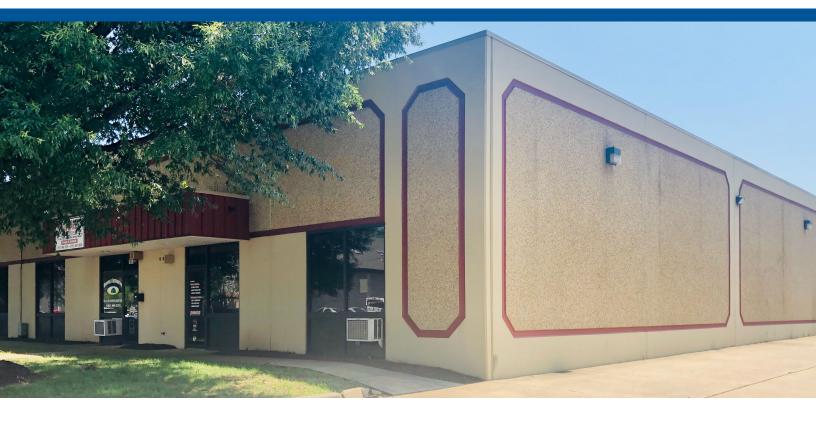
# For Lease



## 1051 Cannons Court, Woodbridge, VA 22191



## SINGLE UNIT LEASE

\$12.00 SF + NNN

Unit F – 3,240 SF with Drive-In

Zoned M-1 (NO AUTOMOTIVE USE)

## **PROPERTY FEATURES**

- Excellent corner flex unit with the best visibility in the industrial park
- Large, open floor plan unit
- Clean slate to customize space for multiple uses
- Large, automatic overhead bay door 12' x 12'

- 16' warehouse ceiling height
- Ample parking next to the building
- Conveniently located near the busy intersection of Route 1 and Occoquan Road (45,000 VPD)
- Easy access to Route 1, I-95, and Route 123

## **For More Information**

### **George Boosalis**

President/Principal Broker george@boosalisproperties.com 703.494.7691 office 703.283.6071 cell

#### **Melanie Nobriga**

melanie@boosalisproperties.com 703.494.7691 office 808.937.9417 cell

#### **BOOSALIS PROPERTIES**

13562 Jefferson Davis Hwy., Suite 100 Woodbridge, VA 22191

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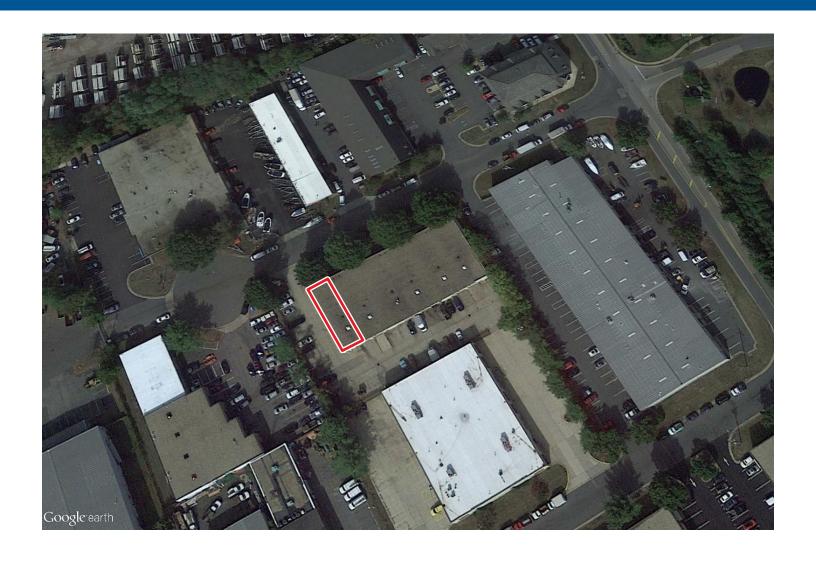
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This information has been obtained through sources deemed reliable, but accuracy can not be guaranteed.