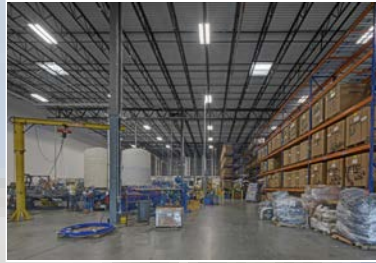


PROPERTY OVERVIEW

MERRITT BUSINESS PARK AT QUANTICO CORPORATE CENTER

600 & 650 CORPORATE DRIVE, STAFFORD, VA 22554



Building Information

- Two, single-story light industrial buildings delivering Q2 2021
- 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
- Ability to build a customized space utilizing our in-house design and construction teams
- Potential to add a SCIF (Sensitive Compartmented Information Facility) space in either building
- Adjacent to 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

600 Corporate Drive	Light-Industrial	90,000 SF
650 Corporate Drive	Light-Industrial	81,000 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 over 17 million square feet of Class A office, flex, warehouse, industrial, retail and build-to-suit in Maryland, Virginia and North Carolina. 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
Merritt Properties
571-209-1586

smullaney@merrittproperties.com

Scott Longendyke
Merritt Properties
703-463-1183

slongendyke@merrittproperties.com



Tony Russo
CBRE
703-905-0210
tony.russo@cbre.com

Daniela Patino
CBRE
703-905-0303
daniela.patino@cbre.com

MerrittQuantico.com