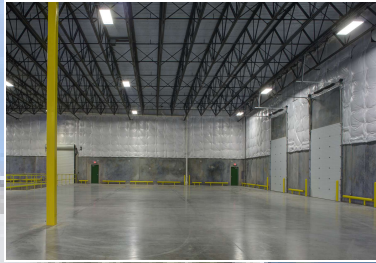


PROPERTY OVERVIEW

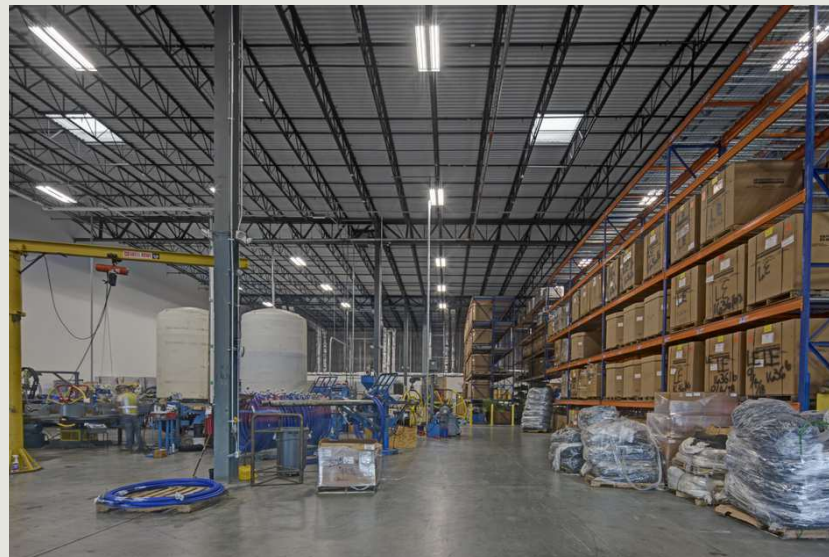
MERRITT AT AUSTIN RIDGE

AUSTIN RIDGE DRIVE & COURTHOUSE ROAD, STAFFORD, VA 22554



Building Information

- Five light industrial buildings totaling 425,400 SF
- Mix of 18', 24', and 32' clear heights
- Strategically located along I-95 in Stafford, VA, between Richmond and Washington, D.C.
- Offers I-95 accessibility and visibility
- Located off I-95 at the Route 630/Courthouse Road exit
- Rear-loaded docks and drive-in capabilities
- 120'-180' truck courts
- Ability to build a customized space utilizing our in-house design and construction teams
- Surrounded by planned residential, retail, service, hospitality and office projects
- Across from Embrey Mill Town Center, featuring a Publix grocery center
- Area infrastructure upgrades include recent opening of new I-95 exit 140 exchange, widening of Courthouse Road, runway expansion at Stafford Regional Airport and I-95 express lane extension project scheduled to be completed in late 2022.
- Stafford County, B-2 Urban Commercial zoning: data center, flex office, light industrial, and warehouse



Surrounding Amenities

- ALDI
- Arby's
- Best Buy
- Buffalo Wild Wings
- Burger King
- Chili's Grill & Bar
- Chipotle
- Comfort Inn
- Dunkin'
- Five Guys
- Hampton Inn
- Hardee's
- Home Depot
- IHOP
- Lowe's
- Mission BBQ
- Outback Steakhouse
- Pizza Hut
- Publix
- Quality Inn & Suites
- Red Roof Inn
- Shoppers
- Stafford Hospital
- Staples
- Starbucks
- Staybridge Suites
- Subway
- Target
- Walmart
- Wawa

