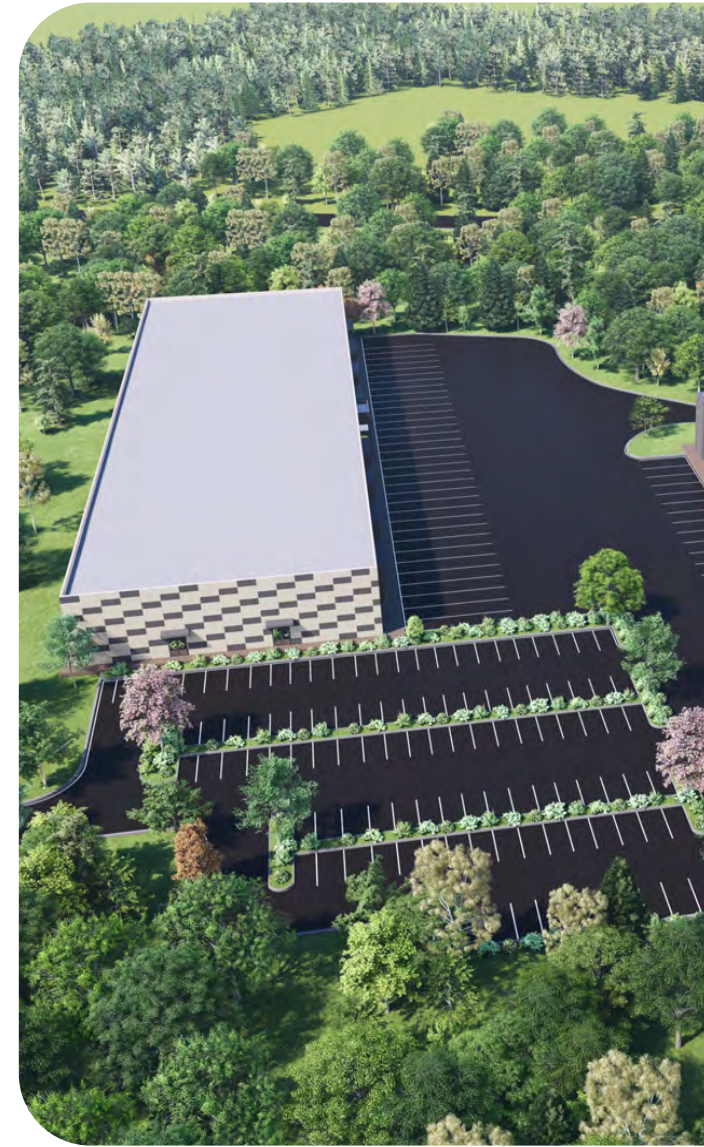
Samson Properties/SRG Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Samson Properties/SRG Commercial has not verified, and will not verify, any of the information contained herein, nor has Samson Properties/SRG Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

We Deliver.
You Thrive.



EXCLUSIVELY LISTED BY



Ahmad Azzarkani

(571) 359-9047

ahmad@srg-commercial.com



Khaled Al Hajbeh

(571) 230-5456

khaled@srg-commercial.com

14908 & 14916 Thompson Rd | srg-commercial.com

Contact Information



Ahmad Azzarkani

(571) 359-9047

ahmad@srg-commercial.com



Khaled Al Hajbeh

(571) 230-5456

khaled@srg-commercial.com

We Deliver.
You Thrive.