



For Lease

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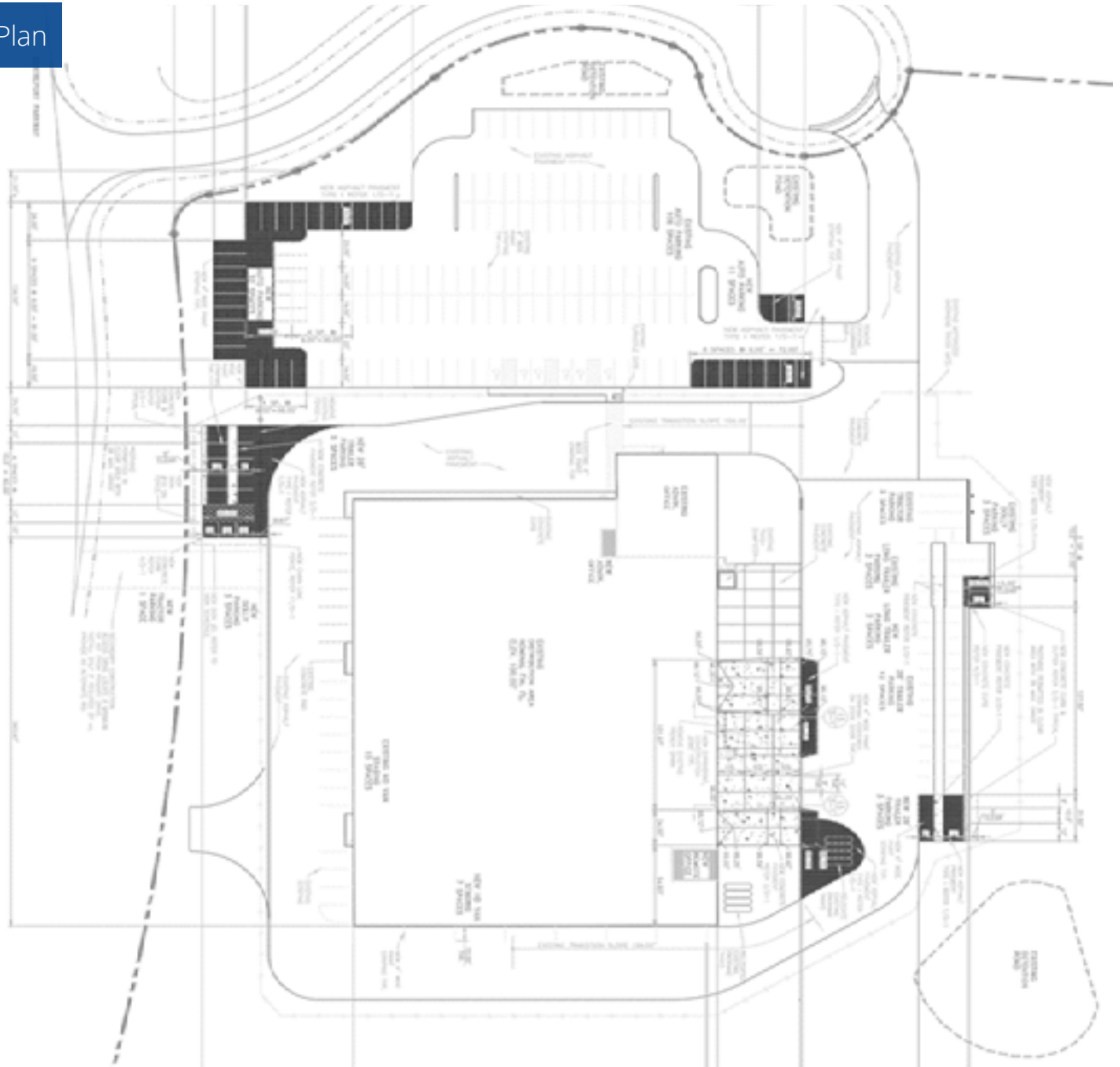
300 Centreport Parkway, Stafford, VA

