



EQT | EXETER



44645 Guilford Drive

Ashburn, VA

Building Size: 50,375 SF

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Building Specifications

- Industrial space
- 50,375 SF total building size
- **Fully Leased**
- Grade level loading
- divisible to 3,760 SF
- 18' clear height
- 140' truck court depth
- Rear loading
- 7 dock doors
- 3 drive-in doors
- 85 car parking spaces
- LED, Fluorescent, LED lighting
- Wet sprinkler system

Additional Information

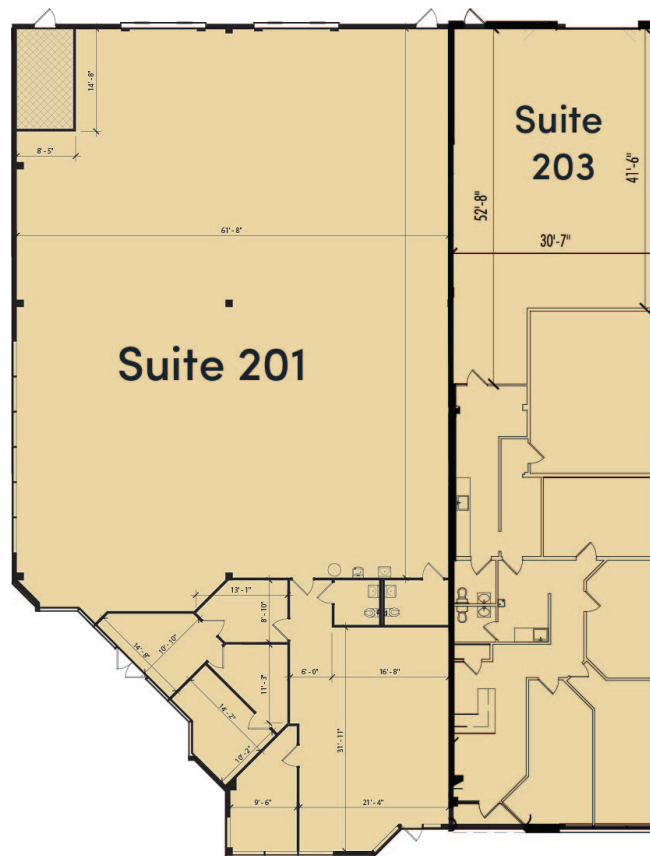
- **Suite 201:**
 - 5,023 SF of warehouse space
 - 1,457 SF of office space
- **Suite 203:**
 - 1,386 SF of warehouse space
 - 2,374 SF of office space



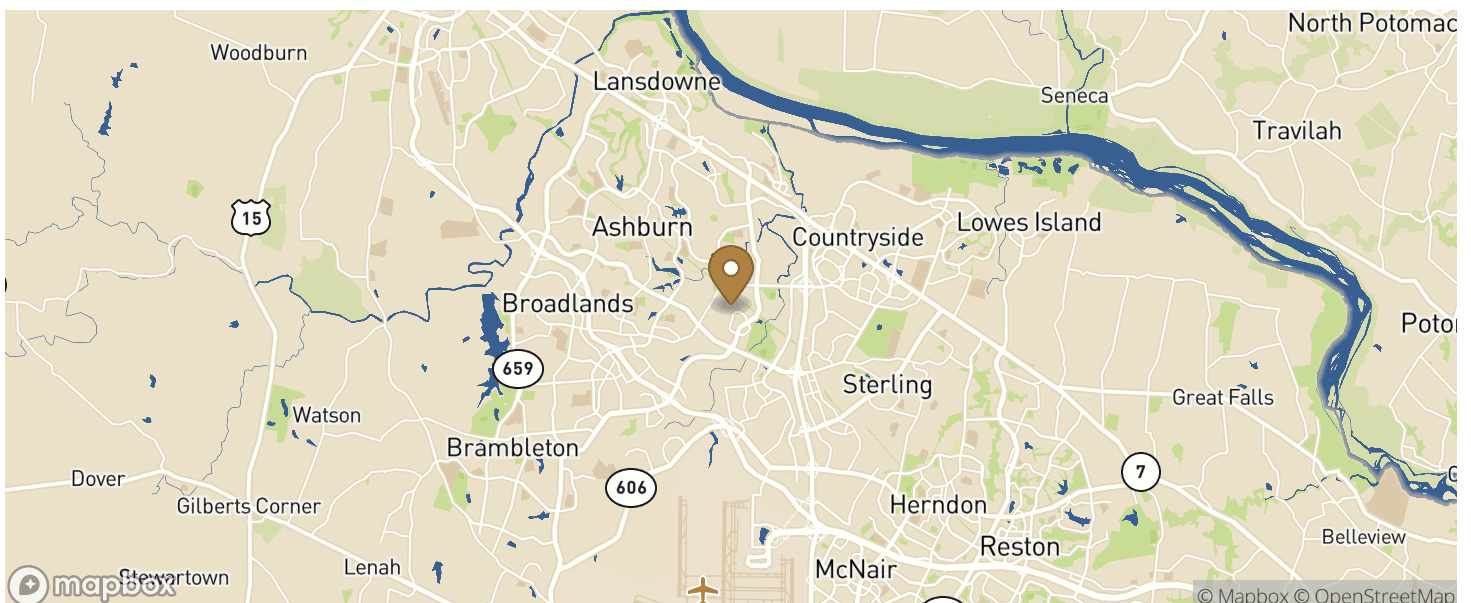
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Location



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Access

CITY	POPULATION	MILES	DRIVE TIME
Philadelphia	1,580,863	167	3 h 01 m
New York City	8,398,748	253	4 h 28 m
Manhattan	1,644,518	253	4 h 31 m
Brooklyn	2,736,074	254	4 h 36 m
Queens	2,405,464	260	4 h 52 m
Toronto	2,731,571	474	8 h 52 m

Population

ACCESS AND LABOR FORCE	10 MILES
Total Population	567,688
Total Labor Force	375,462
Unemployment Rate	1.91%
Median Household Income	142,222
Warehouse Employees	1,438
High School Education Or Higher	64.59%