



*UP TO 12,000 SF FOR SALE/LEASE  
BUILD-TO-SUIT WAREHOUSE*

# ROCKVILLE WAREHOUSE

ROCKVILLE COMMERCE CENTER | ROCKVILLE, VA | 23146





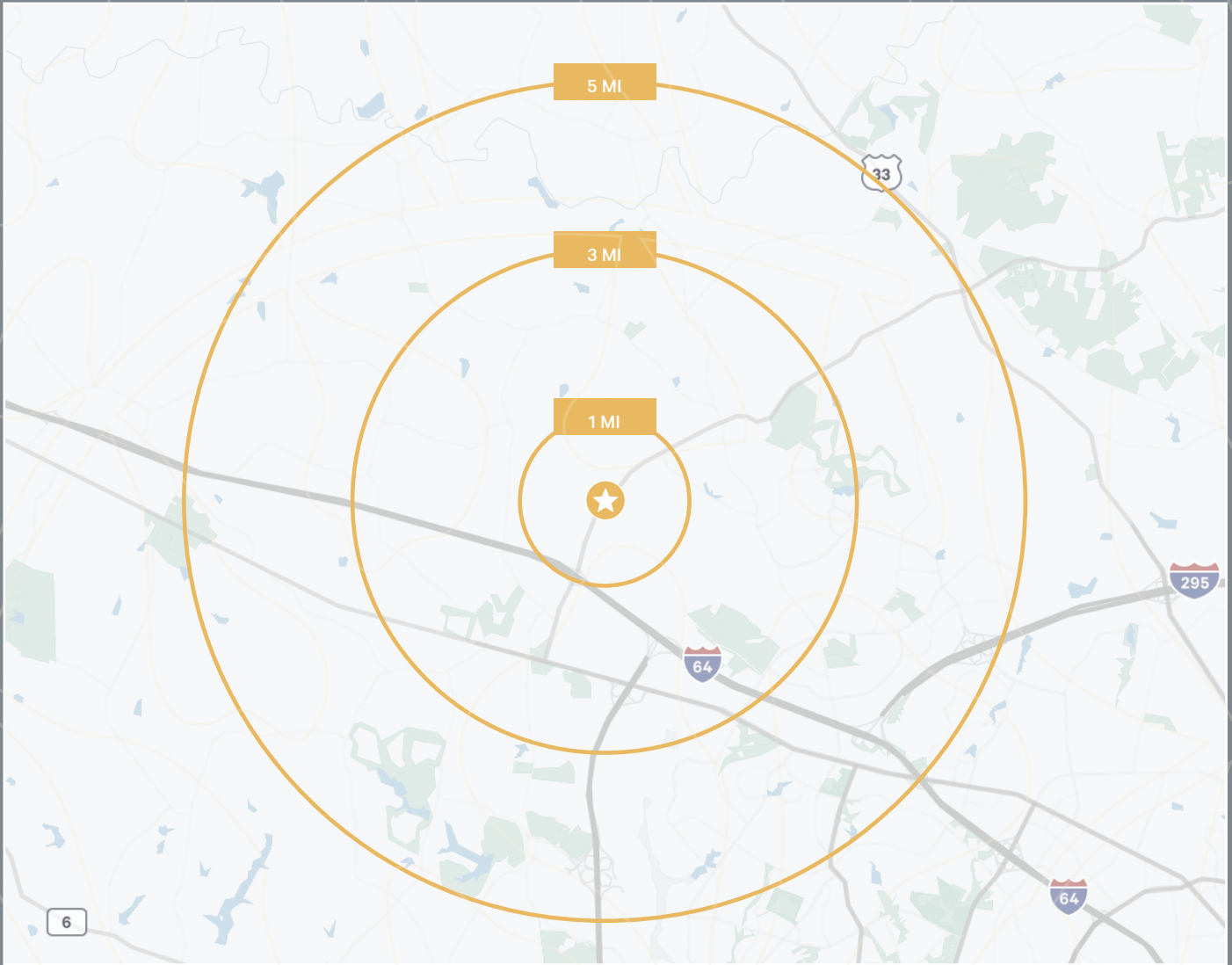
# PROPERTY OVERVIEW

## WAREHOUSE BUILD-TO-SUIT

- + Up to 12,000 SF build-to-suit
- + For sale or lease
- + 1 mile north of I-64 interchange
- + 2 miles from West Broad Street
- + Close proximity to \$350 million Amazon Fulfillment Center
- + 12,949 VPD (I-64 at Ashland Road), 6,853 VPD (Ashland Road at Lanier Road)
- + Nearby proposed Crescent Development is 2 industrial buildings totaling 350,000 SF



# AREA DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Population	142	14,830	58,030
Daytime Population	1,469	17,675	62,375
Median Age	54.4	42.9	40.8
2024 Households	58	5,769	21,004
Average Household Income	\$137,088	\$88,397	\$80,850

*UP TO 12,000 SF FOR SALE/LEASE  
BUILD-TO-SUIT WAREHOUSE*

# ROCKVILLE WAREHOUSE

ROCKVILLE COMMERCE CENTER | ROCKVILLE, VA | 23146

**PAM STRIEFFLER**

Vice President

+1 804 201 2026

[pam.strieffler@cbre.com](mailto:pam.strieffler@cbre.com)

**BRAD LOWRY**

Senior Associate

+1 804 401 4007

[brad.lowry@cbre.com](mailto:brad.lowry@cbre.com)

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**