Site Plan

Merritt at Austin Ridge

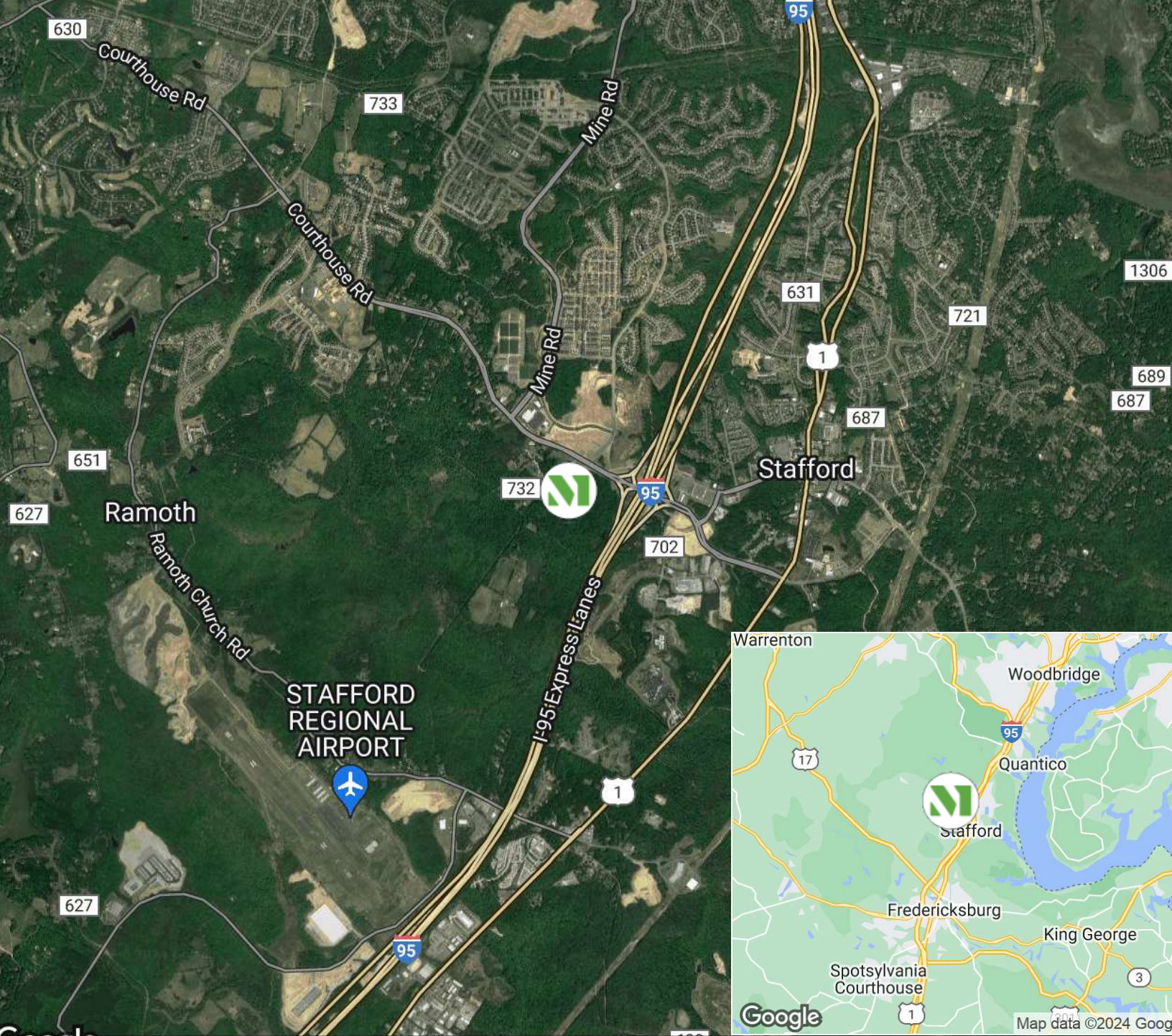
Building 1	32' clear height	99,900 SF
Building 2	32' clear height	111,000 SF
Building 3	18' clear height	49,200 SF
Building 4	24' clear height	60,900 SF
Building 5	32' clear height	104,400 SF



“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 21 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:

Scott Longendyke | Shaelyn Mullaney | Kelly Wells

merrittproperties.com

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