



### Summary

Available Space: Suite 108  
 Available SF: 3,010 SF  
 Lease Price: \$17/SF NNN

### Property Highlights

- Suite 108: 3,010 SF for Lease at \$17/SF NNN.
- Easy access to Prince William Parkway and I-66.
- M-1 (Heavy Industrial) Zoning - Prince William County.
- One 12'W x 14'H drive-in door.
- 24' clear height.
- 5 assigned parking spaces: 95, 96, 250, 251, 294.
- One restroom; no office space.

### Demographics

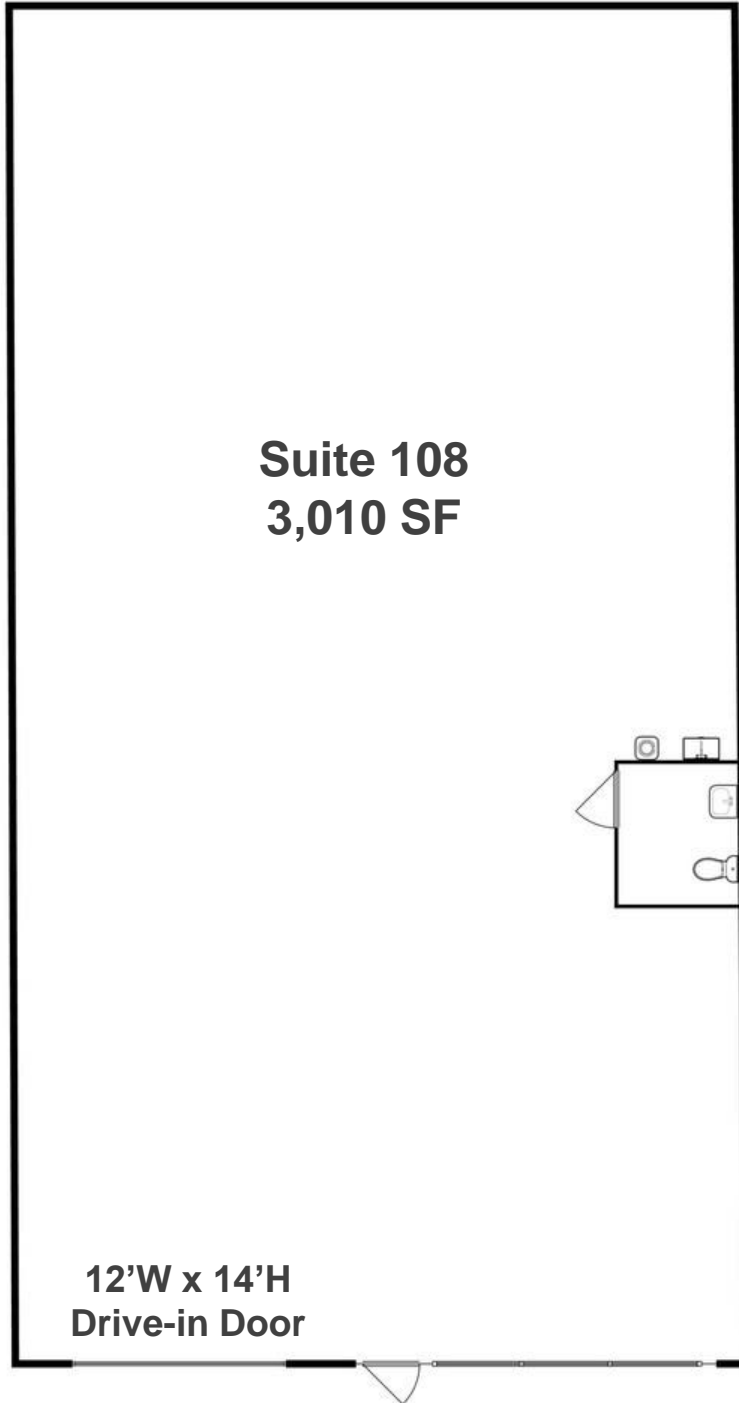
**2 Mile**      **5 Mile**      **10 Mile**

Total Households:	10,045	50,473	139,079
Total Population:	29,799	158,615	429,397
Average HH Income	\$115,018	\$131,209	\$153,265

The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**David Colvin**  
 703.435.4007 x 115  
 dcolvin@veritycommercial.com

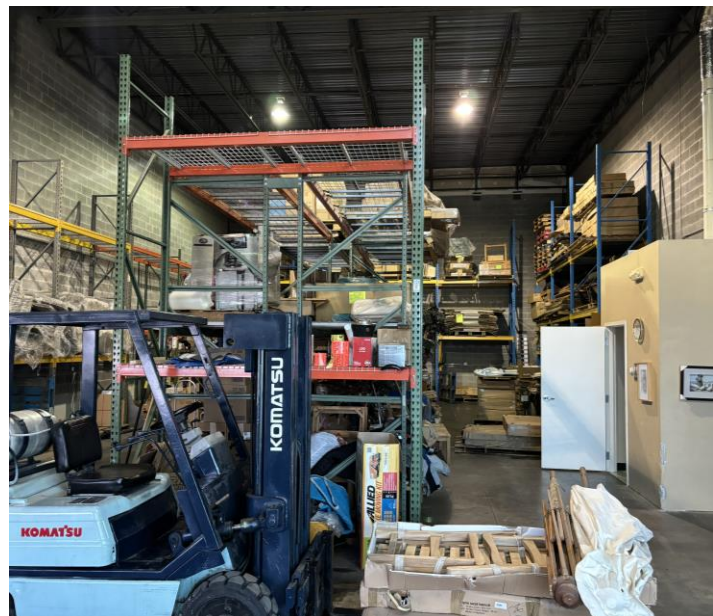
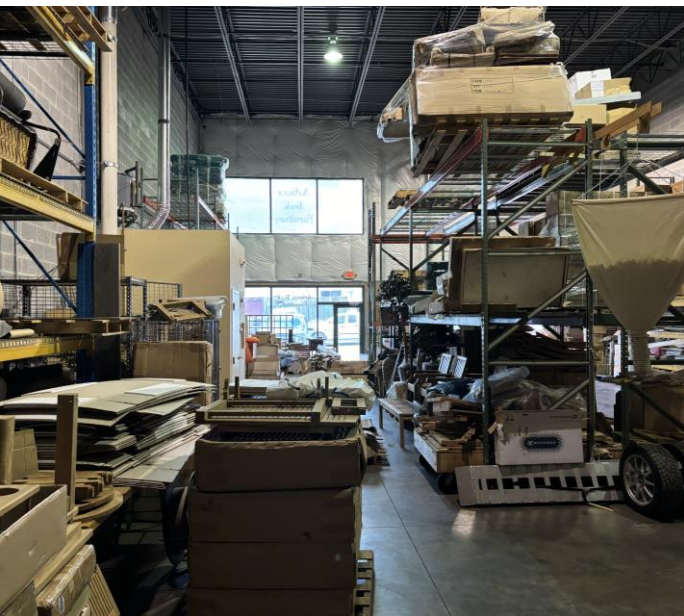
Floor Plan



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Photos



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Location Map



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