

FOR LEASE

# I-95 Warehouse - Great Parking

2380 RESEARCH COURT, WOODBRIDGE, VA 22192



## OFFERING SUMMARY

**Available SF:** 5,000 - 11,070 SF

**Lease Rate:** \$9.75 SF/yr (NNN)

**Available Bays:** Bay 120: 11,070 SF  
May be Divisible to  
5,000 SF depending on  
use and other  
considerations

## LOCATION OVERVIEW

Excellent Storage and Distribution location  
Property backs to I-95  
Easy access off I-95 at Prince William Pkwy  
Restaurants & shopping within two blocks  
(Chick- Fil-A, Chipotle, Red Lobster, Smokey Bones, Famous Dave's)  
Very close to Potomac Mills

## PROPERTY OVERVIEW

Good parking  
Three Truck Doors  
Outdoor yard space potentially for lease  
Ceiling Height Approximately 18'

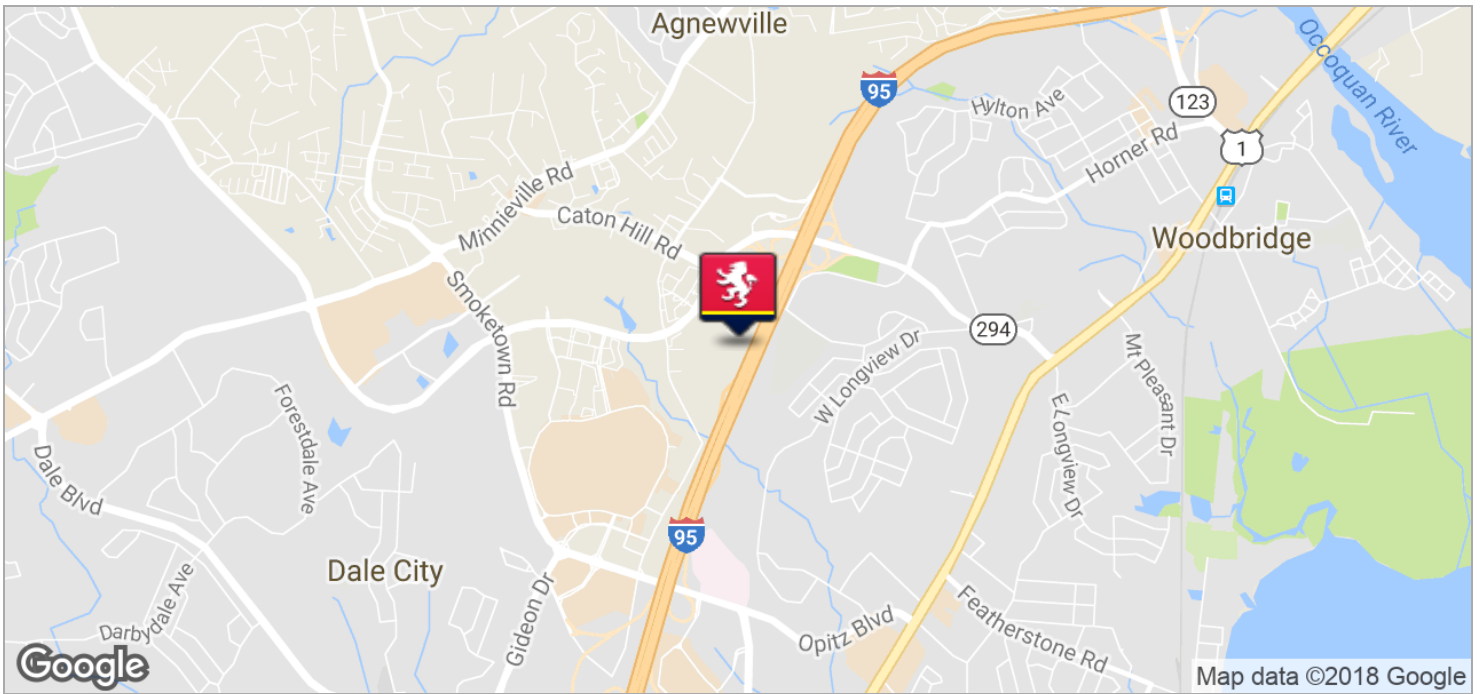
**Kathy Killion** 703.600.9295 | kkillion@LNF.com  
**Michael Shor** 703.342.2250 | michael.shor@LNF.com



