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Stafford III Warehouse
33 McWhirt Loop, Stafford, VA, 22406
Near RT 17
Building 33 Unit 112B
1,200 square feet of space
1 Office and Upstairs Storage

Notice of Disclaimer

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Stafford III Business Center

McWhirt Loop, Stafford, VA 22406

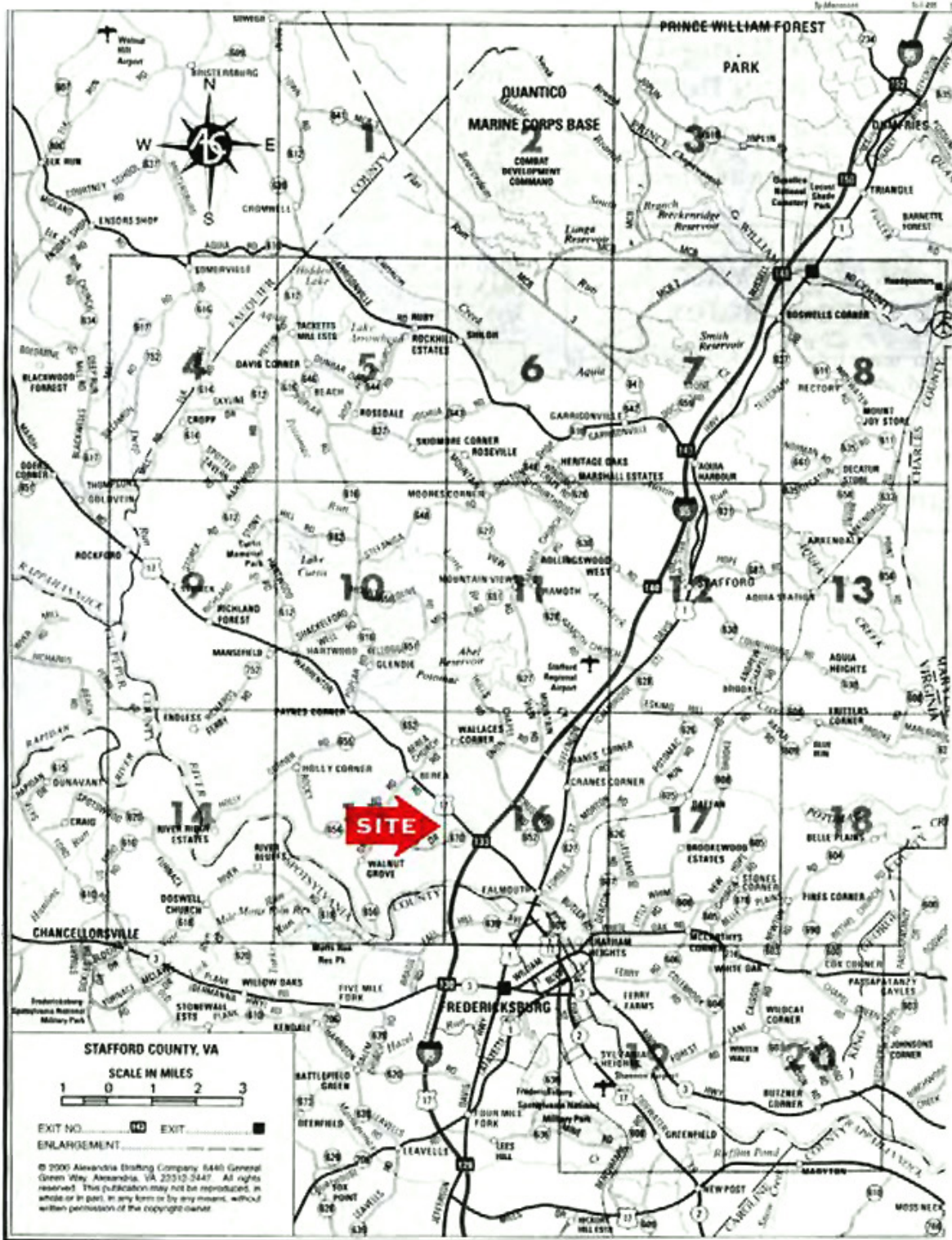
33 McWhirt Loop, Unit 112B Available for Lease

