

PROPERTY OVERVIEW

MERRITT I-66 BUSINESS PARK 5

7375 MERRITT PARK DRIVE, MANASSAS, VA 20109



Building Information

- 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 meeting Class IV commodities storage requirements
- Can accommodate parking for up to 30 trucks
- Typical bay size is 10,250 SF
- Parking Ratio: 0.90/1,000 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 5

7375 Merritt Park Drive

Industrial

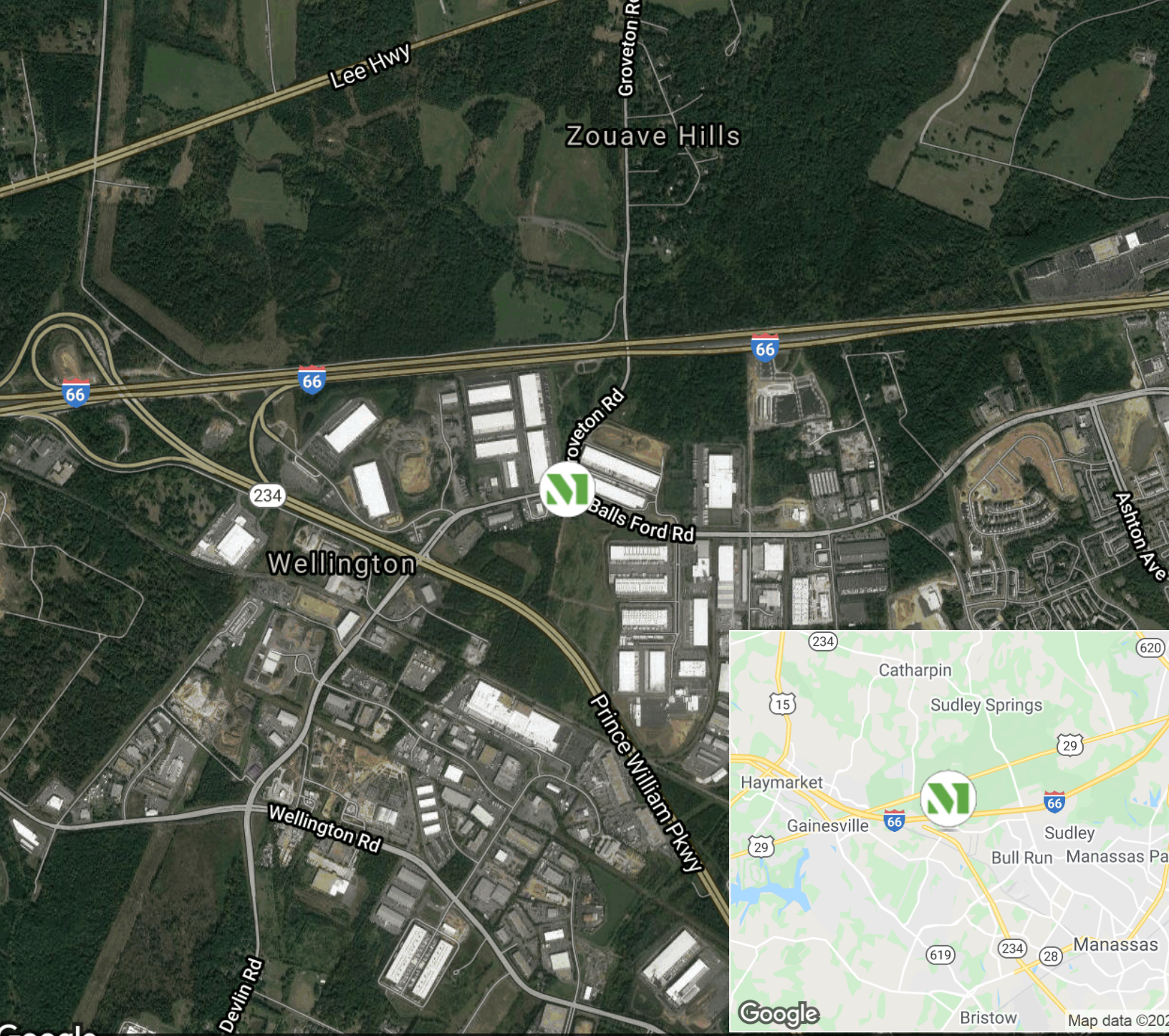
137,350 SF



“For more than a decade, Merritt Properties has been a partner in our progress, accommodating our growth and providing us with a welcoming showroom for our members and visitors.”

ALEXANDER WONG,
OWNER
DIRECTBUY CLUB OF COLUMBIA, MARYLAND





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For additional information or to schedule a tour, contact:
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