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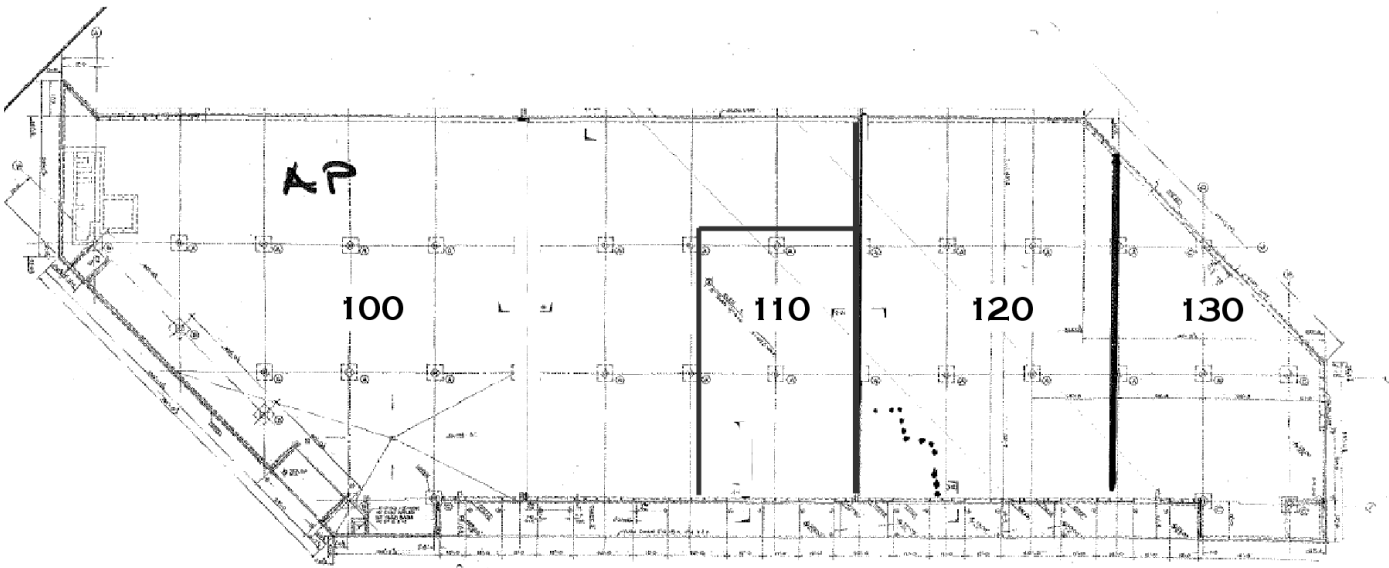
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**COMMERCIAL  
DIVISION**

**2380 RESEARCH COURT | WOODBRIDGE, VA 22192**



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## COMMERCIAL DIVISION



Caption 1



Caption 2



Caption 3

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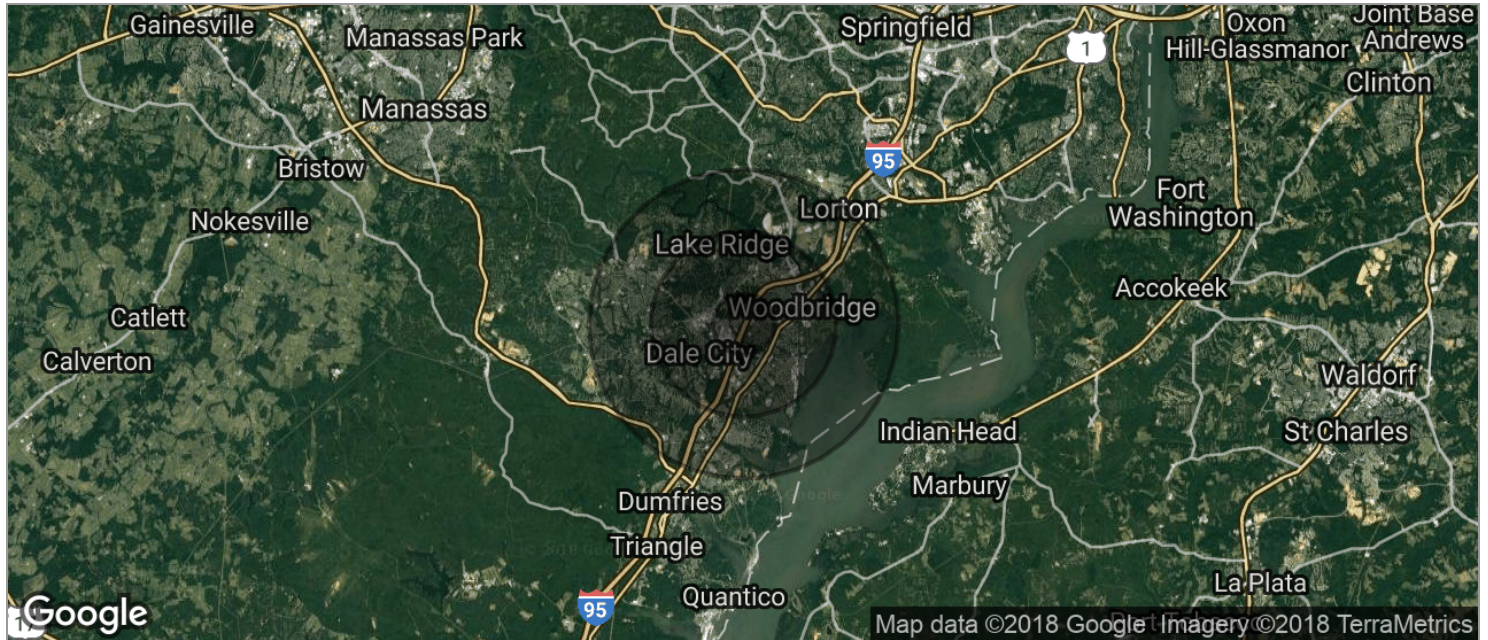




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	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
TOTAL POPULATION	9,444	91,810	201,335
MEDIAN AGE	34.8	33.5	33.5
MEDIAN AGE (MALE)	34.3	32.7	32.8
MEDIAN AGE (FEMALE)	35.4	34.0	34.1
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	3,353	31,861	68,618
# OF PERSONS PER HH	2.8	2.9	2.9
AVERAGE HH INCOME	\$81,558	\$87,000	\$97,644
AVERAGE HOUSE VALUE	\$290,532	\$318,481	\$372,619

\* Demographic data derived from 2010 US Census

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