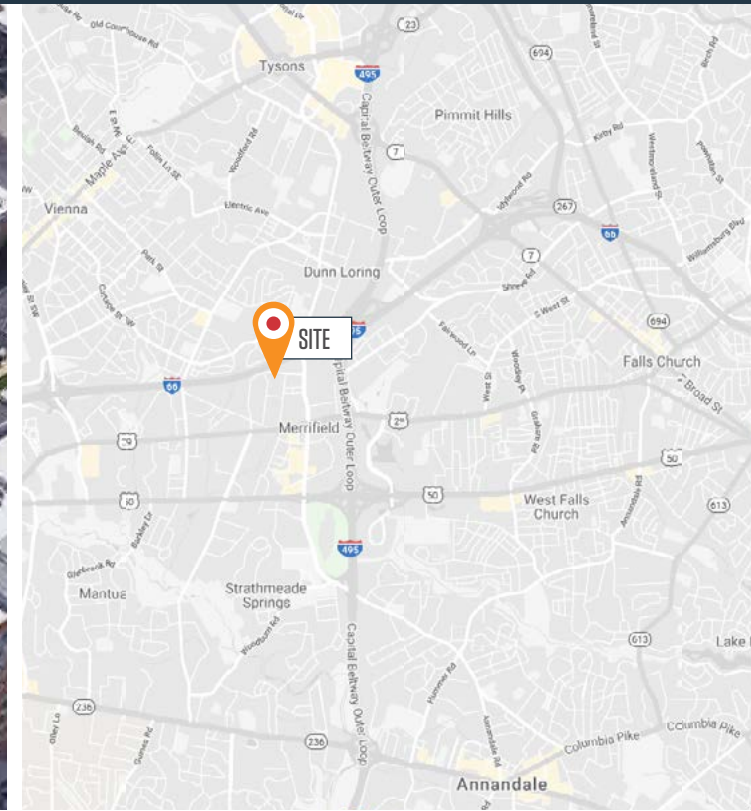




AVAILABILITY

Suite E: 2,650 SF

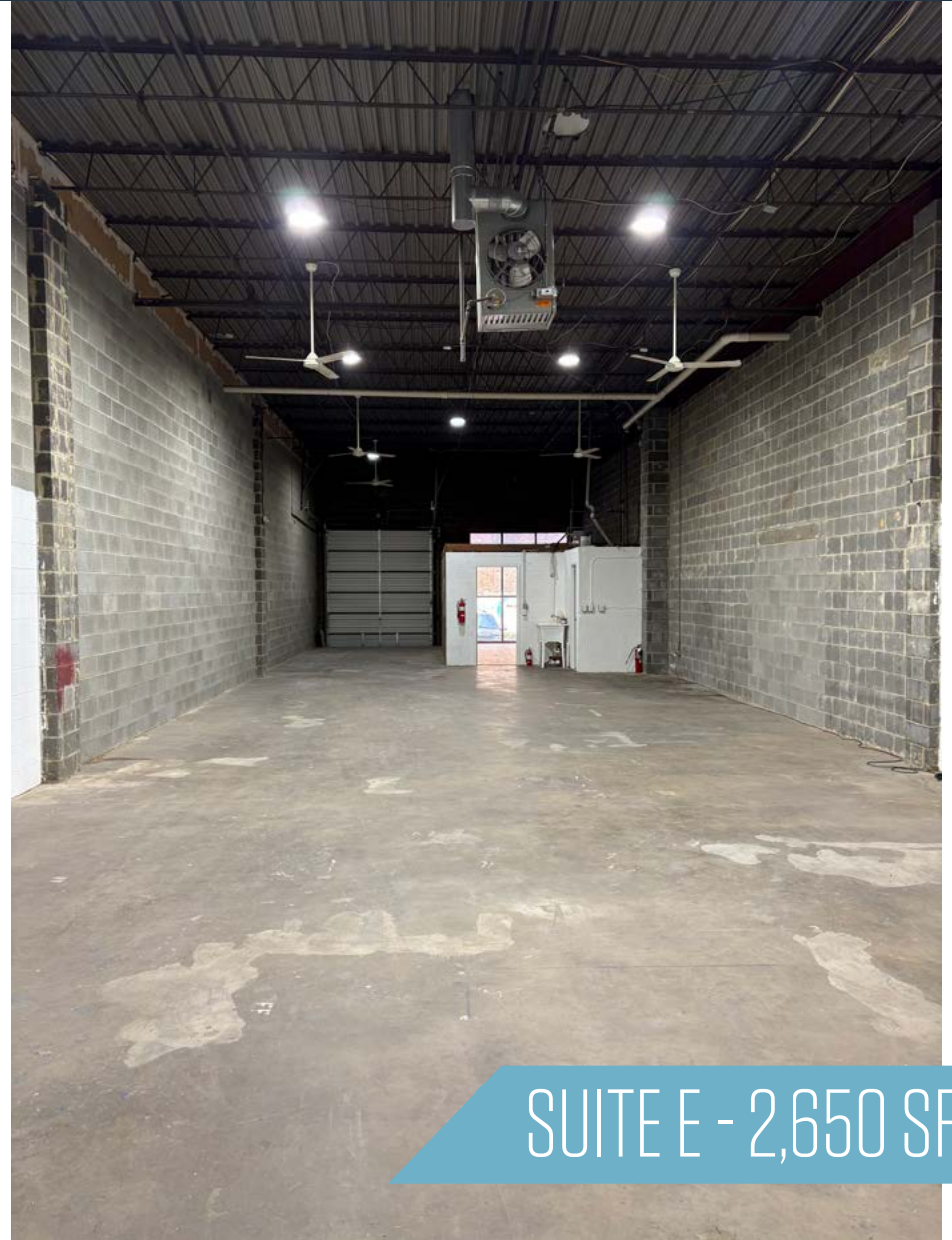
- Rate: Negotiable
- Recessed Loading Dock
- Conditioned Office Area
- LED Lighting

Suite Q: 1,680 SF

- Rate: Negotiable
- Open Warehouse
- One (1) Drive-In
- LED Lighting

PROPERTY FEATURES

- Estimated OPEX: \$4.80 PSF
- Available Immediately
- Zoning: I-4, Fairfax County
- 16' Ceiling Height
- Conveniently located in the heart of Merrifield, within walking distance to Dunn Loring/Merrifield Metro and close to I-495, I-66, and Route 50
- Restaurants, Retail, & Hotels within walking distance
- Parking Ratio: 1/1,000 SF



SUITE E - 2,650 SF

RYAN MOODY

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