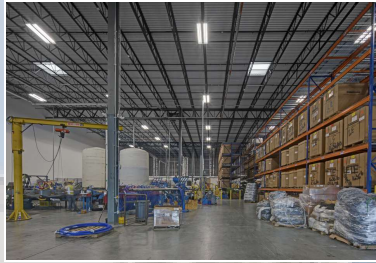


PROPERTY OVERVIEW

MERRITT BUSINESS PARK AT QUANTICO CORPORATE CENTER

600 & 650 CORPORATE DRIVE, STAFFORD, VA 22554



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 SummitLG'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	90,000 SF
650 Corporate Drive	Light Industrial	81,000 SF

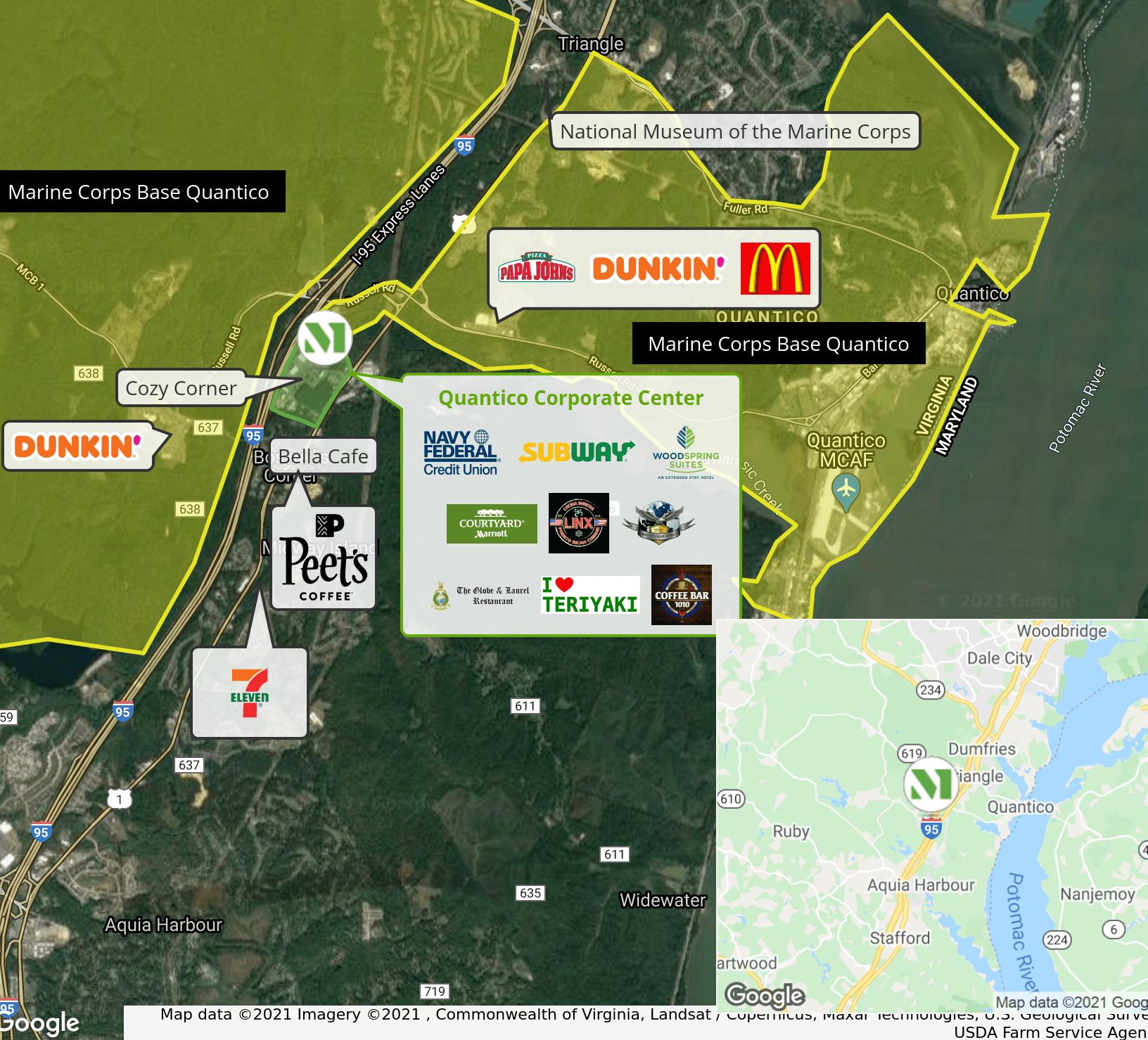


Truck court depth:	180'
Loading:	Rear-loaded with docks and drive-in capabilities
Column spacing:	30'
Parking spaces:	283
Parking ratio:	1.74/1,000
Typical bay size:	3,600 SF
Zoning:	M1
County:	Stafford (VA)

“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 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, Florida, 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

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