

PROPERTY OVERVIEW

# MERRITT BUSINESS PARK AT QUANTICO CORPORATE CENTER



# Building Information

- Two, single-story light industrial buildings delivering Fall 2020
- Building 1: 90,000 SF, 120' deep, 18' clear height
- Building 2: 81,000 SF, 120' deep, 18' clear height
- Located between Washington D.C. and Richmond in Stafford, VA
- Certified HUBZone location
- I-95 visibility, with easy access from I-95 and Route 1
- Less than one-half mile from Marine Corps Base Quantico
- Situated within Quantico Corporate Center (QCC), which consists of six Class A office buildings, two hotels, a university, a data center and retail shops
- Extensive fiber-optic network, including Yyotta IXP delivering up to 100 Gigabit service and access to SummitIG's long-haul fiber route and surplus dark fiber.
- Served by Dominion Power, one of the nation's largest producers and transporters of energy, with electric rates well below national averages and among the lowest on the East Coast
- Highly skilled technical workforce; 45% currently commute more than 35 minutes
- Stafford County, M1 zoning: data center, light-medium industrial, office, manufacturing, warehouse, outside storage



## Surrounding Amenities

- Courtyard by Marriott
- Navy Federal Credit Union
- Embassy Cigar Lounge
- The Globe & Laurel Restaurant
- I <3 Teriyaki
- Woodspring Suites
- Subway
- Linx Puerto Rican Cuisine
- Bella Cafe
- Peet's Stafford Coffee Shop
- McDonald's
- 7-Eleven
- Dunkin' Donuts





# Site Plan

Merritt Business Park at Quantico Corporate Center

Corporate Drive    Light-Industrial    81,000-90,000 SF



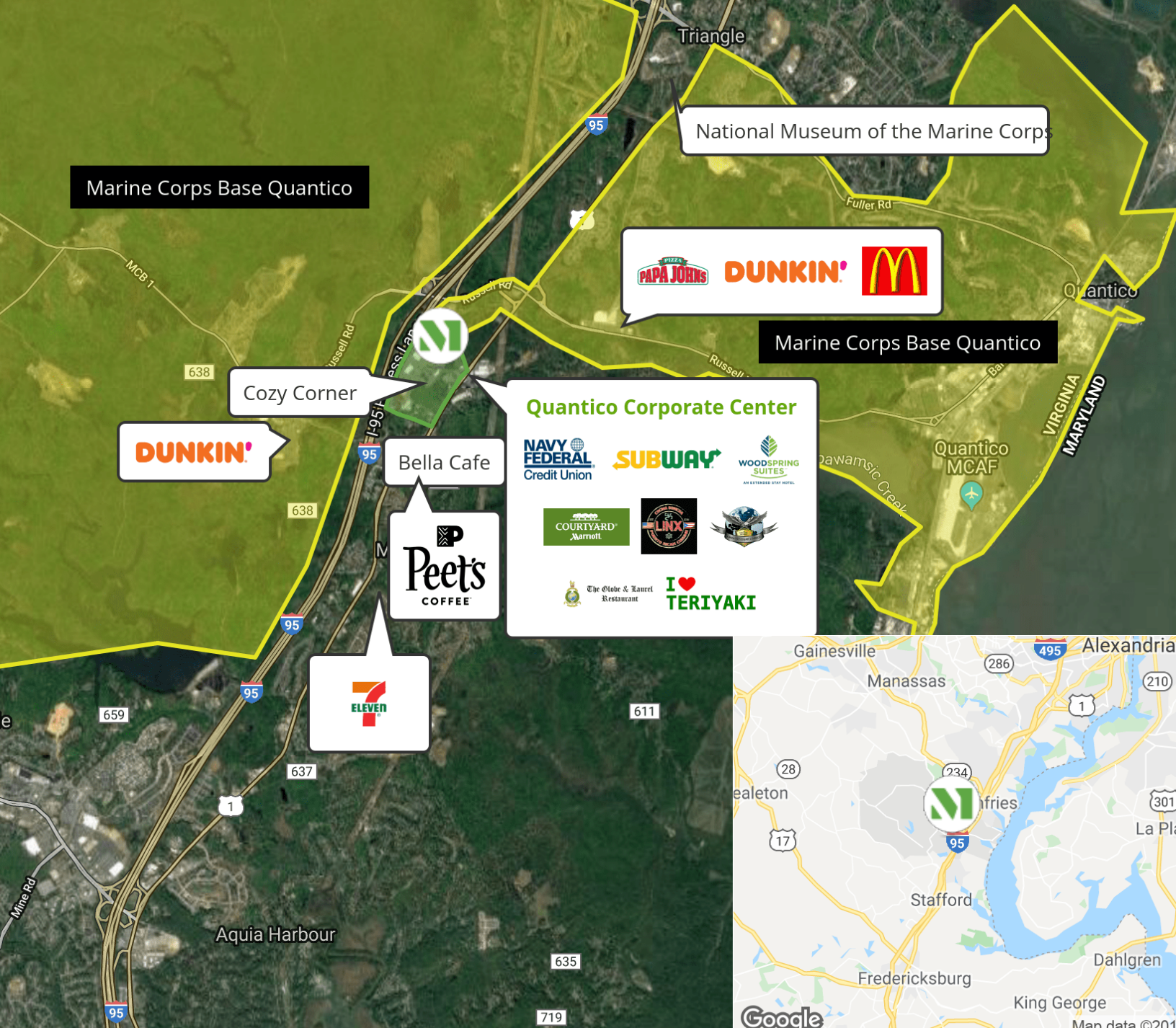
Truck court depth:	180'
Loading:	Rear-loaded with docks and drive-in capabilities
Column spacing:	30'
Parking spaces:	283
Parking ratio:	1.74/1,000
Typical bay size:	3,600 SF
Zoning:	M1
County:	Stafford (VA)

*“It was always a positive experience with Merritt. In our entire experience with Merritt ‘no’ was not in their vocabulary. It was always ‘we can make that work’ or ‘we can find a solution to your need’ and that set Merritt apart.”*

**GEORGE CARACOST**  
VICE PRESIDENT & GENERAL MANAGER  
SAAB DEFENSE AND SECURITY







## CREATING HOMES FOR BUSINESSES

Established in 1967, Merritt Properties is the largest privately held commercial real estate firm in Maryland, with nearly 16 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit in the Baltimore/Washington area. 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:



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