

Property Address: 14980 Farm Creek Drive, Woodbridge, VA  
22191

Property Type: Industrial

Lot Size: 0.7 AC

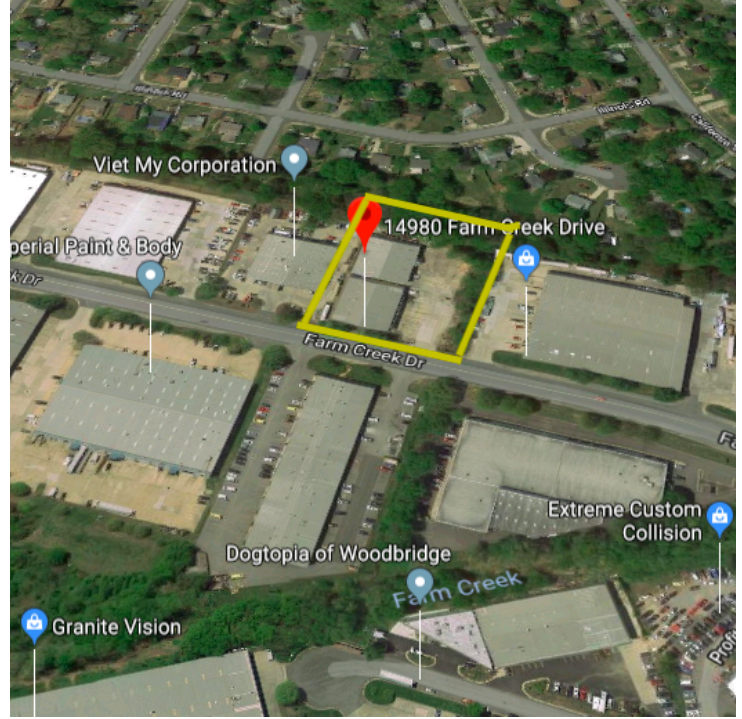
Building Size: 10,000 SF

## EXECUTIVE SUMMARY

Long and Foster Commercial Division has been retained by the owner, as its exclusive advisor to lease 14980 Farm Creek Drive, Woodbridge VA adjacent to Featherstone Industrial Park; a property 10,000-square foot total. The property is located 2 miles from I-95 and Potomac Mill, and 9/10 of a mile from Rt 1. Close proximity to major regional demand drivers including Marine Corps Base Quantico, Ft. Belvoir, Potomac Mills and Stonebridge at Potomac Town Center.

The Featherstone Industrial Park is situated approximately twelve miles from Ft. Belvoir and fifteen miles from the Marine Corps Base in Quantico, and is directly adjacent to multiple exits along Interstate 95. Downtown Washington, D.C. is approximately twenty-five miles away and Dulles Washington International Airport is located approximately thirty miles from the site. The business community is positioned within close proximity to more than ten million square feet of retail space and 56% of the United States population is located within an overnight drive of the site.





## OFFERING SUMMARY

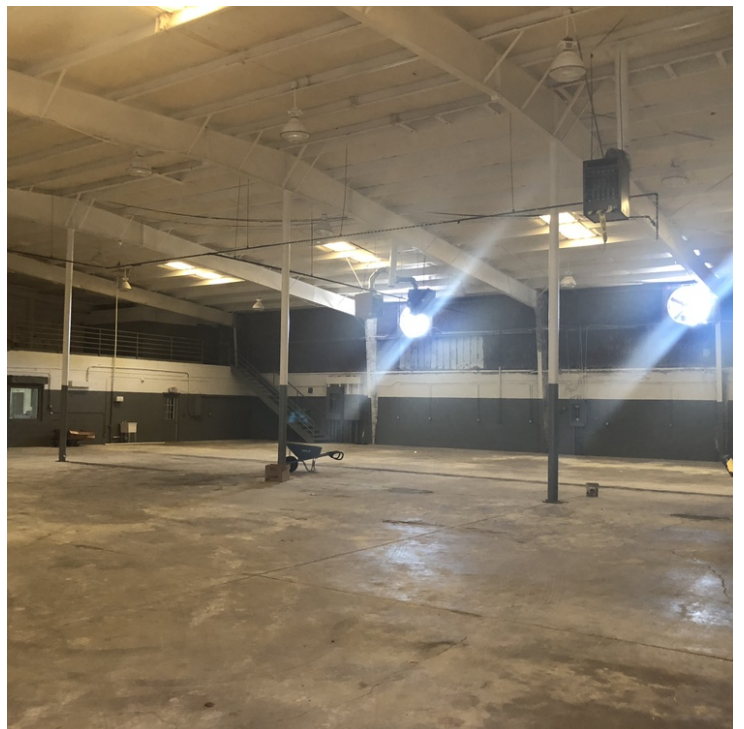
Lease Rate:	\$10.00 NNN (\$1.70)
Zoning:	M1 (Heavy Industrial)
Lot Size:	0.7 Acres
Buildings Size:	10,000 SF

