



OFFERING SUMMARY

Available SF:	4,075 SF
Lease Rate:	Negotiable
Year Built:	1965
Building Size:	22,325 SF
Zoning:	I-5

PROPERTY OVERVIEW

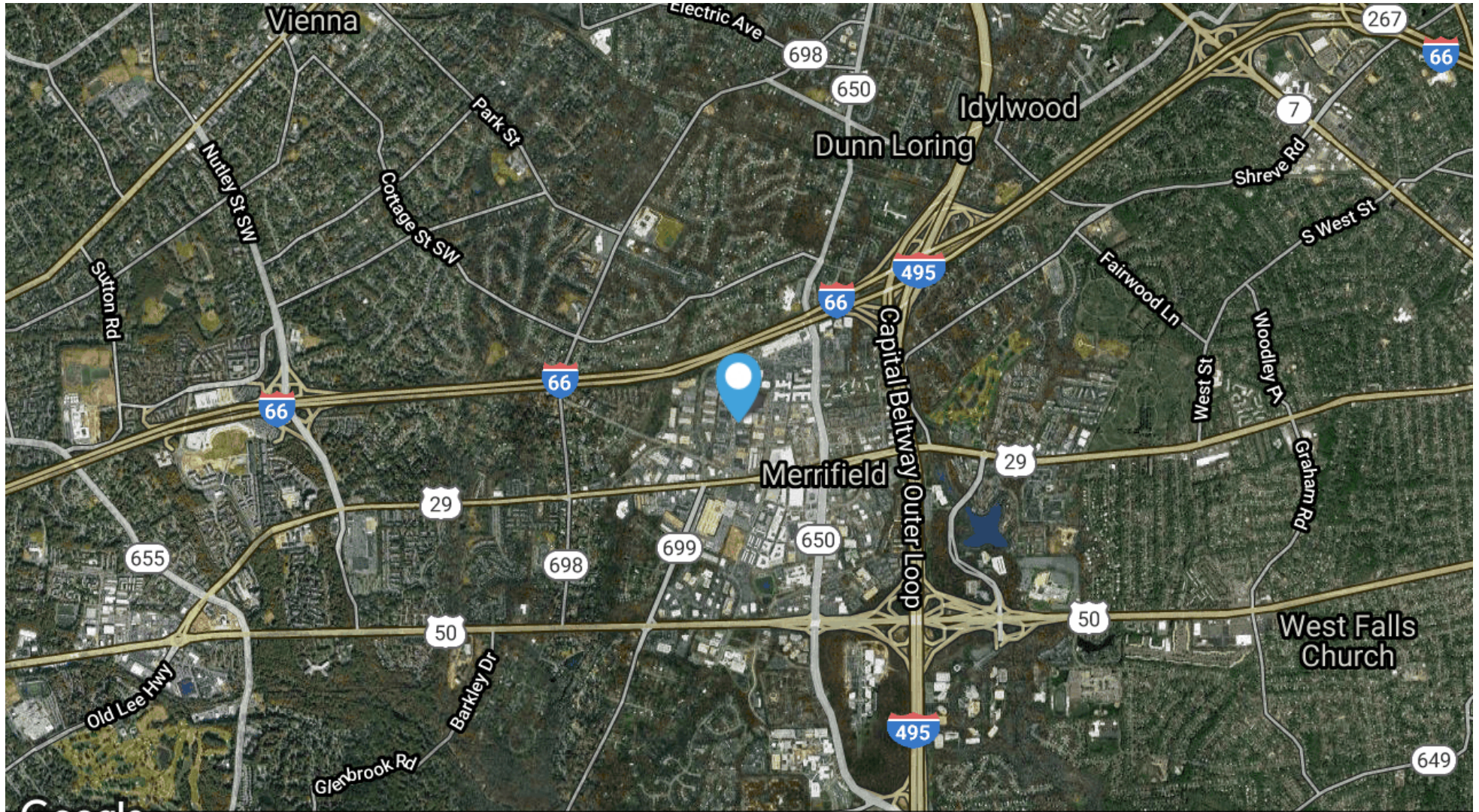
Rare air conditioned flex warehouse space for lease with 16' and 18' ceilings in the Merrifield area.

PROPERTY HIGHLIGHTS

- Ideal for tenants that need showroom/office and warehouse
- Air conditioned
- 16' & 18' ceilings
- Two separate bathrooms
- 2 offices with windows
- Minutes from I-66, I-495, Rt. 29 and the Dunn Loring Metro Station







Google

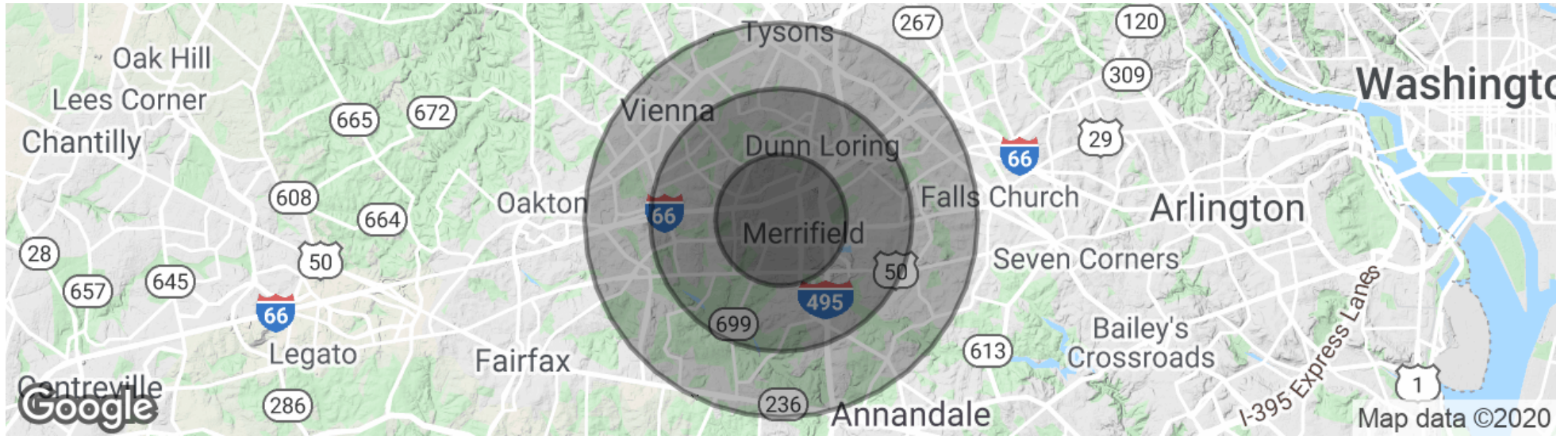
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POPULATION

	1 MILE	2 MILES	3 MILES
Total population	14,239	57,000	122,052
Median age	35.8	36.9	37.5
Median age (Male)	34.7	36.0	36.5
Median age (Female)	37.6	37.9	38.4

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	5,829	21,528	46,003
# of persons per HH	2.4	2.6	2.7
Average HH income	\$122,647	\$127,613	\$130,040
Average house value	\$488,503	\$559,474	\$581,375

* Demographic data derived from 2010 US Census

