



REAL ESTATE INVESTMENT AND MANAGEMENT

FLEX WAREHOUSE FOR LEASE

1000 CANNONS CT. UNIT 103 | WOODBRIDGE, VA 22191

FOR LEASE



PROPERTY OVERVIEW

Available Unit: Unit 103 (NO AUTOMOTIVE)
Available SF: 3,816 SF
(2,520 SF ground floor | 1,296 SF mezzanine)
Lease Price: \$14.50/SF + \$3.00/SF NNN
Parking: 4 spaces
Zoning: M-1 (Heavy Industrial)
Drive-In: 12' x 14' bay door
Ceiling Height: 24' warehouse / 11' mezzanine

AREA HIGHLIGHTS

This heavy industrial park is located in North Woodbridge with quick and easy access to Route 1, Route 123 and I-95. The property is located in Prince William County, just across the Occoquan Bridge from Fairfax County.

The surrounding area consists of additional flex spaces, industrial warehouses, the O.W.L. Volunteer Fire Department, and a new 100,000 sf distribution center.

FOR MORE INFORMATION

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BOOSALIS PROPERTIES | 13562 Richmond Highway, Suite 100 | Woodbridge, VA 22191 | www.BoosalisProperties.com

This information has been obtained through sources deemed reliable, but accuracy cannot be guaranteed.

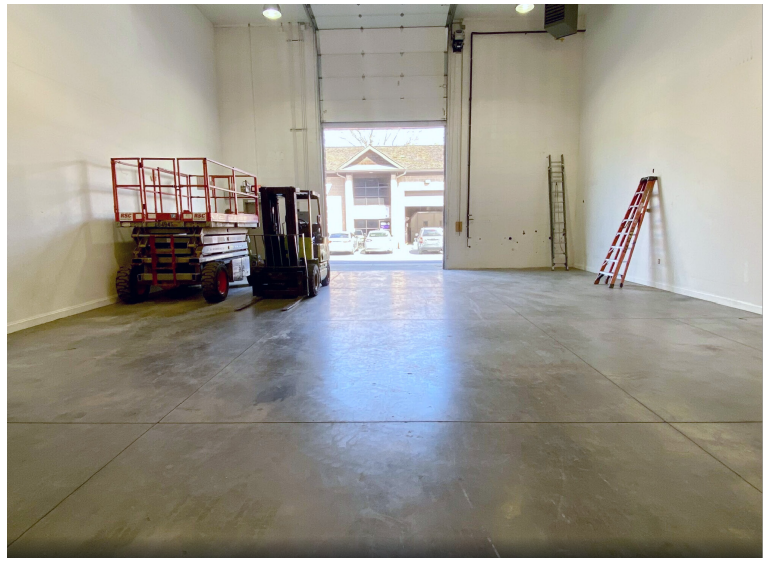


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INTERIOR PHOTOS



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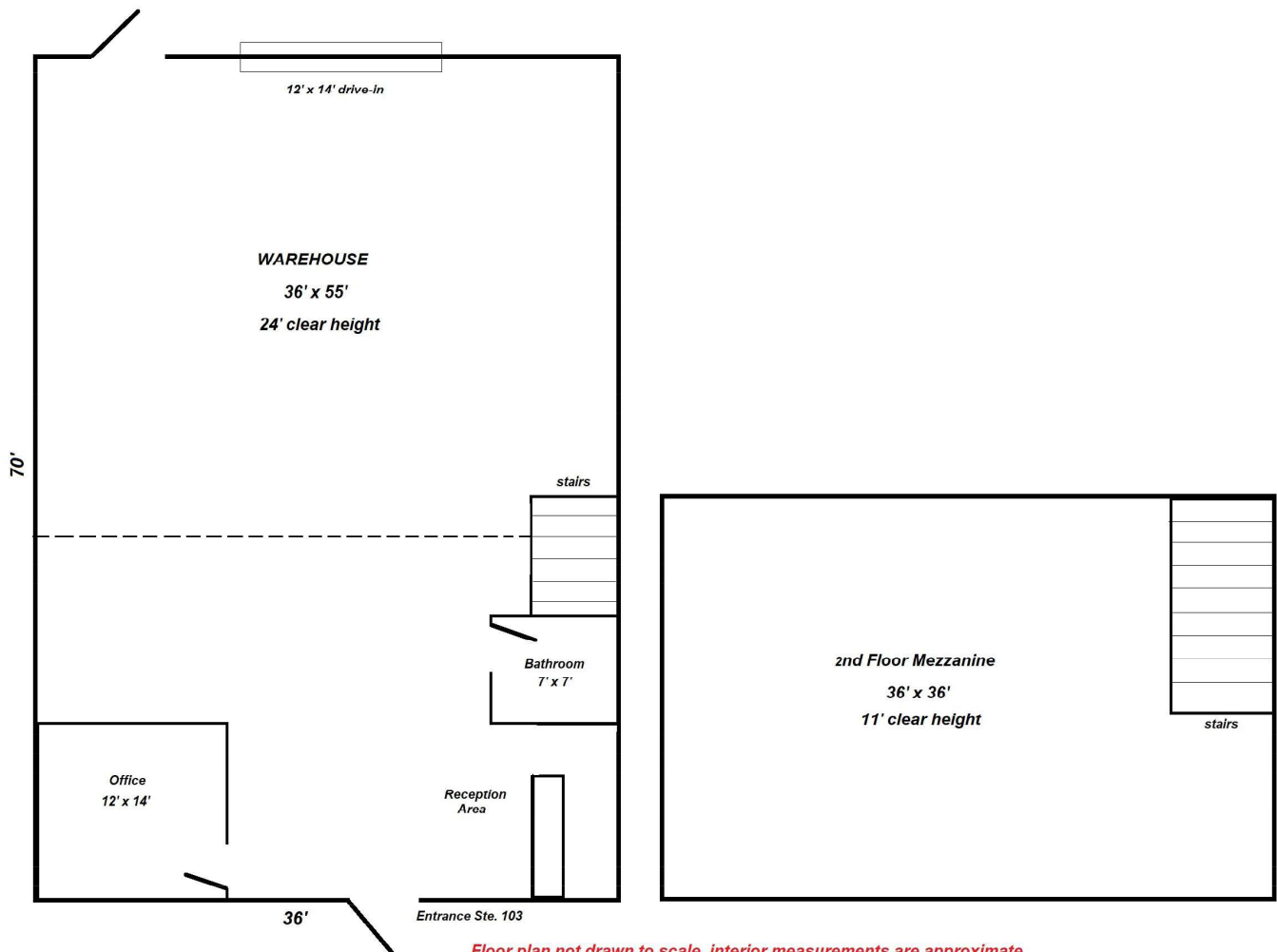