Industrial warehouse for lease

- 64,473 SF total available on 12.02 acres
 - Approximately 4,150 SF office
 - Approximately 60,323 SF warehouse
- Leased through 10/31/27 (potential opportunity to occupy sooner)
- Zoned M-1 (Light Industrial)
- Ideal location to service Washington DC and Northern Virginia markets
- Adjacent to Stafford Regional Airport
- Warehouse loading: 14 dock doors (8'x10') and 9 drive-in doors (18'x18')
- Ceiling height - 24' clear
- Column spacing - approximately 40' x 50'
- Fully sprinklered - 3 dry systems and 1 wet system
- Well parked with approximately 143 parking spaces and trailer storage
- Asking \$13.50 PSF NNN

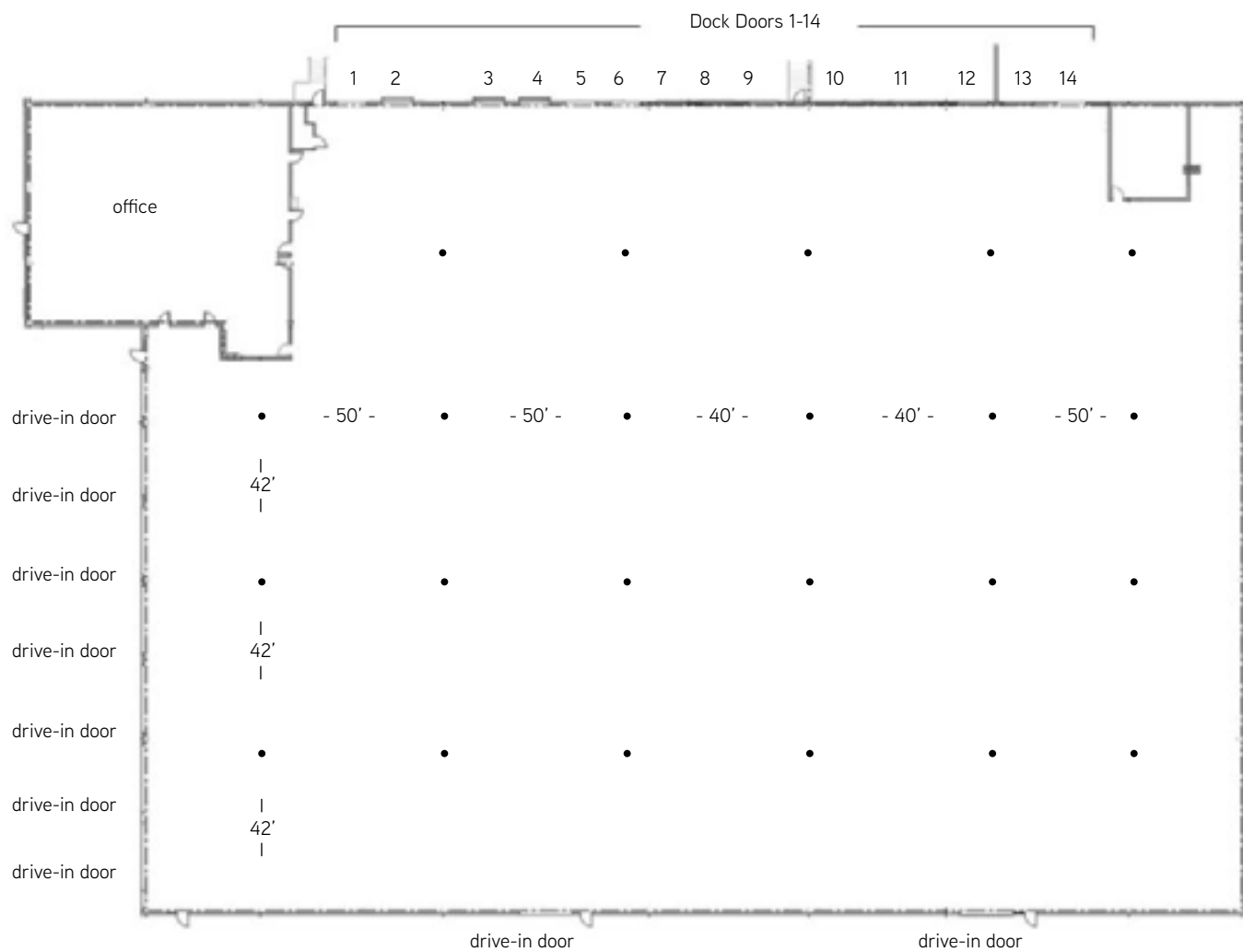
300 Centreport Parkway

Site Plan



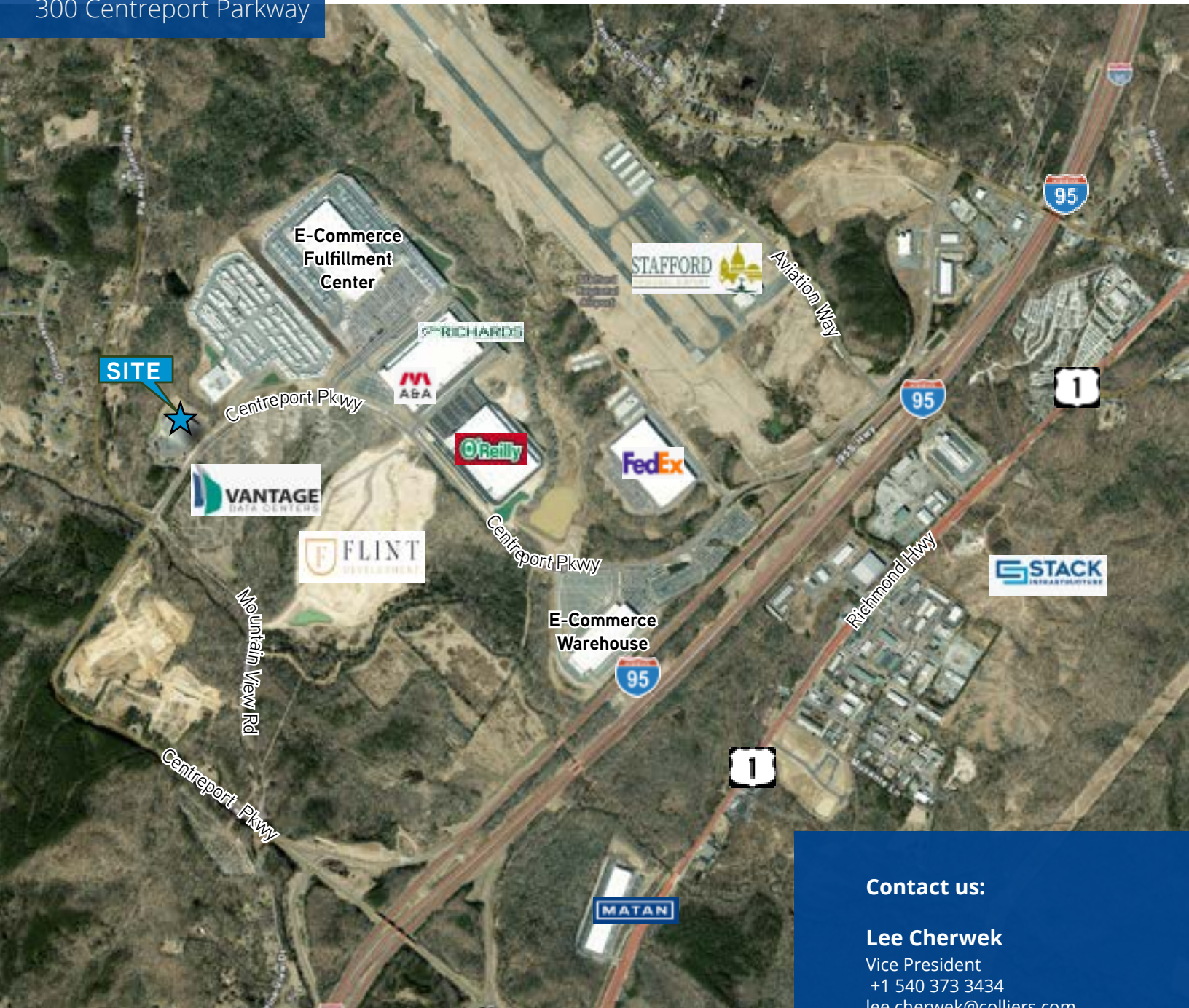
300 Centreport Parkway

Floor Plan



A map of the Eastern United States with a yellow star marking Washington, D.C. Three concentric blue circles are centered on Washington, D.C., with labels indicating distances: 100 MILES, 300 MILES, and 500 MILES. The map shows major cities and interstate highways across the region, including New York, Philadelphia, Baltimore, Virginia Beach, Charlotte, and Atlanta.

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