## PROPERTY HIGHLIGHTS

- The building features ceiling heights that range between 20-23 clear height
- 1 drive-in, 6 loading docks
- Outdoor surface parking lot. 20 parking spaces available
- Existing office build out. 3 office spaces (approx 2000 sqf) , 2 bathrooms, storage
- Mezzanine space (approx 2000 sqf)
- Close proximity to major transportation networks including Interstate 95, Route 1 and Interstate 66
- Situated near major regional amenities. Just to the west of Occoquan Bay.
- Available for immediate occupancy



Additional Photos

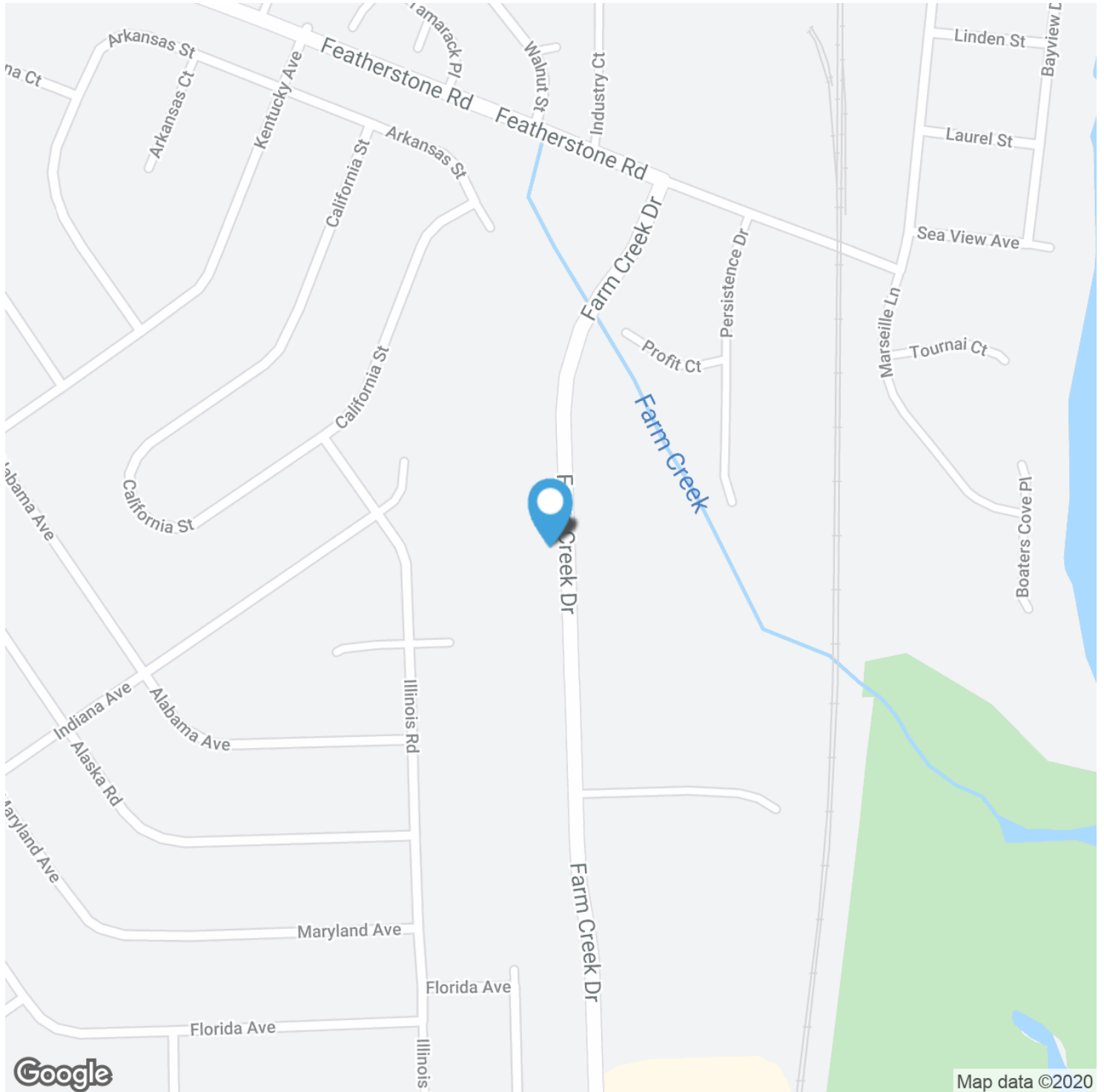




Additional Photos

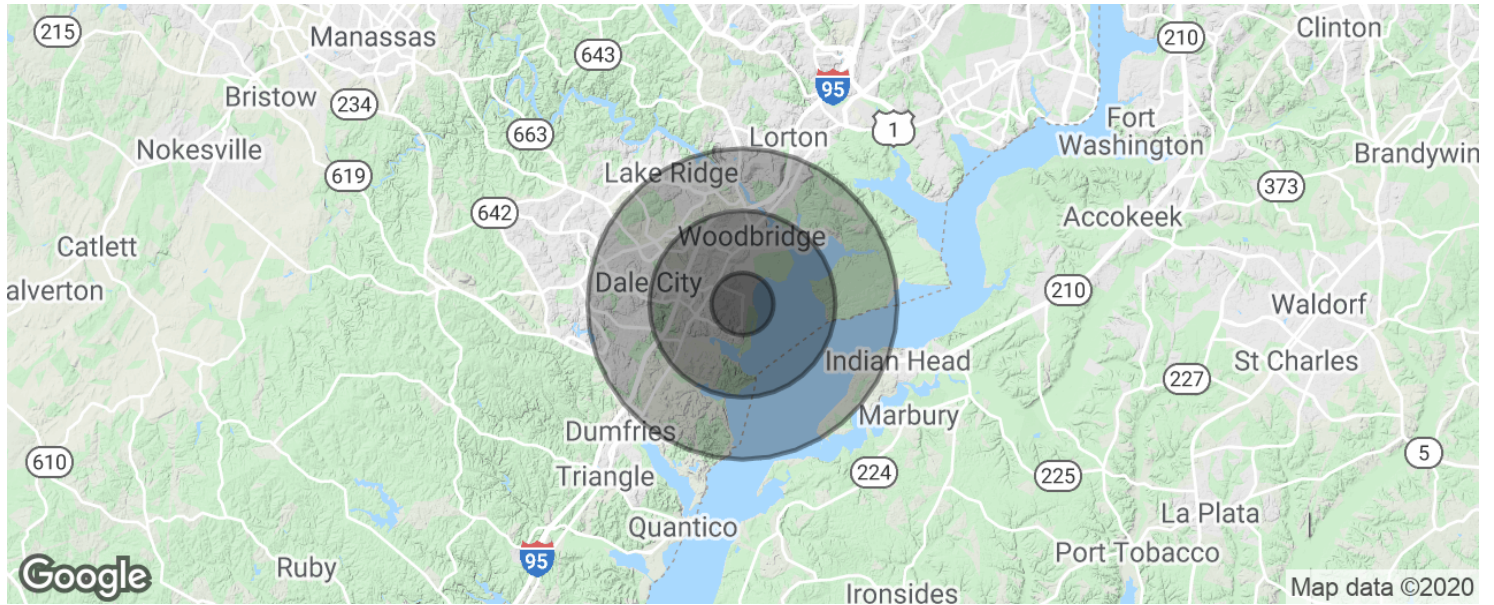


Location Maps





Demographics Map & Report



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	8,727	54,131	124,606
Median age	29.8	32.4	33.0
Median age (Male)	30.0	32.1	32.5
Median age (Female)	29.4	32.2	33.5

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,811	18,020	42,992
# of persons per HH	3.1	3.0	2.9
Average HH income	\$78,394	\$84,996	\$90,142
Average house value	\$358,054	\$315,465	\$327,140

\* Demographic data derived from 2010 US Census