

Sublease Available

650 Corporate Drive
Stafford, VA 22554

Overview

10,845 SF Available of General Warehouse Use

- **Rate:** Negotiable
- **Availability:** Immediately
- **Term:** Through August 31, 2031

Features:

- 2,568 RSF Office and 8,277 RSF Warehouse
- Loading: Three 4' loading docks
- Column spacing: 30'
- Parking ratio: 1.74/1,000
- Truck court depth: 180'
- Zoning: M1
- Furniture and Racking available

Building Information:

- Building 2: Built in 2022, 81,000 Total SF, 120' deep, 18' clear height
- Located between Washington, D.C. and Richmond in Stafford, VA
- I-95 visibility, with easy access from I-95 and Route 1
- Adjacent to Marine Corps Base Quantico
- Extensive fiber-optic network, including Yyotta DCP delivering up to 100 Gigabit service and access to SummitIG's long-haul fiber route and surplus dark fiber.
- Served by Dominion Power, one of the nation's largest producers and transporters of energy with electric rates well below national averages and among the lowest on the East Coast.
- Building Owned and Managed by Merritt Properties



For More Information

Deniz Yener

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Paul Chandler

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Co-Marketing With:

Cameron Coleman

(443) 340-5966

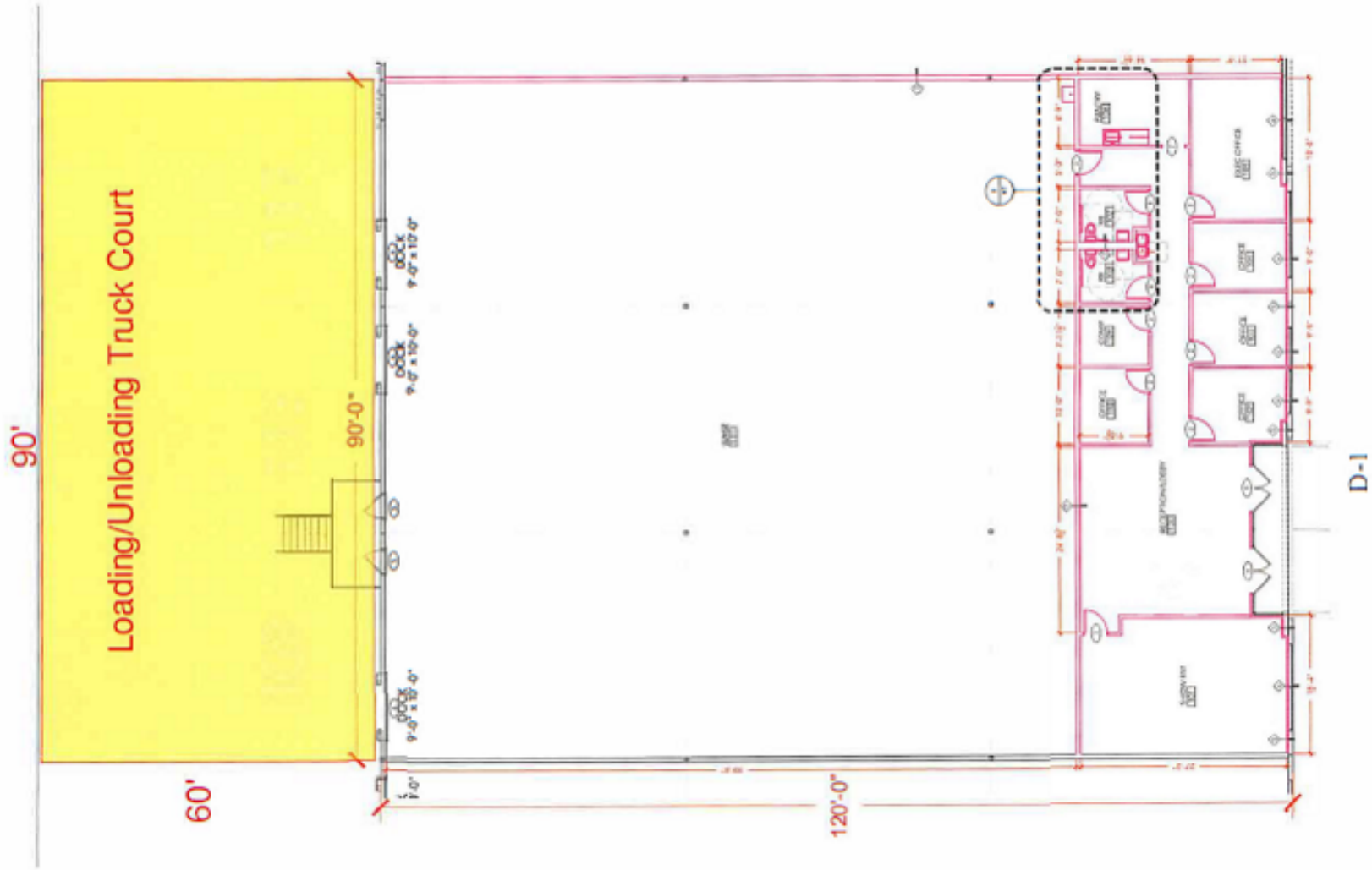
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