

Property Overview

MERRITT I-66 BUSINESS PARK

7370 - 7430 MERRITT PARK DRIVE, MANASSAS, VA 20109

AWARD-WINNING DEVELOPMENT IN PRINCE WILLIAM COUNTY



Site Plan

Merritt I-66 Business Park

Building 1:	7430 Merritt Park Dr.	Flex/Light Industrial	30,600 SF
Building 2:	7410 Merritt Park Dr.	Bulk Warehouse	97,200 SF
Building 3:	7390 Merritt Park Dr.	Bulk Warehouse	97,200 SF
Building 4:	7370 Merritt Park Dr.	Bulk Warehouse	97,200 SF
Building 5:	7375 Merritt Park Dr.	Bulk Warehouse	137,350 SF
Building 6:	7425 Merritt Park Dr.	Bulk Warehouse	137,350 SF

Total GFA - 596,900 SF

FAR - 0.28

Total Parking - 681 Spaces



7425 Merritt Park Drive was awarded the 2018 NAIOP Northern Virginia Award of Merit for R&D/Industrial/Flex

"Merritt really minimized our risk and gave us an opportunity to make an investment in a big warehouse space that will allow us to grow."

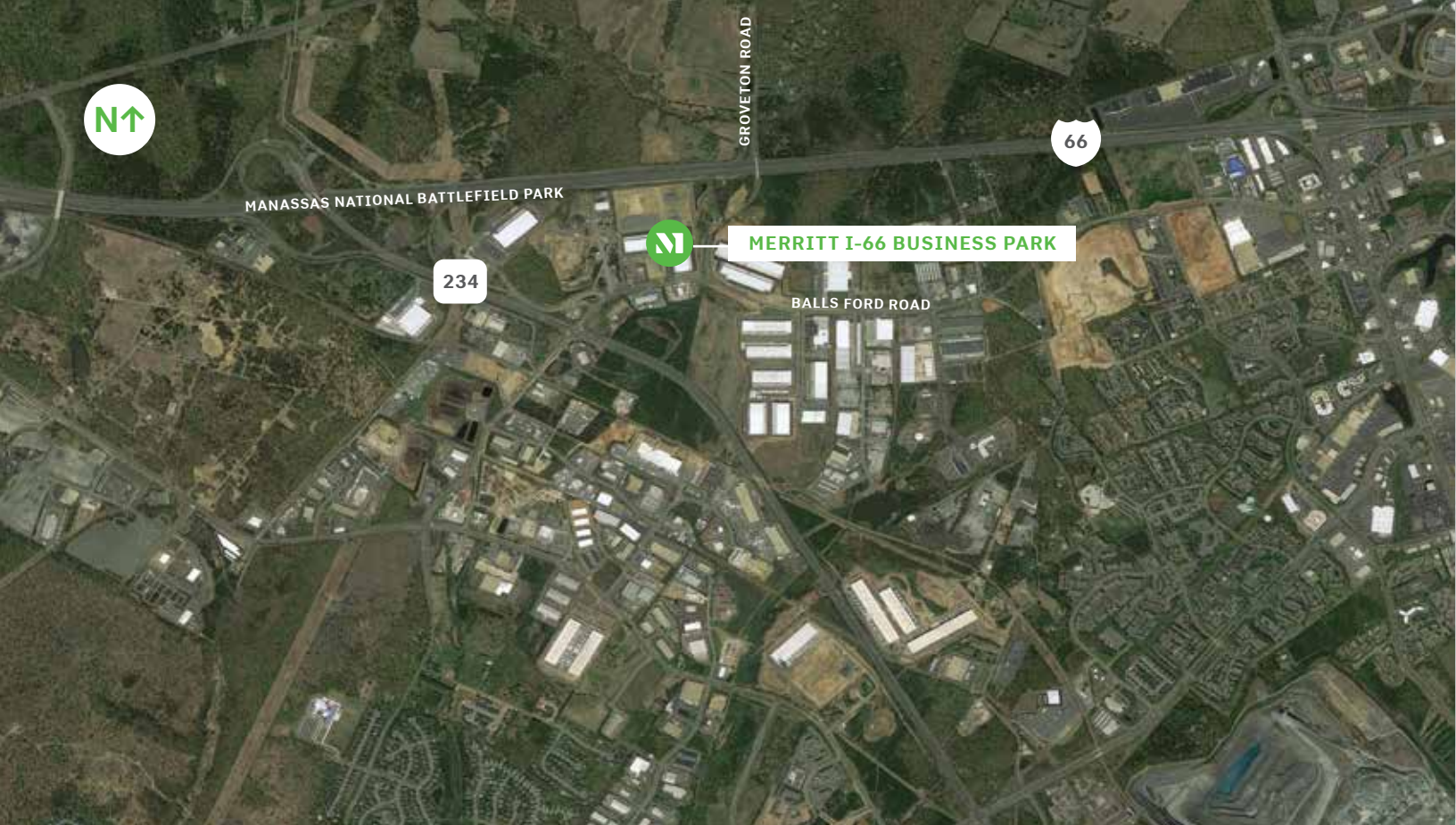
GREG & MIKE KENNEALLY
CO-FOUNDERS,
EAST COAST DYES



Building Information

- » Easy access to I-66 & Route 234 Bypass
- » Located at the intersection of Balls Ford Road & Groveton Road
- » Six buildings totaling 596,900 SF
- » Located within a Federal HUBZone
- » NAIOP Northern Virginia Award-Winning Project (Building 6)
- » Building 1:
 - Rear loaded
 - Dock and drive-in capability
 - ESFR wet sprinklered
 - Typical bay size is 2,700 SF
- » Buildings 2, 3 & 4:
 - Rear loaded
 - Dock and drive-in capability
 - ESFR wet sprinklered
 - Typical bay size is 7,200-8,000 SF
- » Buildings 5 & 6:
 - Rear loaded
 - Dock and drive-in capability
 - ESFR wet sprinkler system meeting Class IV commodities storage requirements
 - Typical bay size is 10,250 SF
- » Parking Ratios:
 - Building 1: 3.2/1,000 SF
 - Building 2 & 3: 1.18/1,000 SF
 - Building 4: 1.10/1,000 SF
 - Building 5: 0.90/1,000 SF
 - Building 6: 0.91/1,000 SF
- » Prince William County, M-1 zoning: data center, light-medium industrial, office, manufacturing, warehouse, outside storage





7370 - 7430 MERRITT PARK DRIVE, MANASSAS, VA 20109

Driving Directions:

- » I-495 to I-66 West toward Manassas/Front Royal
- » Exit 47A to VA-234 Bus. South toward Manassas
- » **R** onto Balls Ford Road
- » Proceed 1.9 miles to intersection with Groveton Road

Listing Broker Contact Information:

» Tony Russo
703.905.0210
Tony.Russo@cbre.com



CREATING HOMES FOR BUSINESSES

Established in 1967, Merritt Properties is a privately held commercial real estate company offering over 19 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit spaces throughout Maryland, North Carolina and Virginia. We design, build, lease and manage our properties for the long term with a commitment to providing the highest quality service to all of our customers.

For additional information or to schedule a tour, contact:

Shaelyn Mullaney | Scott Longendyke

merrittproperties.com

MD: 410.298.2600 | VA: 703.858.2725 | NC: 919.526.0070