Project:	Stafford III was developed for industrial/warehouse use. Uses range from general warehouse to fabrication and distribution. The property is adjacent to the Celebrate Virginia North commercial development.
Location:	The property is well located on the South side of Route 17 at the intersection of McWhirt Loop and Le-Way Drive in Stafford County. The development fronts on both Le-Way Drive and McWhirt Loop.
Traffic Count:	Route 17 traffic volume is in excess of 81,000 vehicles per day according to the latest Virginia Department of Transportation (VDOT) count that was updated in 2025.
Property for Lease:	BUILDING 33 MCWHIRT LOOP Unit 112B consists of 1,200 square feet of warehouse space with a small office & upstairs storage.
Improvements:	Standard building improvements include 16' clear span, steel construction with storefront glass door, metal roof, down draft gas heater in storage/warehouse area, loading area has a 10' x 10' overhead drive-through door and assigned parking in front of each unit. One (1) unisex bathroom is provided for each unit.
Timing:	This unit is available for occupancy October 1, 2026. The unit will be leased "as is" but can be modified to Tenant's specifications with Landlord's approval.
Lease Rate:	3) Bldg. 33, Unit 112B: 1,200 square foot bay with small office & upstairs storage. \$12.00 per SF NNN (\$1,200.00/mo) plus condo fees of \$153.00 and Real Estate Taxes of \$142.97 per month.
Terms:	Minimum lease term is one (3) years.
Deposit:	Usually requires one (1) month's rent, but is subject to a credit review. Automotive use requires two month's rent.
Utilities:	All utilities are available to the space including natural gas.

STAFFORD COUNTY, VA

INDEX TO MAPS

Pages 2, 3, and 4 provide you a complete Step-by-Step guide to using your Street Map Book, Map Legend, Table of Contents and key to Abbreviations. Take a few minutes to familiarize yourself with this time saving information.

