

8300 MERRIFIELD AVENUE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

5,900 SF of Warehouse space with loading dock and HVAC
1,200 -14,000 SF of Office Space

Operable windows and yard space available for lease too!

PROPERTY HIGHLIGHTS

- Storage warehouse and office space a few minutes off of I-495 and I-66, with easy access to Rt. 29 and Rt. 50.
- Convenient dock high loading.
- Three blocks to Dunn Loring Metro.
- Great amenities nearby including Harris Teeter - and the Mosaic District is 3 blocks away with Target and many restaurants and shoppes.
- Outside land available for lease storage and parking use.

OFFERING SUMMARY

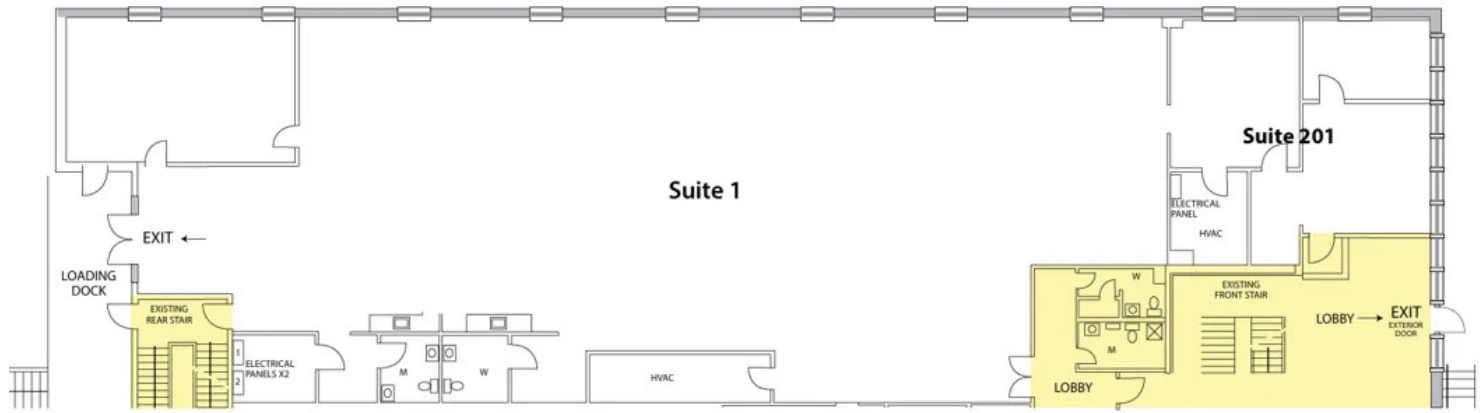
Lease Rate:	Warehouse	Negotiable
	Office:	Negotiable
Available SF:	Warehouse	5,900 SF
	Office:	1,200 SF to 14,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,635	53,170	130,812
Total Population	19,515	143,620	362,828
Average HH Income	\$185,905	\$207,279	\$210,676

