



MID-ATLANTIC  
ACQUISITIONS LLC

40,000 SF  
FOR SALE OR LEASE

14401 TELEGRAPH ROAD | WOODBRIDGE, VA

LOCATED IN A  
**HUBzone**

**SOLD**

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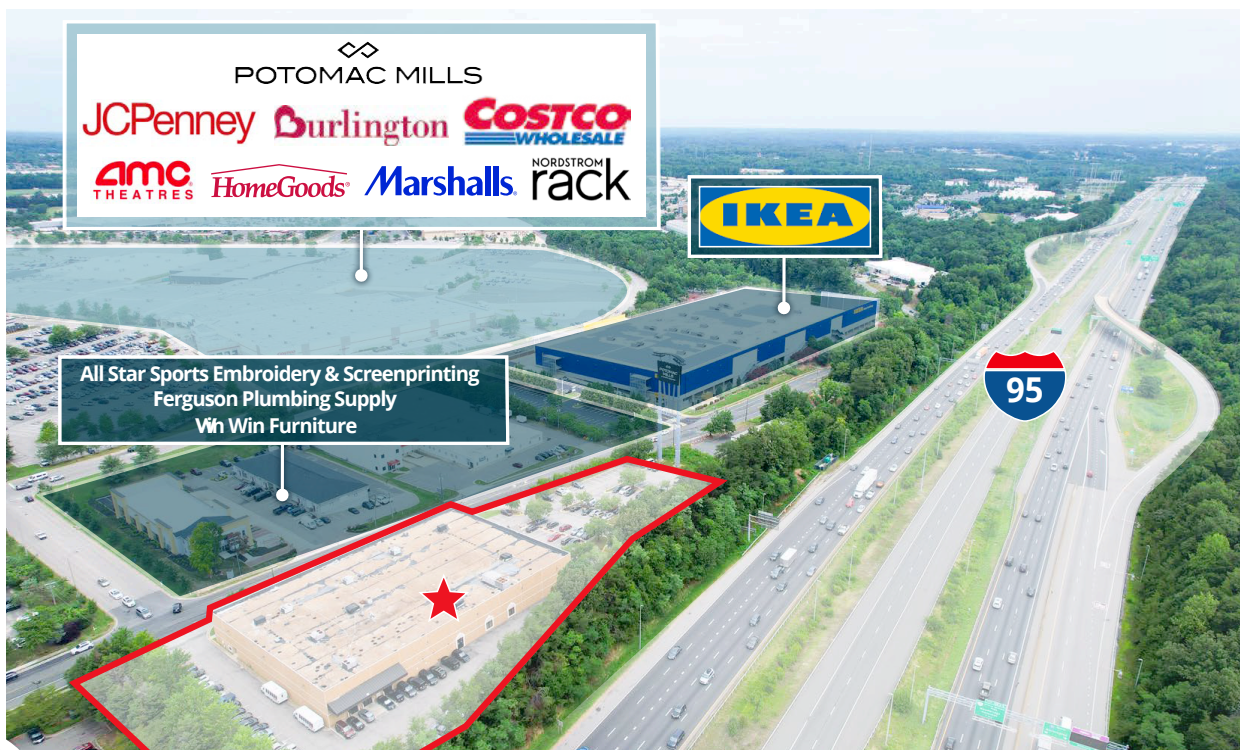
### PROPERTY HIGHLIGHTS:

- Excellent signage opportunity with visibility from I-95 (197,737 VPD) and Telegraph Road
- Zoned B1, General Business, offering a myriad of uses including retail, industrial and medical
- Built in 1989 and renovated in 2001
- Total RBA is 40,000 SF
- 3.21 acre property
- Tilt-Up concrete panels with 30' clear height
- Ample parking featuring 160 surface spaces
- Strong business-friendly environment

### LOCATION HIGHLIGHTS:

- **Regional connectivity:** I-95, I-395, the Capital Beltway (I-495), and I-66, are all within immediate and/or close proximity to the property.
- **Outstanding vehicular access** not only to the immediate Washington, D.C. region, but also to the greater East Coast.
- **Conveniently located** to the region's major airports, just 19 miles from Ronald Reagan National Airport and 22 miles from Dulles International Airport.
- **Proximate to perpetual demand drivers:** The property is ideally situated in the midst of the region's largest perpetual demand drivers; the Property is just 12 miles from the NGA, 11 miles from Fort Belvoir, and 10 miles from Marine Corps Base Quantico.







- **Bryant**

## Floor Plan

