

PROPERTY OVERVIEW

# MERRITT I-66 BUSINESS PARK 4

7370 MERRITT PARK DRIVE, MANASSAS, VA 20109



## Building Information

- NAIOP Northern Virginia Award-Winning Project
- Easy access to I-66 & Route 234 Bypass
- Located at the intersection of Balls Ford Road & Groveton Road
- Six buildings totaling 596,900 SF
- Dock and drive-in capability
- ESFR wet sprinkler system
- Typical bay size is 7,200-8,000 SF
- Parking Ratio: 1.10/1,000 SF
- Prince William County, M-1 zoning: data center, light-medium industrial, office, manufacturing, warehouse, outside storage



## Surrounding Amenities

- 7-Eleven
- Panera Bread
- Red Lobster
- Tony's New York Pizza
- Chick-fil-A
- Aldi
- Chipotle
- Lowe's Home Improvement
- Planet Fitness
- The Home Depot
- Costco
- Barnes and Noble



# Site Plan

Merritt I-66 Business Park - Bldg 4

7370 Merritt Park Drive

1 - Story Special Purpose

97,200 SF

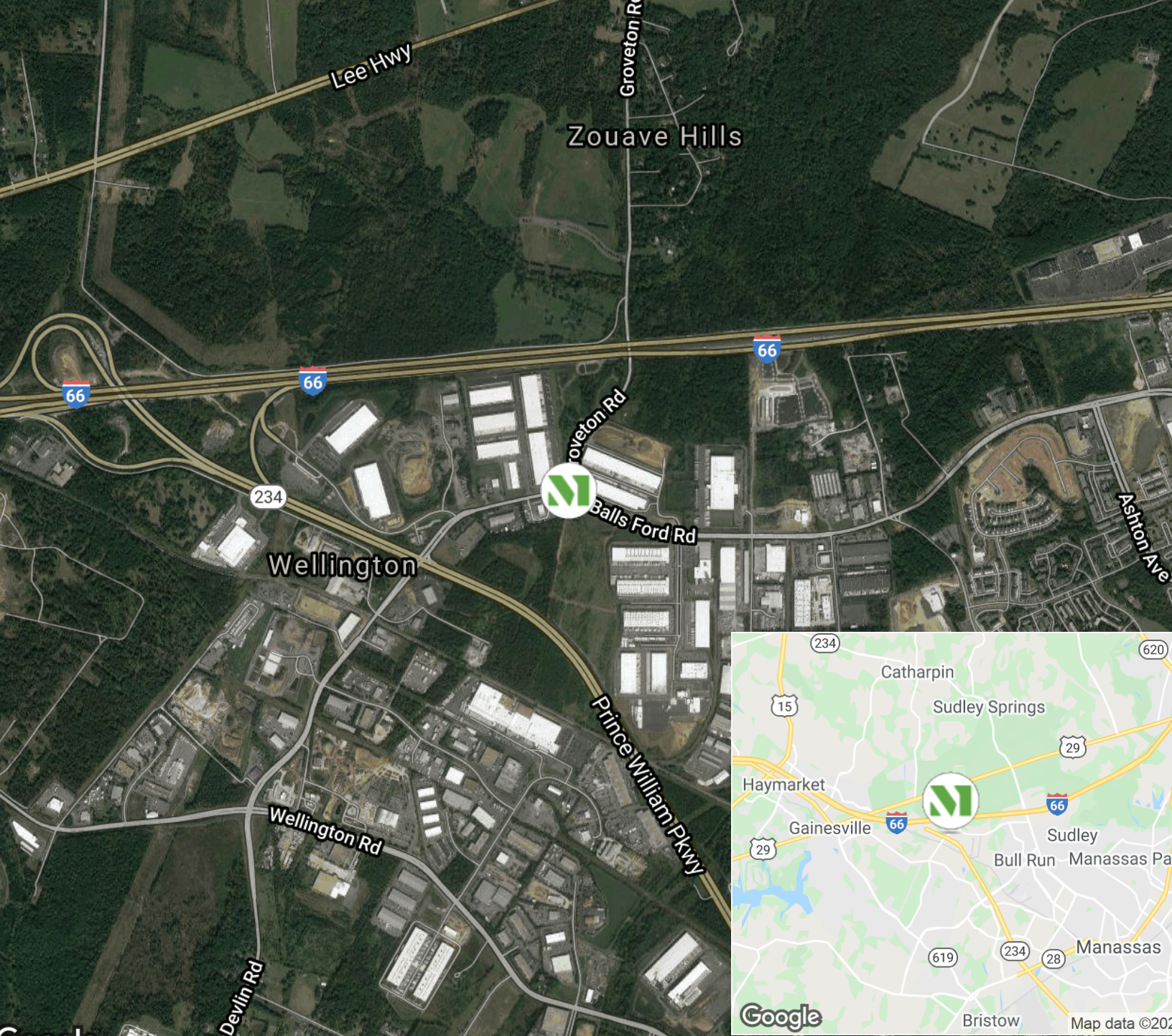


*“The dedication to meeting our needs has been evident in each and every project...the end result has been nothing short of spectacular.”*

**BRIAN HUDKINS**  
PRESIDENT  
GRAMOPHONE







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For additional information or to schedule a tour, contact:

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