



**BOOSALIS**  
PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

## HEAVY INDUSTRIAL WAREHOUSE FOR LEASE 1051-A CANNONS CT. WOODBRIDGE, VA 22191



### PROPERTY OVERVIEW

Available Unit:	Suite A-B
Available SF:	3,240 - 6,120 SF
Lease Price:	\$15.00/PSF NNN
Parking:	6 - 12 designated spaces
Zoning:	M-1 (Heavy Industrial)
Drive-In:	One or two 12' x 12' bay doors
Ceiling Height:	16' clear
Mezzanine:	650 - 1,350 SF of additional storage

### AREA HIGHLIGHTS

This heavy industrial park is located in North Woodbridge with quick and easy access to Route 1, Route 123 and I-95. Located in Prince William County but 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.

Population:	3 miles	69,750
	5 miles	182,706
	10 miles	551,418

### FOR MORE INFORMATION

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**BOOSALIS PROPERTIES** | 13562 Richmond Highway, Suite 100 | Woodbridge, VA 22191 | [www.BoosalisProperties.com](http://www.BoosalisProperties.com)

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



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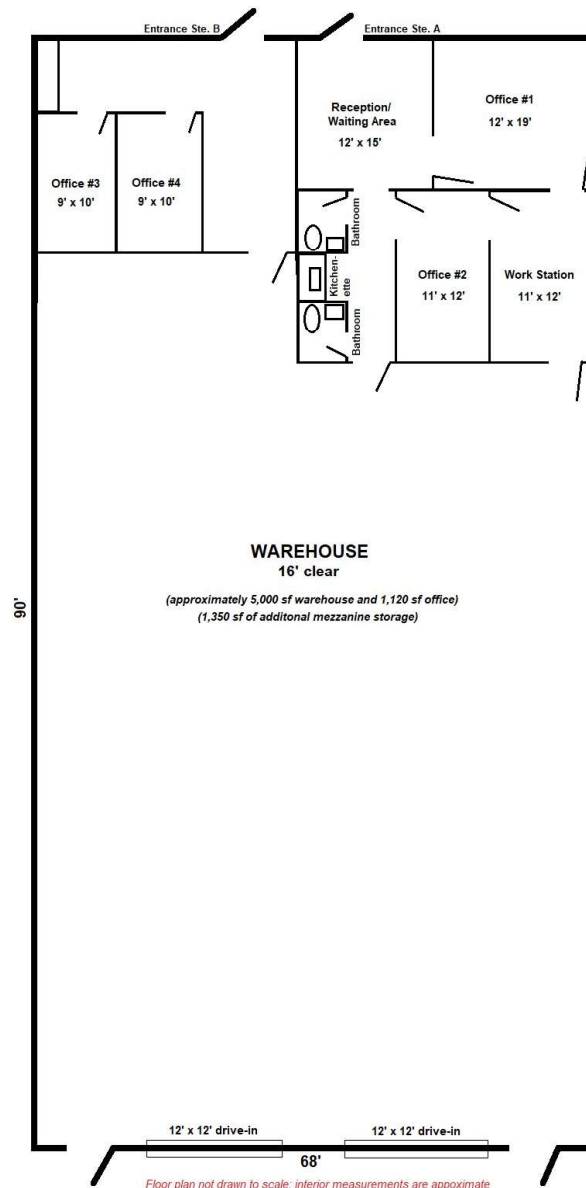
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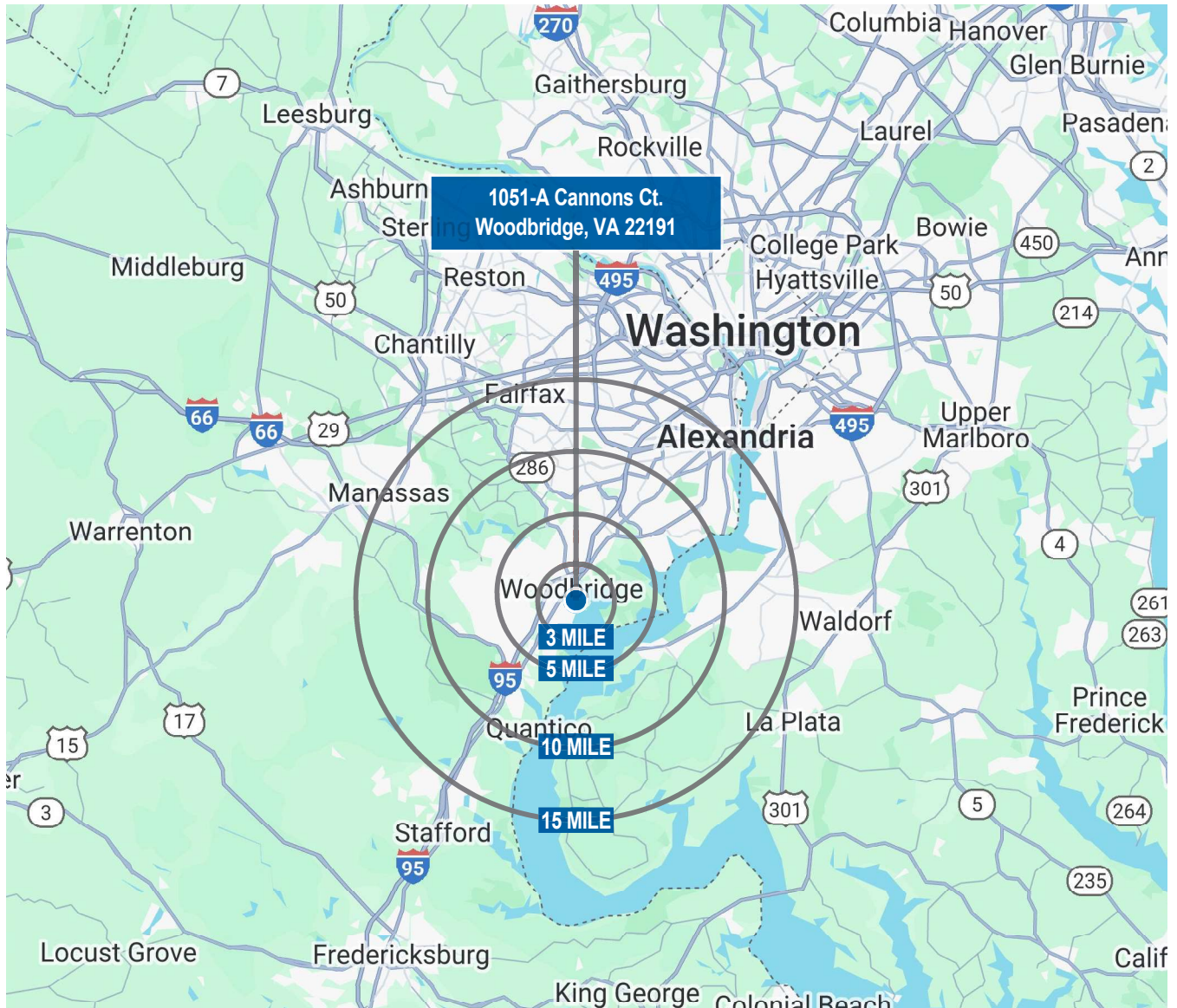
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