



MID-ATLANTIC
ACQUISITIONS LLC

SALE OR
BUILD-TO-SUIT

14110 TELEGRAPH ROAD | WOODBRIDGE, VA



Space Features

- Siteplan for 25,600 s.f. building is in process with the county. (Great retail opportunity)
- Zone Type: M2
- Acreage: 2.3502 acres
- Close access to I95
- Sale price: \$1 Million
- GPIN: 8292-80-6682
- Parcel address: 14110 Telegraph Road, Woodbridge, VA 22192
- Stormwater capacity is vested/paid for in regional pond (no underground storage required)

Ideal Location!

Join Prestigious Businesses Such As:

- Walmart, Sams, Home Depot, Ikea, Macys', Nordstroms, Sak's, Speigal, Sears, JC Penney, NTB, Best Buy, Toys R Us, Target, Fairfield Inn, Lowes and many others.
- NEXT DOOR to Potomac Mills, the largest Retail outlet on the U.S. East Coast; Over 20 million visitors a year.

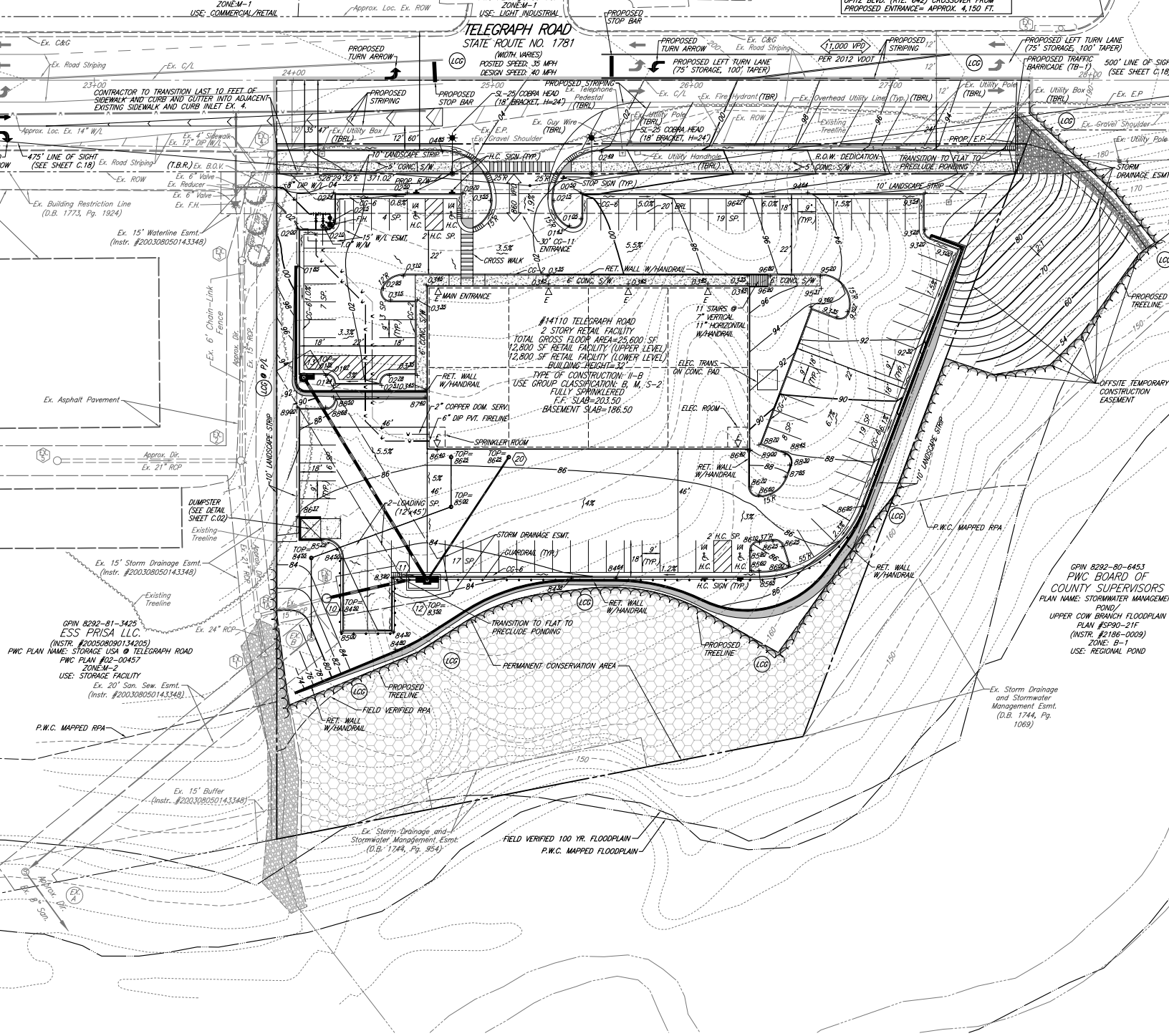
Contact Traci Morris Cole | 703.328.7884 | www.midacq.com

TELEGRAPH RD. (RTE. 1781) AND PRINCE COUNTY PARKWAY (RTE. 284) CROSSOVER PROPOSED ENTRANCE = APPROX. 1,380 FT.

OPIN 8292-81-8921
HIFTR LIMITED PARTNERSHIP
(INSTR. #2326-0900)
PWC PLAN NAME: K&K IMPORTS SERVICE
PWC PLAN #SP85-83R
ZONE-M-1
USE: COMMERCIAL/RETAIL

OPIN 8292-80-9997
TELEGRAPH MANAGEMENT GROUP LLC
(INSTR. #201304160038696)
PWC PLAN NAME: HAMILTON IRON WORKS WELDING

DISTANCE TO TELEGRAPH RD. (RTE. 1781) AND OPITZ BLVD. (RTE. 642) CROSSOVER FROM PROPOSED ENTRANCE = APPROX. 4,150 FT.



TELEGRAPH ROAD
STATE ROUTE NO. 1781
(WIDTH VARIES)
POSTED SPEED: 35 MPH
DESIGN SPEED: 40 MPH

#14110 TELEGRAPH ROAD
2 STORY RETAIL FACILITY
TOTAL GROSS FLOOR AREA = 25,600 SF
12,800 SF RETAIL FACILITY (UPPER LEVEL)
12,800 SF RETAIL FACILITY (LOWER LEVEL)
BUILDING HEIGHT = 32'
TYPE OF CONSTRUCTION: I-B
USE GROUP CLASSIFICATION: B, M, S-2
FULLY SPRINKLERED
F.F. SLAB = 203.50
BASEMENT SLAB = 196.50

OPIN 8292-80-6453
PWC BOARD OF COUNTY SUPERVISORS
PLAN NAME: STORMWATER MANAGEMENT POND/
UPPER COW BRANCH FLOODPLAIN
PLAN #SP90-21F
(INSTR. #2186-0009)
ZONE: B-1
USE: REGIONAL POND

OPIN 8292-81-3425
ESS PRISA LLC
(INSTR. #200508090134205)
PWC PLAN NAME: STORAGE USA @ TELEGRAPH ROAD
PWC PLAN #02-00457
ZONE-M-2
USE: STORAGE FACILITY
Ex. 20' Sew. Smt. (Instr. #200308050143348)

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