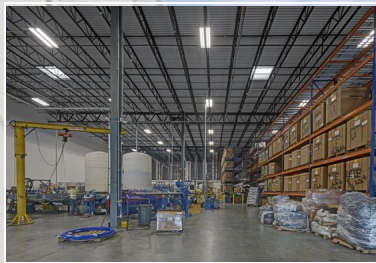
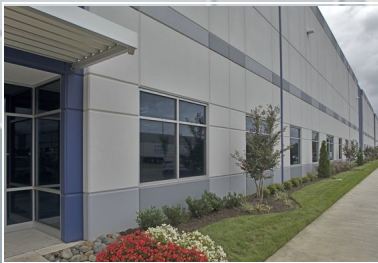


PROPERTY OVERVIEW

# MERRITT BUSINESS PARK AT QUANTICO CORPORATE CENTER



## Building Information

- Two, single-story light industrial buildings
- 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
- 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

- 7-Eleven
- Bella Cafe
- Coffee Bar 1010
- Courtyard by Marriott
- Dunkin' Donuts
- Embassy Cigar Lounge
- I <3 Teriyaki
- Linx Puerto Rican Cuisine
- McDonald's
- Navy Federal Credit Union
- Peet's Stafford Coffee Shop
- Subway
- The Globe & Laurel Restaurant





# Site Plan

Merritt Business Park at Quantico Corporate Center      600 Corporate Drive      Light-Industrial      81,000-90,000 SF



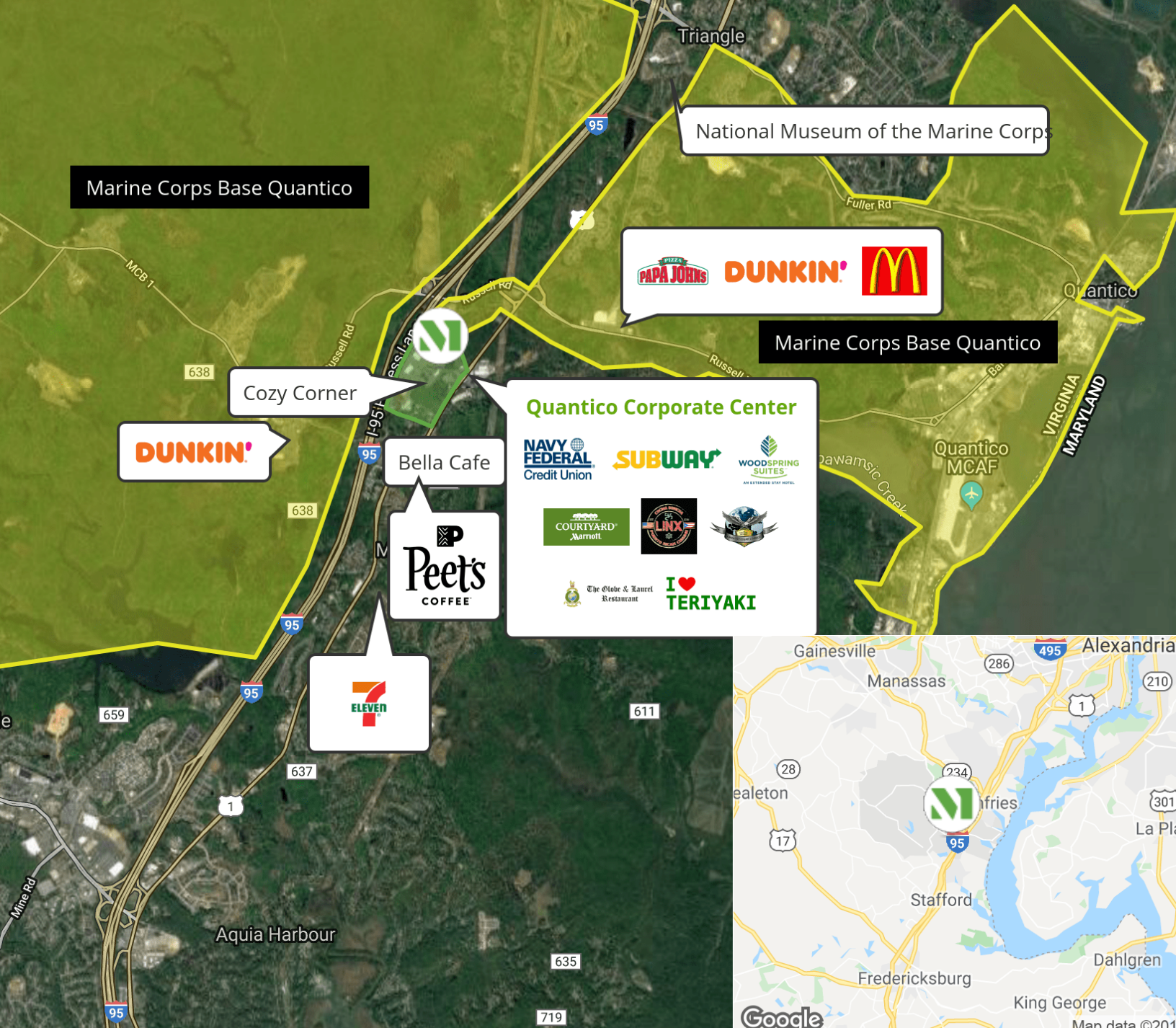
|                    |  |
|--------------------|--|
| Truck court depth: | 180'   |
| Loading:           | Rear-loaded with docks and drive-in capabilities |
| Column spacing:    | 30'  |
| Parking spaces:    | 283  |
| Parking ratio:     | 1.74/1,000                                       |
| Typical 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.

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