FAIRFAX, VA 22031

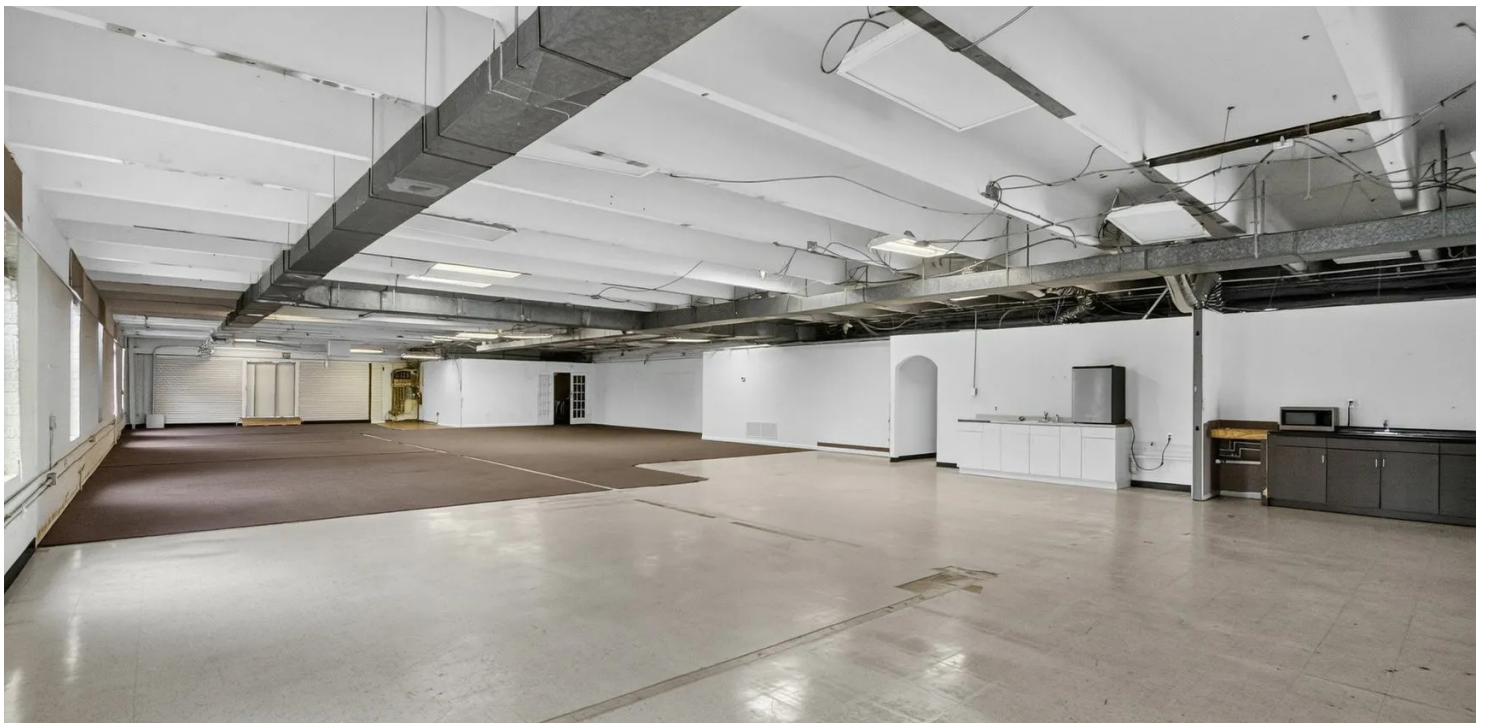
8300 MERRIFIELD AVENUE

WAREHOUSE/OFFICE | SUITE 1 + 201 | 5,900 SF



Suite 1
8300 Merrifield Ave.
Fairfax, VA 22031

COMMON AREA



DIVARIS REAL ESTATE INC // 8150 LEESBURG PIKE, SUITE 501, TYSONS, VA 22182 // DIVARIS.COM

