



REAL ESTATE INVESTMENT AND MANAGEMENT

HEAVY INDUSTRIAL WAREHOUSE FOR LEASE

1051 CANNONS CT. UNIT C | WOODBRIDGE, VA 22191

FOR LEASE



PROPERTY OVERVIEW

Available Unit:	Unit C
Available SF:	2,880 SF
Lease Rate:	\$16.00 PSF
NNN:	\$3.10 PSF
Drive-In:	12' x 12'
Ceiling Height:	16'
Parking:	6 Reserved
Zoning:	M-1 (Heavy Industrial)

AREA HIGHLIGHTS

This heavy industrial park is conveniently located in North Woodbridge with quick access to Richmond Highway (Route 1), Gordon Boulevard (Route 123), and I-95. Situated in Prince William County just across the Occoquan River from Fairfax County, the property offers excellent connectivity throughout Northern Virginia.

The surrounding area is predominantly industrial, with a mix of flex spaces, warehouses, service-oriented businesses, and distribution facilities, including a recently constructed 100,000 SF distribution center.

The location provides convenient access to major transportation corridors, nearby commercial amenities, and the broader Northern Virginia market.

FOR MORE INFORMATION

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This information has been obtained through sources deemed reliable, but accuracy cannot be guaranteed.

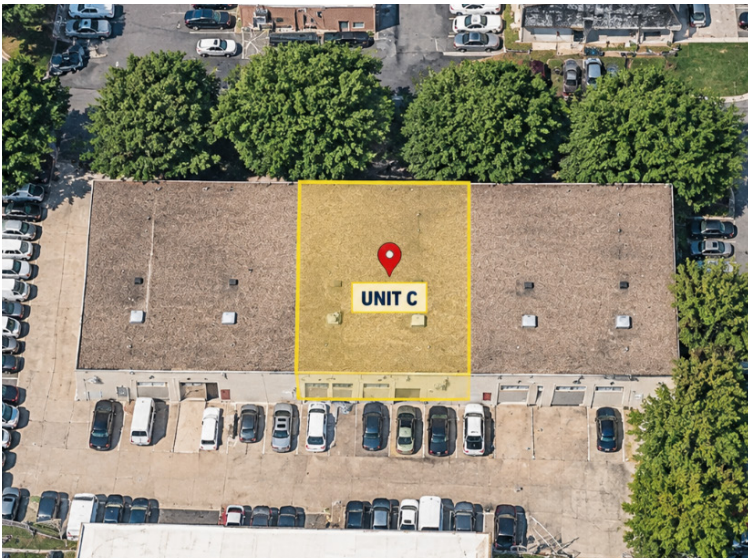


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PHOTOS



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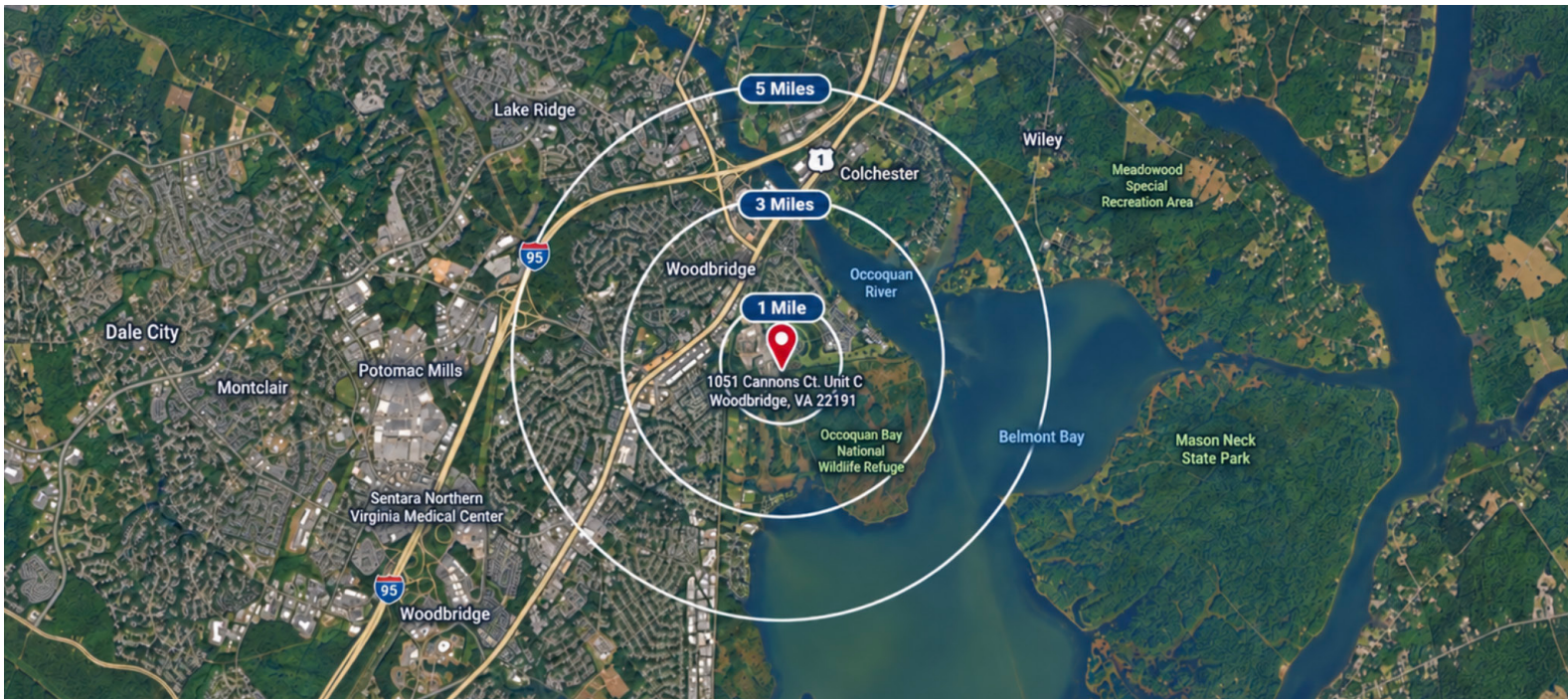


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DEMOGRAPHICS



Map is for illustrative purposes only. Locations and distances are approximate.

DEMOGRAPHICS 2025	1 MILE	3 MILES	5 MILES
Population	11,651	65,988	172,801
Households	3,947	22,933	57,037
Avg. HH Income	\$131,654	\$126,776	\$141,036
Median Home Value	\$471,009	\$422,679	\$462,433
Businesses	489	3,645	6,341
Employees	3,407	27,821	48,281

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