

13851

TELEGRAPH ROAD

Woodbridge, VA



 STREAM®

FOR LEASE

54,993 SF | Two Level Warehouse Building

ACCESSIBILITY

Located half a mile off of I-95



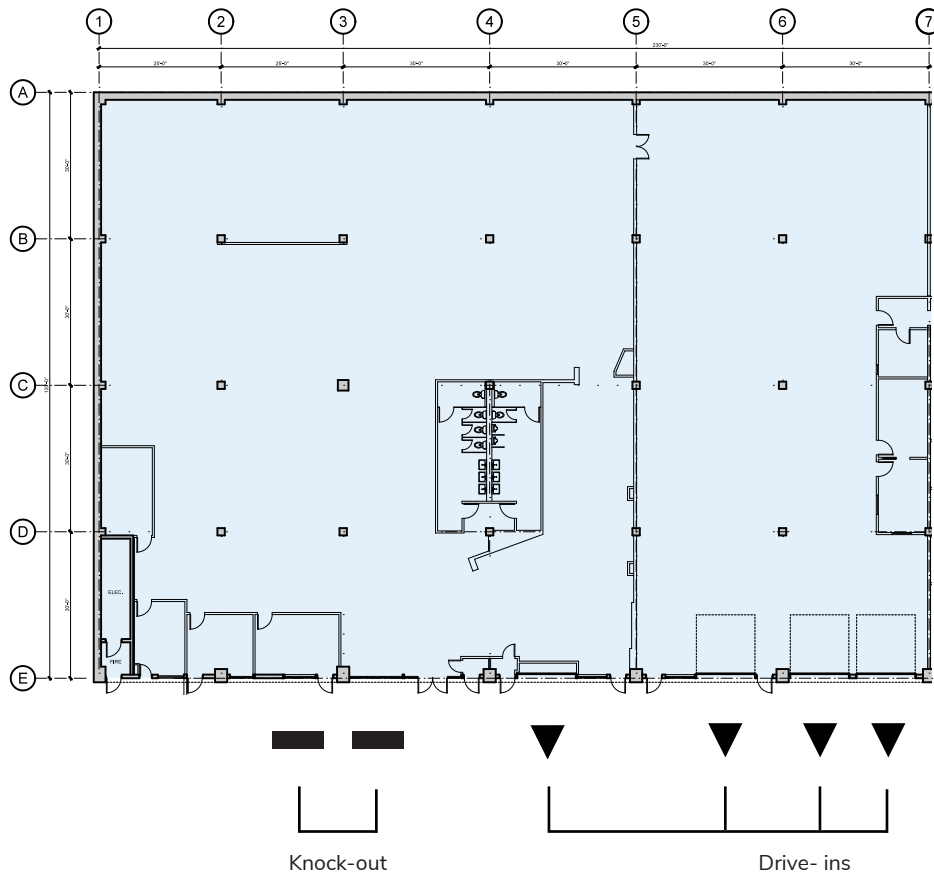
PROPERTY OVERVIEW

Address	13851 Telegraph Road
City/State/Zip	Woodbridge, VA 22192
Total Building Size	54,993 SF
Lower Level	27,311 SF
Upper Level	27,682 SF
Site Size	3.14 acres
Zoning (Prince William County)	PBD (Planned Business District)
Year Built	1986
Clear Height (lower level)	17'
Clear Height (upper level)	22'
Column Width (lower level)	23.5' X 28.5'
Column Width (upper level)	30' X 30'
Loading (lower level)	4 Drive-Ins (12'x12') with 4 additional KOs
Loading (upper level)	4 Drive-Ins (10'x10') and 1 Drive-In (14'x13') with 2 additional KOs
Parking Ratio	1.91/1,000 SF

AVAILABILITIES

Lower Level

7,200 - 20,111 SF



Suite Number

Suite 101

Square Footage

7,200 - 20,111 SF

Clear Height

17'

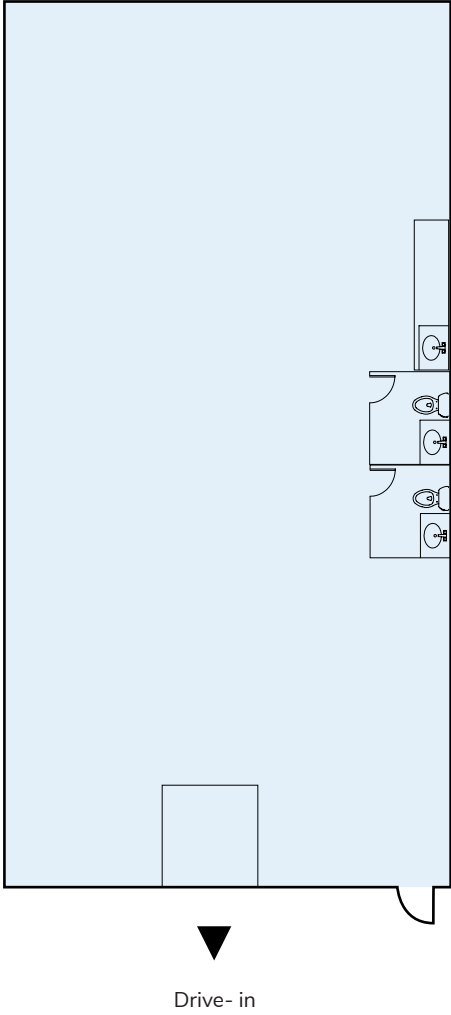
Loading

4 Drive-Ins (12'x12') with 2 additional KOs

AVAILABILITIES

Upper Level

3,600 SF



Suite Number	Suite 204
Square Footage	3,600 SF
Clear Height	22'
Loading	1 Drive-In (10'x10')

REGIONAL MAP

DRIVE DISTANCE

0.5

Miles to
I- 95

13

Miles to
I- 495

22

Miles to
Reagan Airport

25

Miles to
Washington D.C.

24

Miles to
Tysons, VA

30

Miles to
Dulles Airport

65

Miles to
Baltimore, MD

85

Miles to
Richmond, VA



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NEARBY AMENITIES





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