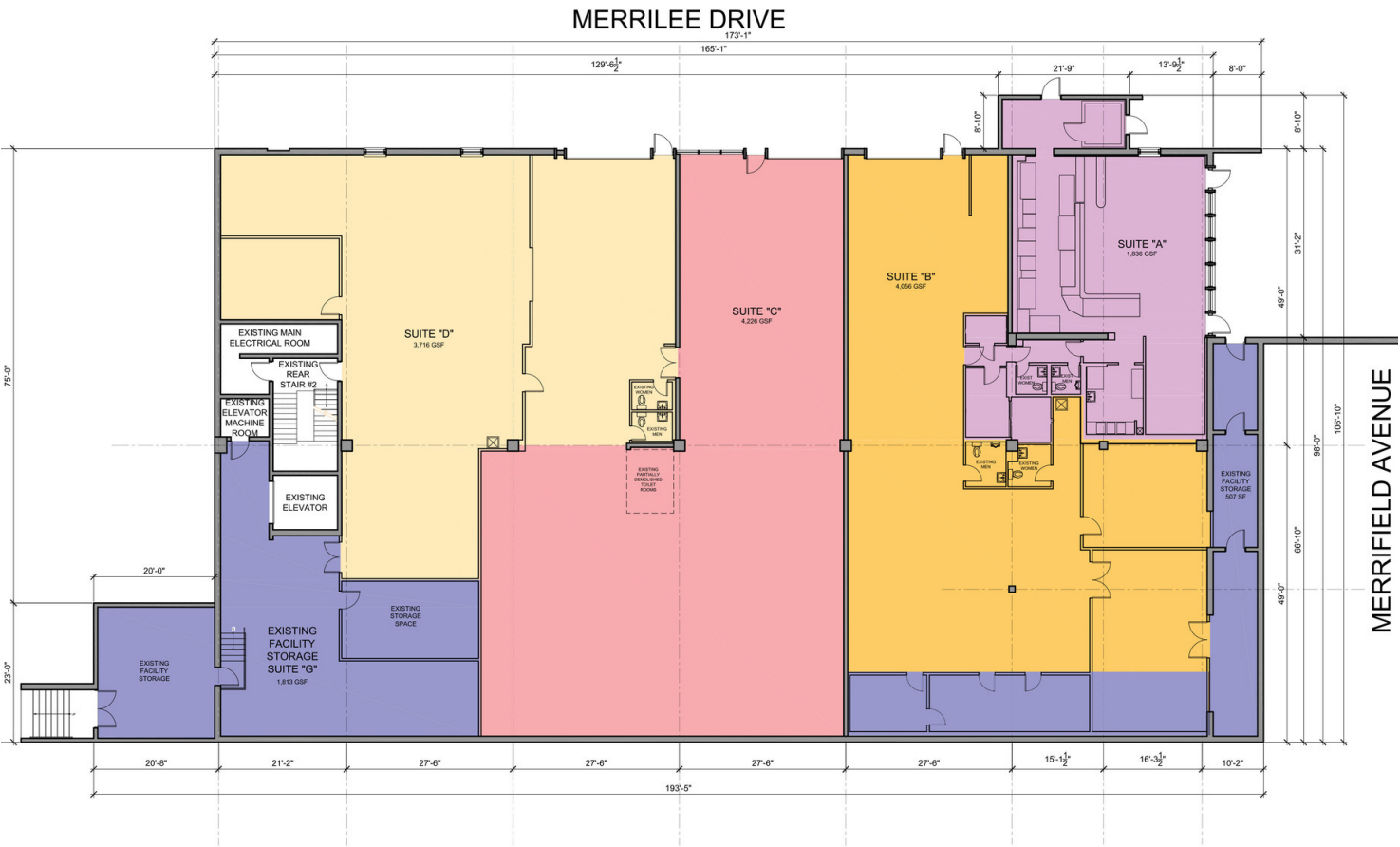
WAREHOUSE/OFFICE | SUITE 1 +
201 | 5,900 SF // 2

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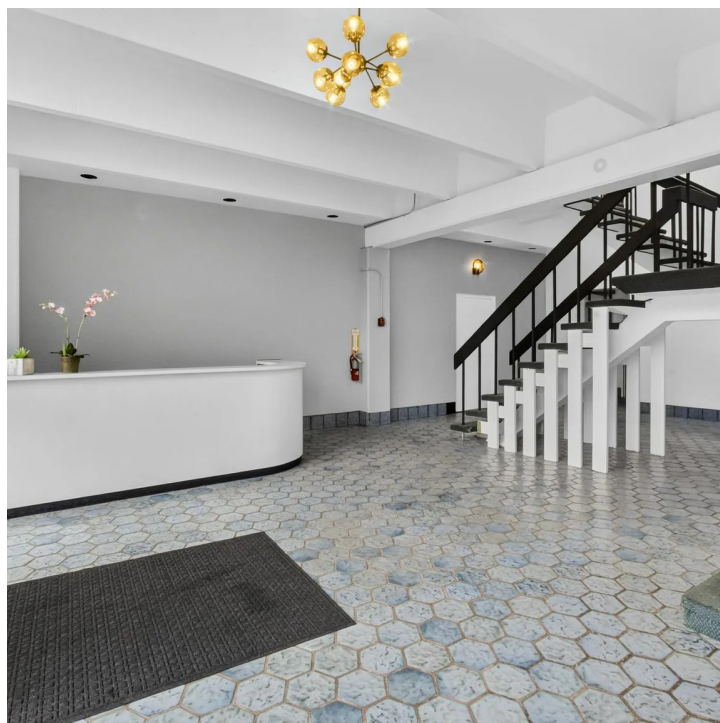
OFFICE | 1,200 - 14,000 SF



