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# 17001 Interstate Drive

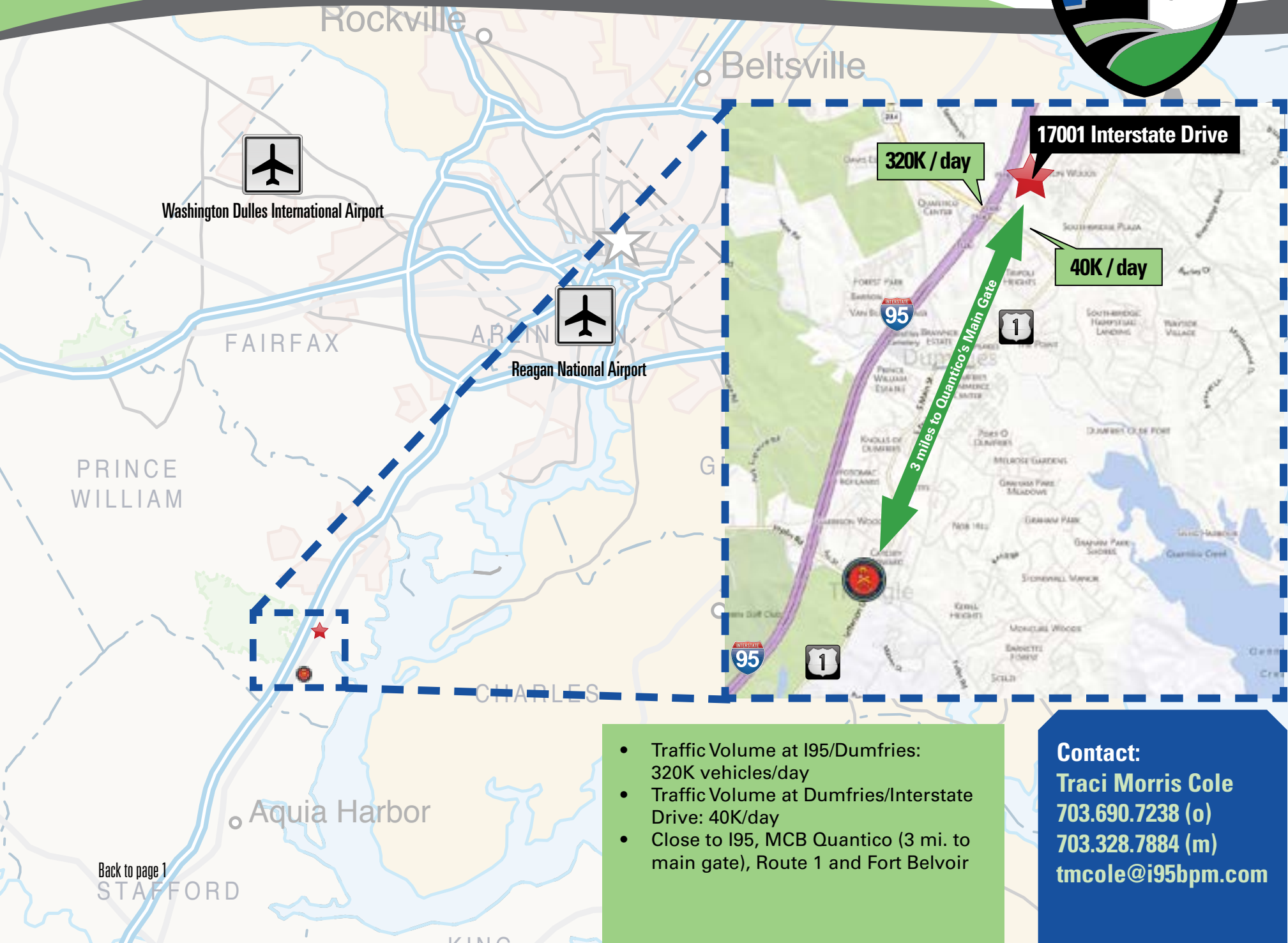
DUMFRIES, VA 22026

Incredible proximity to:



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**Contact:**  
**Traci Morris Cole**  
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[tmcole@i95bpm.com](mailto:tmcole@i95bpm.com)



Washington Dulles International Airport

Reagan National Airport

17001 Interstate Drive

320K / day

40K / day

3 miles to Quantico's Main Gate

- Traffic Volume at I95/Dumfries: 320K vehicles/day
- Traffic Volume at Dumfries/Interstate Drive: 40K/day
- Close to I95, MCB Quantico (3 mi. to main gate), Route 1 and Fort Belvoir

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17001 Interstate Drive



160K / day – SB

160K / day – NB



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DUMFRIES RD.

EXIT 152



# Building Specifications

<b>Use/Zoning</b>	R&D/Flex/Tech/Office (M-2)
<b>Construction Type</b>	II B – Unlimited (VSUBC 2009)
<b>Use Group</b>	B, S-1, F-1 Non- Separated
<b>Fire Protection</b>	Fully-Sprinklered NFPA 13
<b>Parking</b>	Can achieve over 4.0 per 1000
<b>Exterior Finish</b>	8” thick concrete tilt panels with inset brick and TexCote Exterior Finish
<b>Total Area</b>	123,068 SF
<b>First Floor</b>	92,734 SF
<b>Second Floor</b>	30,334 SF
<b>Mezzanine Expansion Space</b>	Up to an additional 9,519 SF can be added equaling 39,853 total SF
<b>Security</b>	Site may be secured to achieve all DOD setbacks and restricted access requirements
<b>Clear Heights</b>	First Floor Office: 17’-3” First Floor Warehouse: 29’-4” Second Floor: 12’-0” (9’-0” Ceilings)
<b>Floor Load</b>	First Floor: 6” slab on grade (4000 PSI) Second Floor: 125 PSF (live load) Roof: 30 PSF (live load)
<b>Dock Doors</b>	(2) 12’x14’ Overhead Doors with ramps available (22) 9’x10’ Overhead Doors (4) 16’x14’ Drive-In Doors
<b>Power</b>	Dominion Virginia, 6000 Amp, 480/277V, 3 phase, 4 wire service.
<b>Green/LEED</b>	Designed to attain LEED Core and Shell – Silver Level

## Brand New Build-Out with:

- Premier Signage Available Prominent on I-95 (Along I-95 and Interstate Drive, Exit 152)
- Site May Be Secured
- Amenities Close By



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## Space Available – First Floor



### Space Available

28,403 SF on 1st Floor (*Can Subdivide*)  
30,334 SF on 2nd Floor Mezzanine  
with 9,519 SF Expansion option

### Rental Rate

Negotiable

### Space Type

R&D | Flex | Office

### Lease Type

NNN

### Date Available

NOW LEASING

### Parking

4.0 ratio

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## Space Available – 2nd Floor/Mezzanine