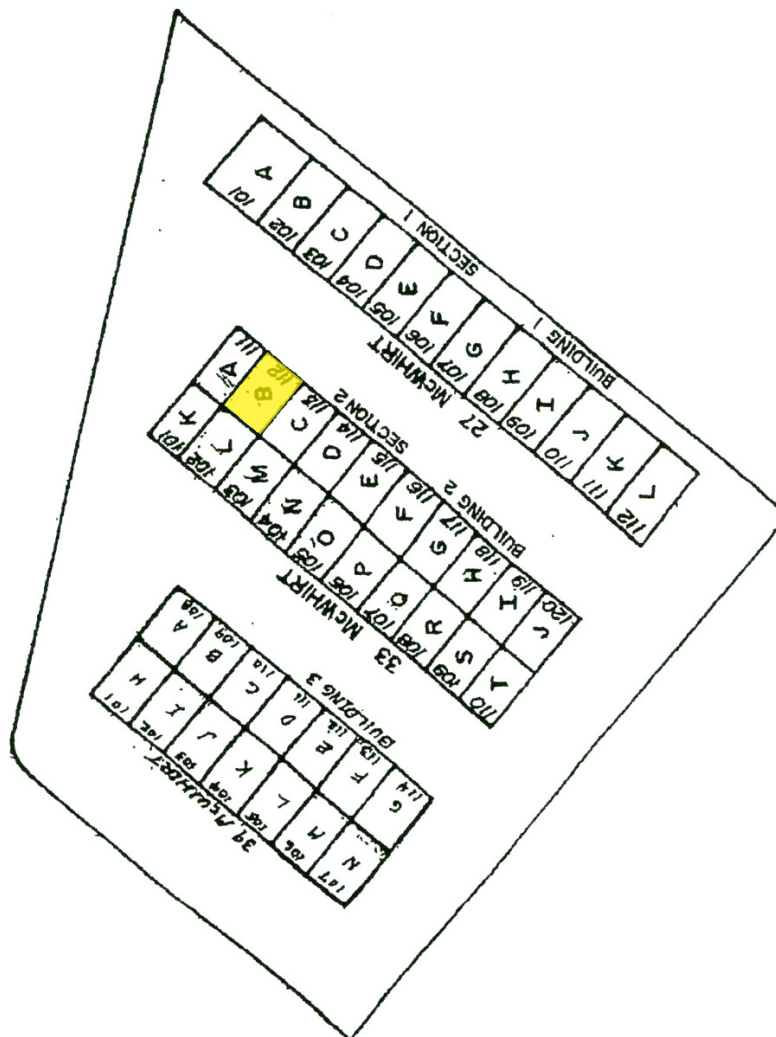


Unit Layout

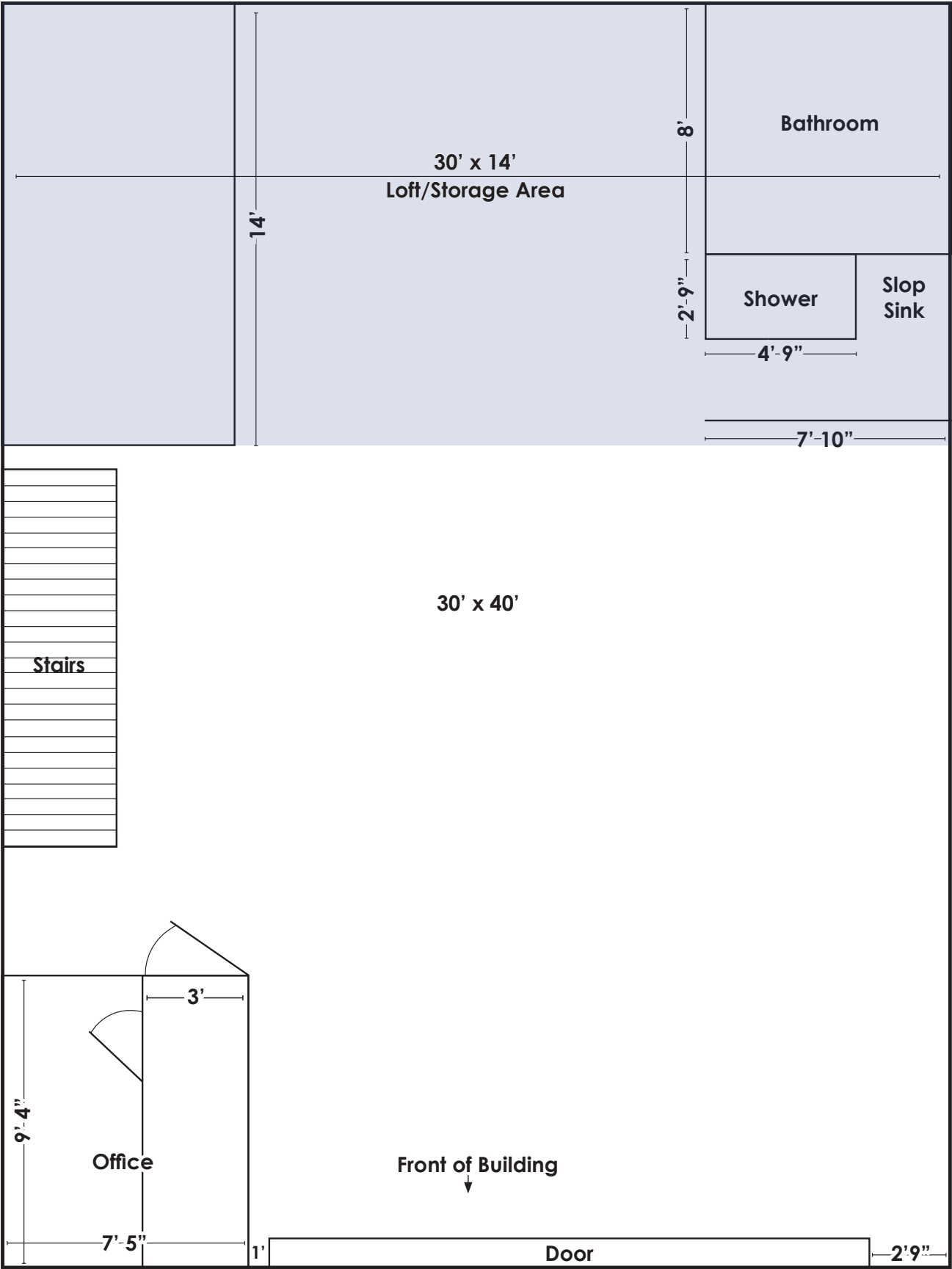
STAFFORD III WAREHOUSE CONDOMINIUM

Sec.1 & Sec.2 PB.19 P.225-226

Bldg 3 revised PB.36 P.55



Building 33 - Unit 112B Layout



Aerial Map