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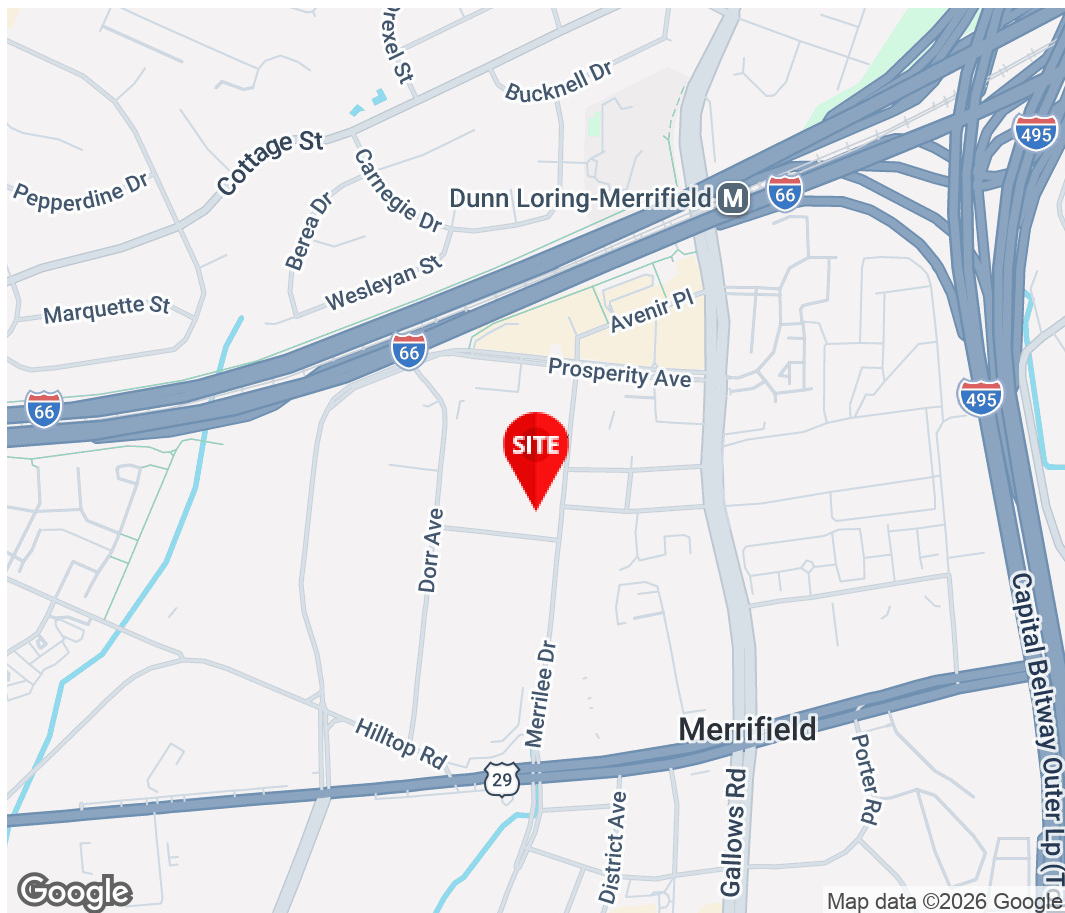
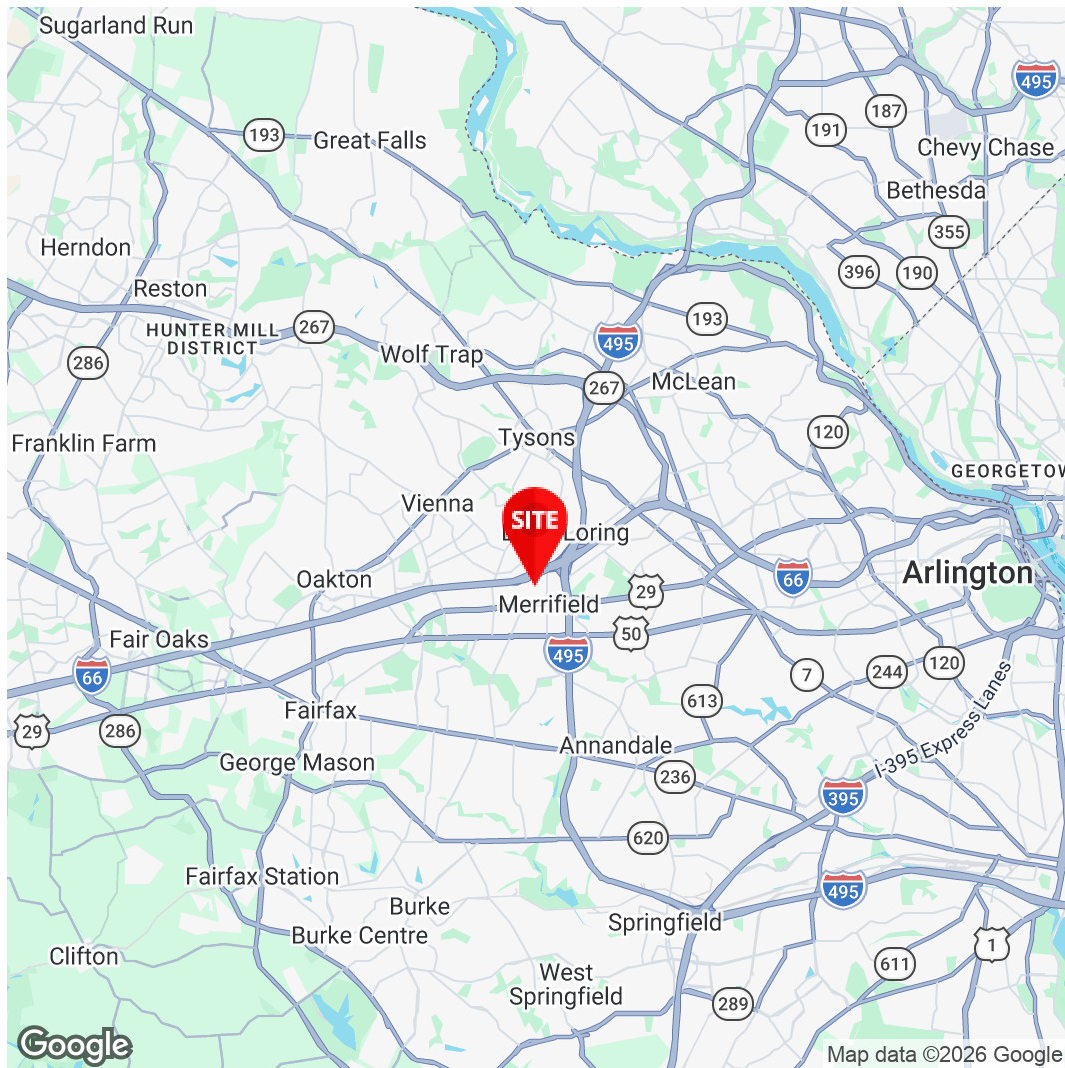
ADDITIONAL PHOTOS



8300 MERRIFIELD AVENUE

RETAIL AERIAL





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