

PROPERTY OVERVIEW

MERRITT I-66 BUSINESS PARK

7375-7430 MERRITT PARK DRIVE, MANASSAS, VA 20109



Building Information

- NAIOP Northern Virginia Award-Winning Project
- Six buildings totaling 596,900 SF
- Rear loaded
- Dock and drive-in capability
- ESFR wet sprinklered
- Typical bay size is 2,730 SF
- Parking Ratio: Building I: 3.2/1,000 SF



Surrounding Amenities

- 7-Eleven
- Aldi
- Barnes and Noble
- Bob Evans
- Chick-fil-A
- Chipotle
- Costco
- Cracker Barrel
- Lowe's Home Improvement
- McDonald's
- Olive Garden
- Panera Bread
- Planet Fitness
- Red Lobster
- Sonic Drive-In
- Taco Bell
- The Home Depot
- Tony's New York Pizza

Site Plan

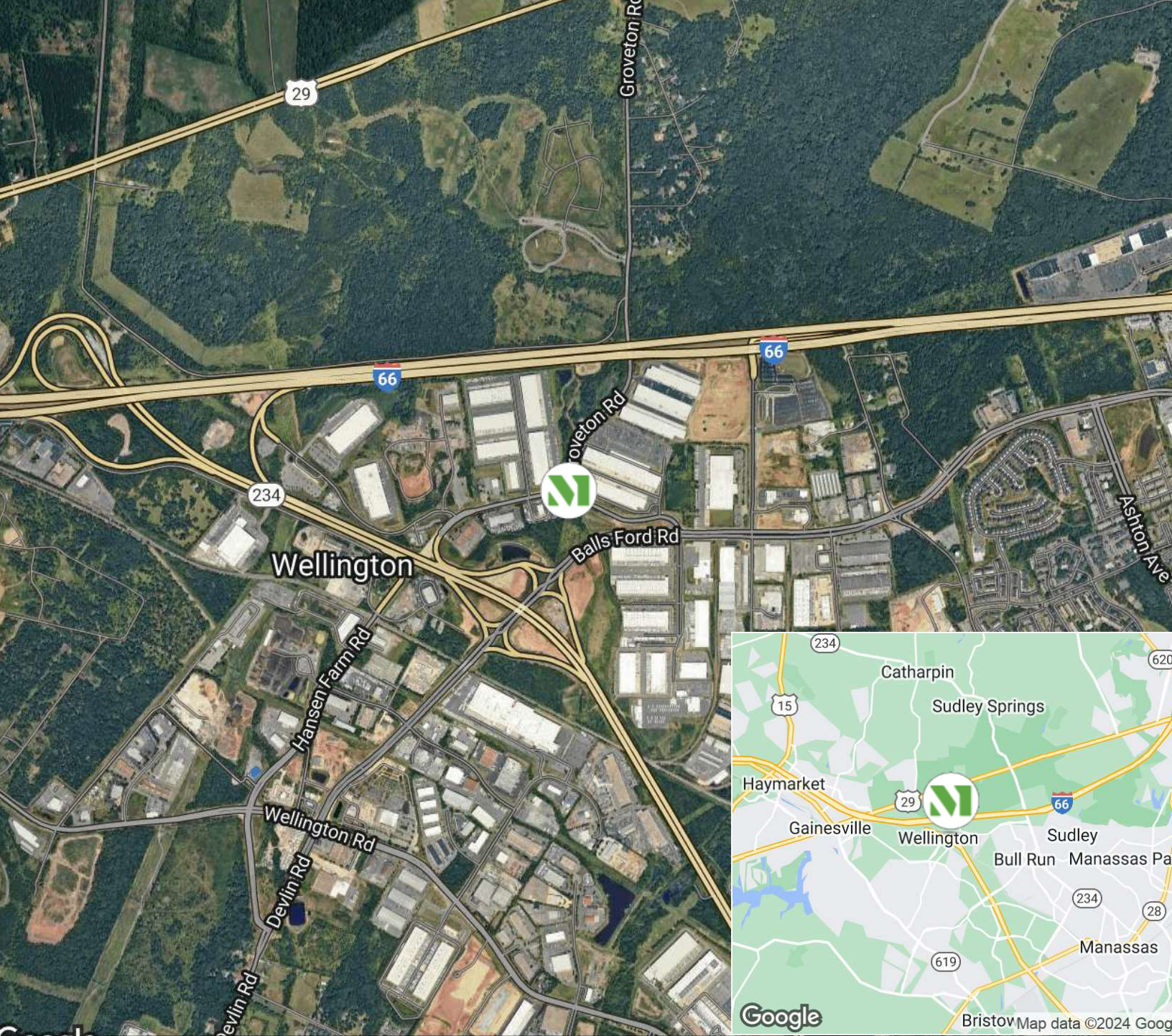
Merritt I-66 Business Park	7430 Merritt Park Drive	Flex/Light Industrial	30,600 SF
	7410 Merritt Park Drive	Bulk	97,200 SF
	7390 Merritt Park Drive	Bulk	97,200 SF
	7370 Merritt Park Drive	Bulk	97,200 SF
	7375 Merritt Park Drive	Bulk	137,350 SF
	7425 Merritt Park Drive	Bulk	137,350 SF



“When we first came to the Maryland market, Merritt provided our CEO - on a handshake - a building for lease when no one else thought that we were worth it. We like the Merritt company, because they are people of their word.”

LYNDA BAKER
SENIOR PROJECT MANAGEMENT SPECIALIST
FEDEX EXPRESS





CREATING HOMES FOR BUSINESSES

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For additional information or to schedule a tour, contact:

Scott Longendyke | Shaelyn Mullaney | Kelly Wells

merrittproperties.com

MD: 410.298.2600 | VA: 703.858.2725 | NC: 919.526.0070 | FL: 904.515.2030