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FLOOR PLAN



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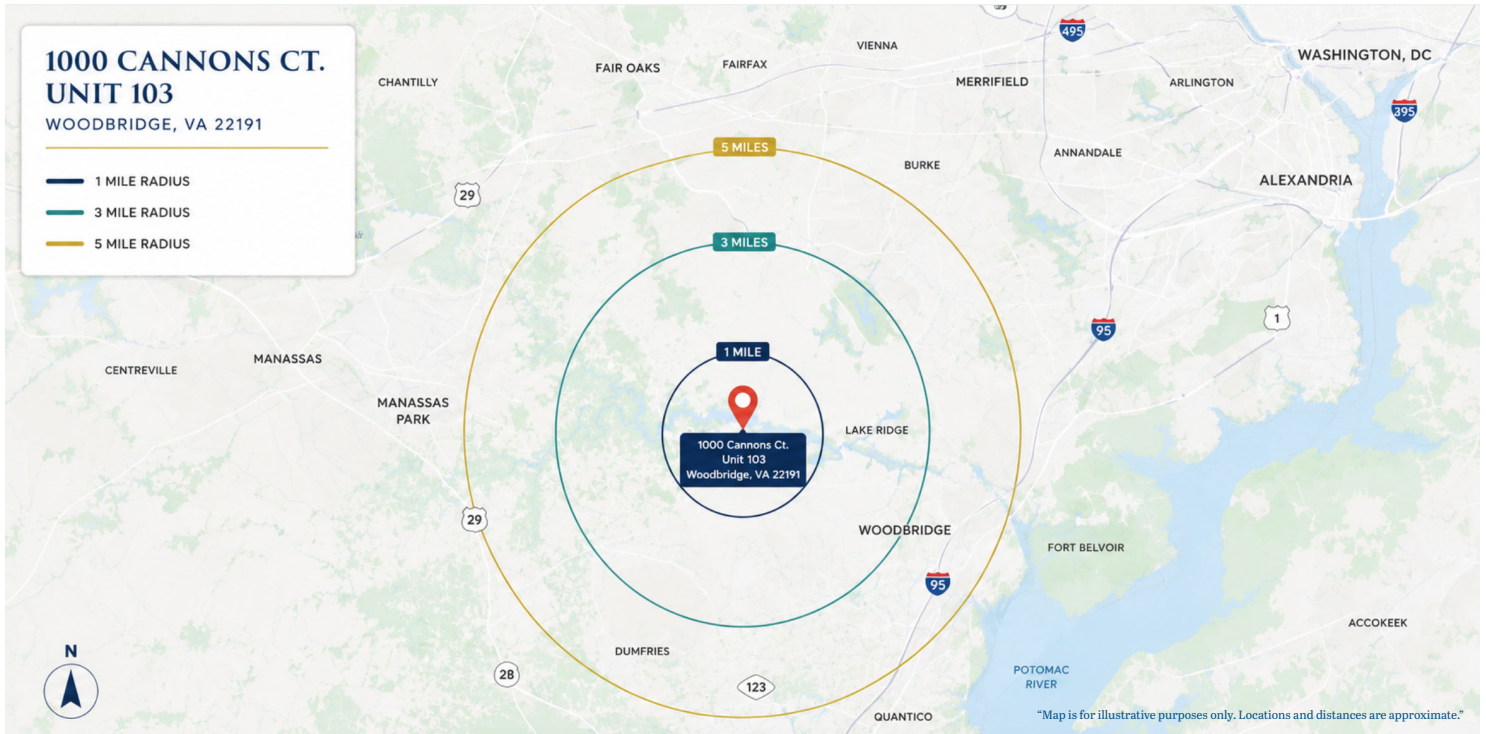


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DEMOGRAPHICS



DEMOGRAPHICS 2025	1 MILE	3 MILES	5 MILES
Population	11,651	65,988	172,801
Households	3,947	22,933	57,037
Avg. HH Income	\$131,654	\$126,776	\$141,036
Median Home Value	\$471,009	\$422,679	\$462,433
Businesses	489	3,645	6,341
Employees	3,407	27,821	48,281

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