



**OFFERING SUMMARY**

Available SF:	6,000 SF
Lease Rate:	Negotiable
Building Size:	45,000 SF

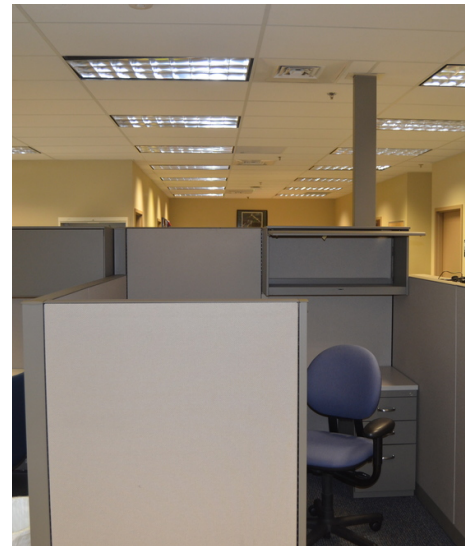
**PROPERTY OVERVIEW**

Second Generation pharmaceutical packaging facility. Located 5 minutes from IAD International Airport. Near future Silver Line Metro Stops. Quick access to Rt. 28 and I-66 corridor.

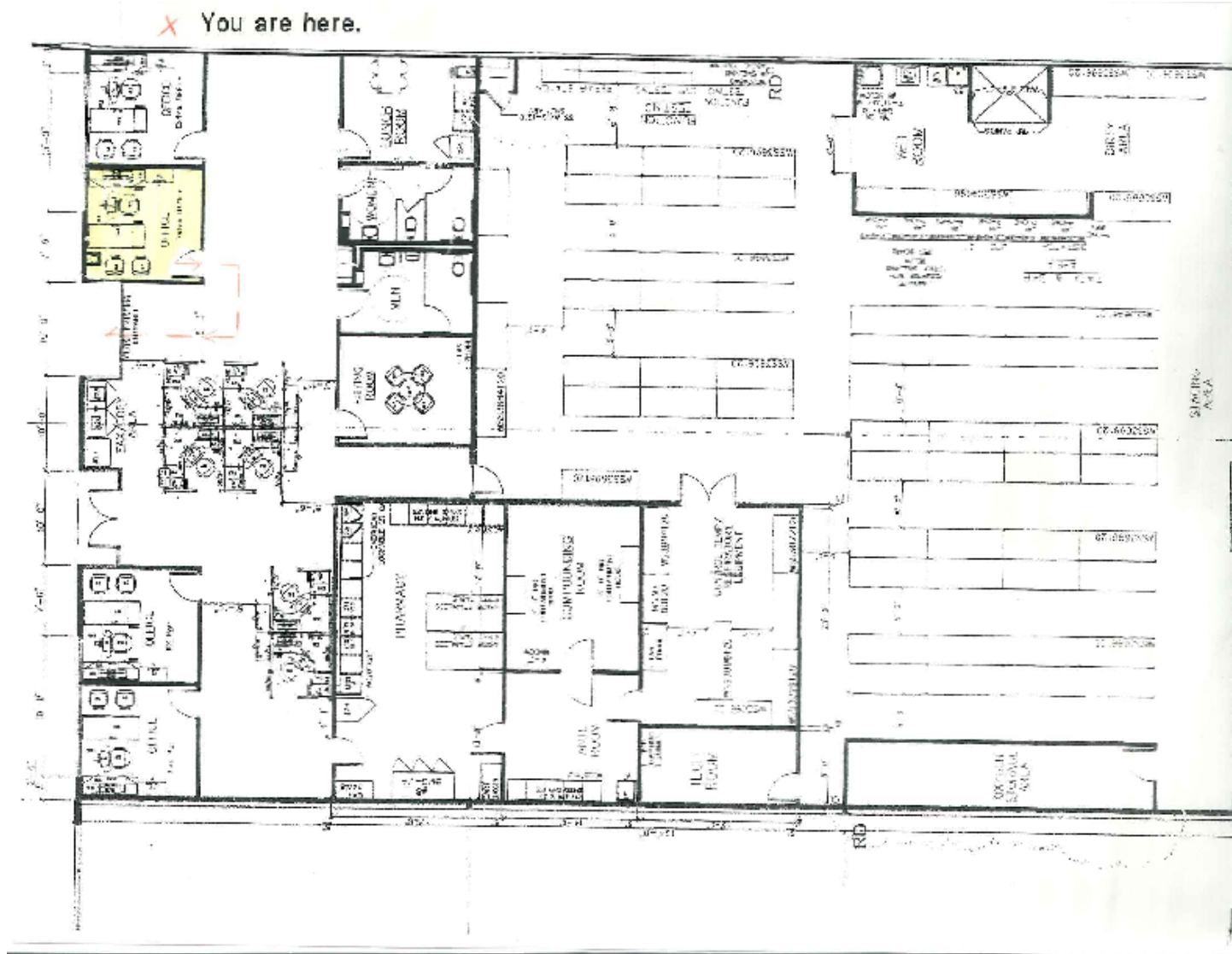
Space comes with recently updated Clean Rooms ~1 year ago remodeled, Anteroom, Hood, Multiple air control systems. All 10,119 SF is fully conditioned, 2 Docks with Racks shown in photos convey. Available for lease May 1, 2020.

**PROPERTY HIGHLIGHTS**

- Term: 5-10 years
- Second generation pharmaceutical packing facility
- Features: Negative Pressure Room, Anteroom, Clean Room, Racks in warehouse for storage, Dock, and Ample Power
- Kitchen, windowed offices and en-suite employee bathrooms









**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	2,667	129,027	608,961
Average age	34.7	34.3	34.6
Average age (Male)	33.3	33.9	34.3
Average age (Female)	37.5	34.8	35.0

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	814	41,527	213,732
# of persons per HH	3.3	3.1	2.8
Average HH income	\$133,966	\$139,562	\$124,391
Average house value	\$488,625	\$539,517	\$537,098

\* Demographic data derived from 2010 US Census

