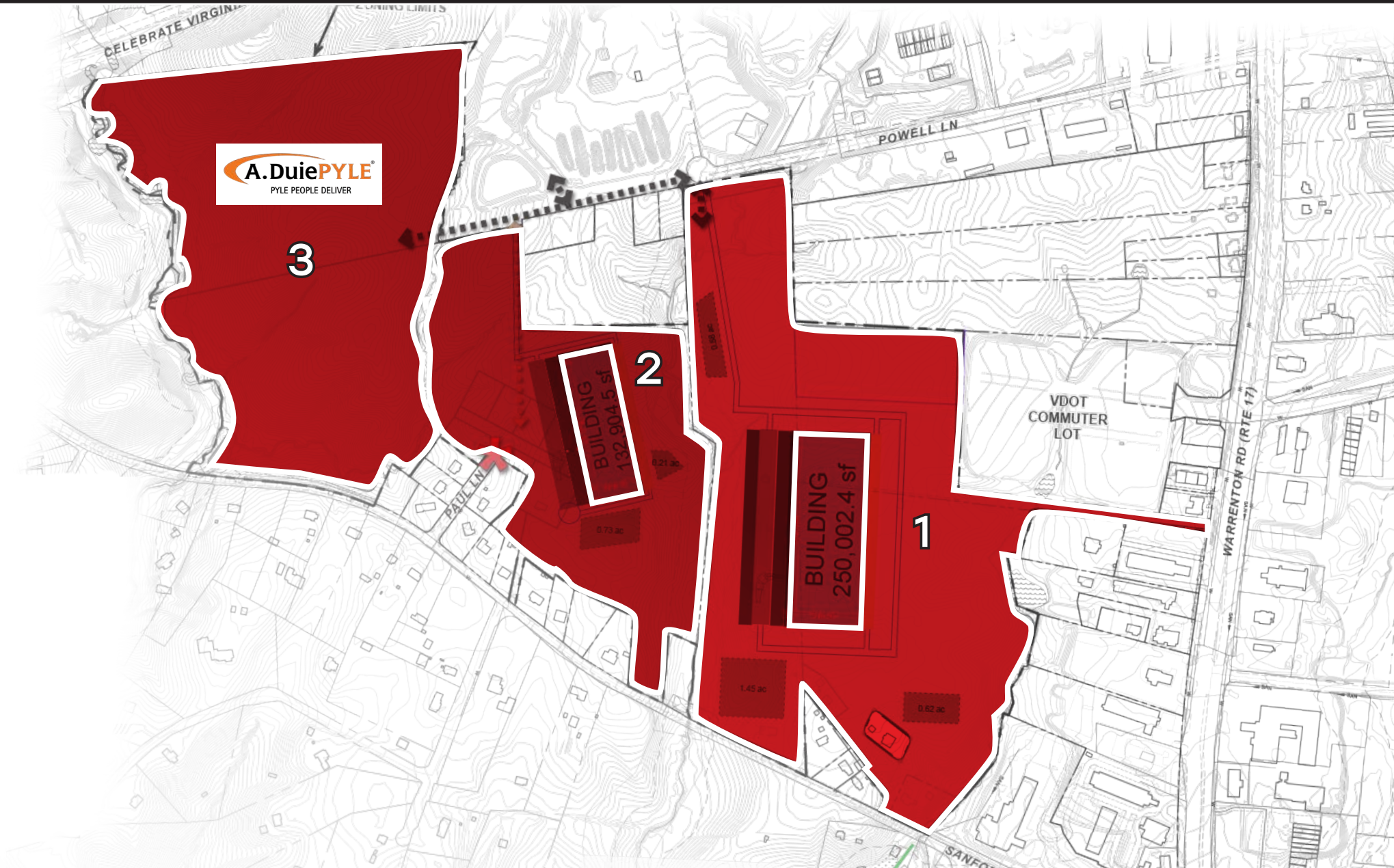


87 ACRES AVAILABLE FOR SALE

STAFFORD, VA



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SITE PLAN

38°20'39.9"N 77°30'24.3"W

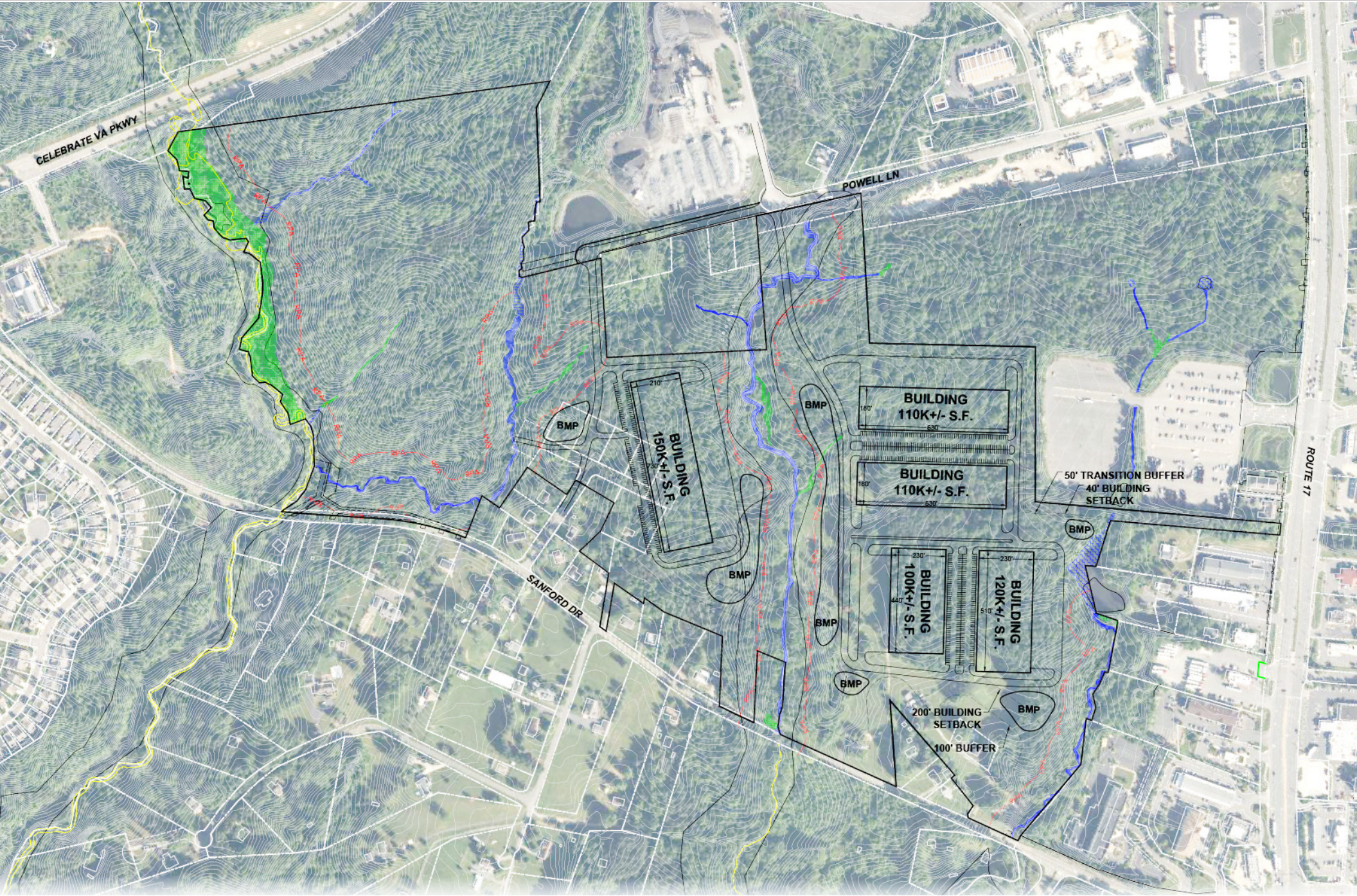


SITE #1

- 29 ACRES
- ZONED M2

SITE #2

- 58 ACRES
- ZONED M1



DRIVE TIME ANALYSIS

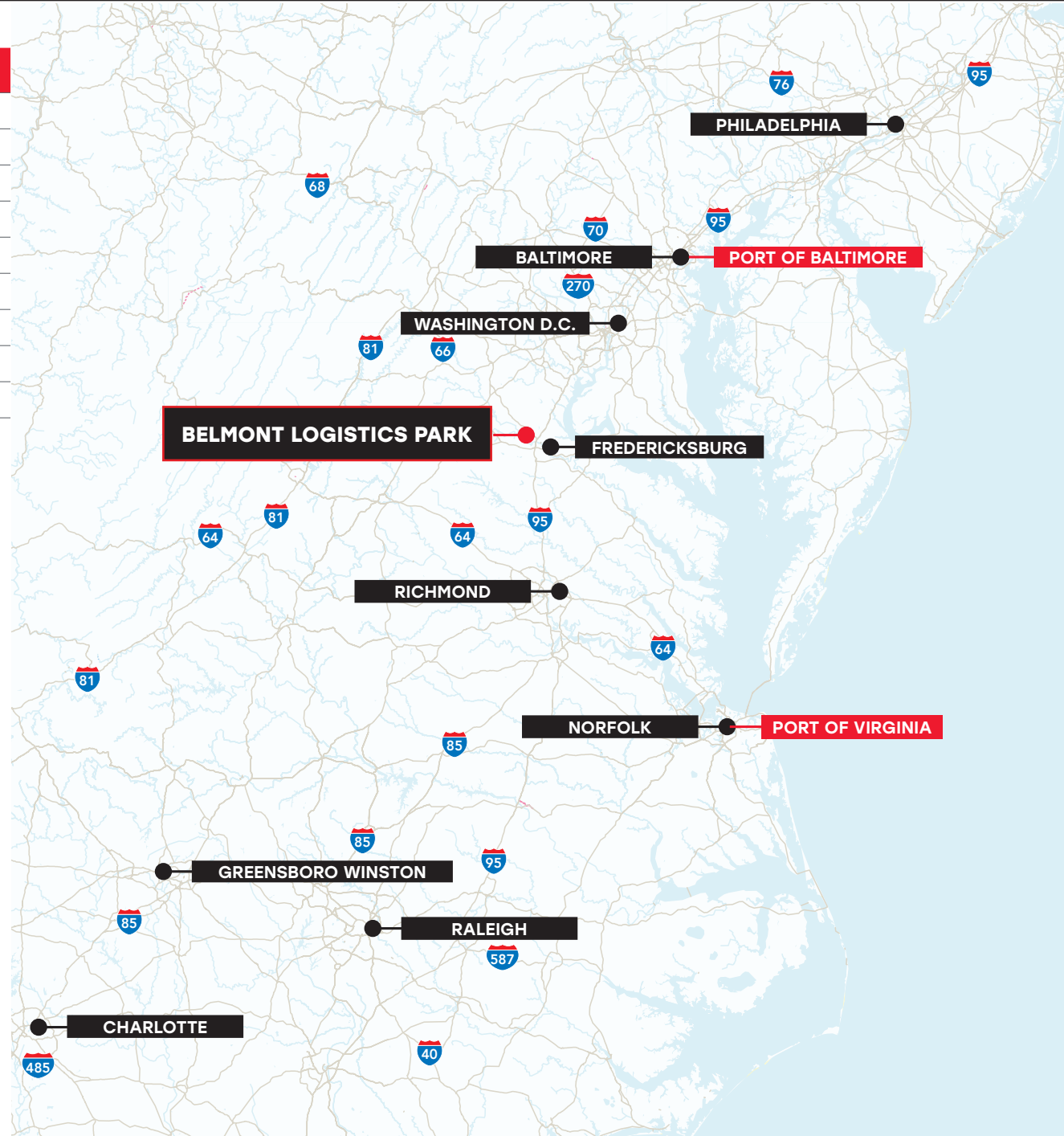
WASHINGTON, D.C.	51 miles
RICHMOND CBD	60 miles
BALTIMORE, MD	90 miles
PHILADELPHIA, PA	191 miles
NEW YORK, NY	278 miles
CHARLOTTE, NC	351 miles
COLUMBUS, OH	416 miles
CHARLESTON, SC	483 miles
PORT OF SAVANNAH	526 miles
ATLANTA, GA	591 miles



The Property has immediate access to Interstate-95, connecting the Property to the most densely populated corridor in the U.S. stretching from Southern Florida all the way to Maine.

THE ENTIRE I-95 REGION REPRESENTS:

- 21% of the nation's road miles
- 1,040 urban area miles - 60%+ of which are heavily congested
- 5.3 Billion Tons of Freight Shipments annually
- 46 Major Seaports - \$172 billion imported through Seaports, 34% of U.S. total
- 40% of U.S. GDP
- 38% of all U.S. jobs
- 110 Million People in the Region
- 272 Average number of people per square mile, 3x more densely populated than U.S. average





FOR MORE INFORMATION, PLEASE CONTACT:



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