



EQT | EXETER



# 251 Exchange Place

Herndon, VA

Building Size: 71,942 SF | 31,696 SF of Industrial Space Available

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## Building Specifications

- Industrial space available
- 71,942 SF total building size
- 31,696 SF available size
- 4 recessed/covered loading docks
- 1 per 1000 parking spaces
- 30.5' x 33.5' column spacing
- 1500 kw of power @ 277/480 volts
- 21' clear height
- 80' truck court depth
- Rear loading
- LED lighting
- Wet sprinkler system

## Additional Information

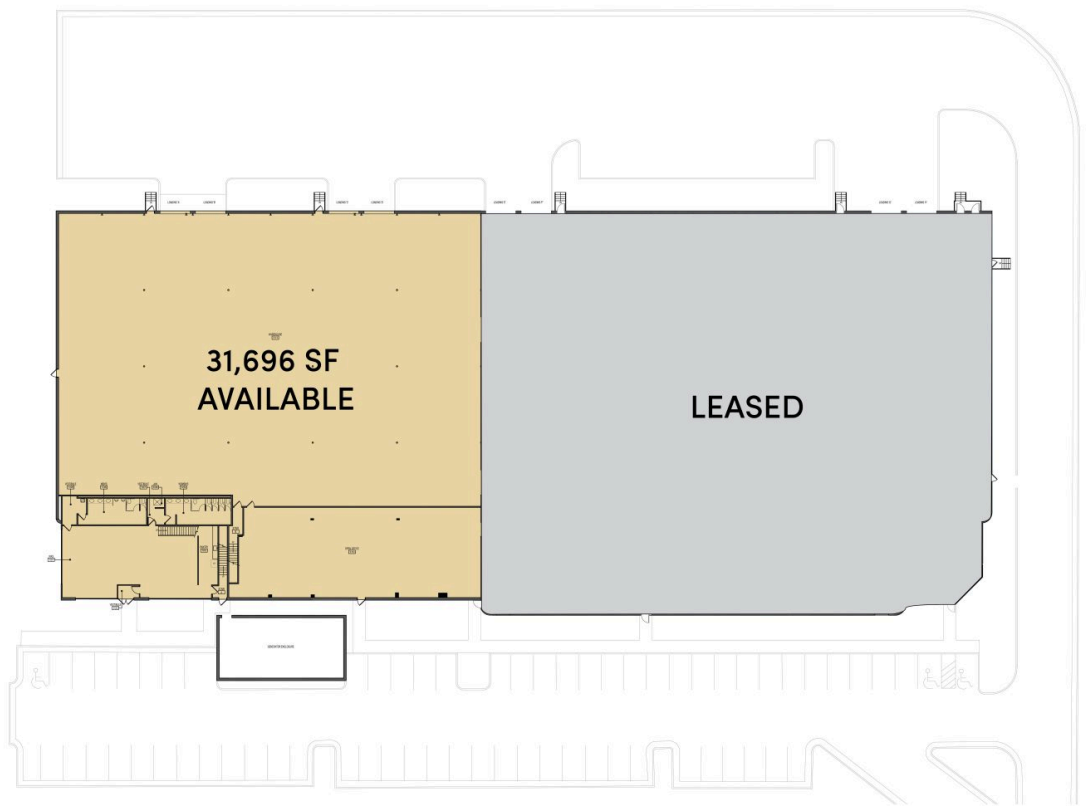
- Renovations include new facade, new suite entries, and additional windows
- Close proximity to the Dulles Toll Road and Fairfax County Parkway
- Walking distance to Herndon Metro Station



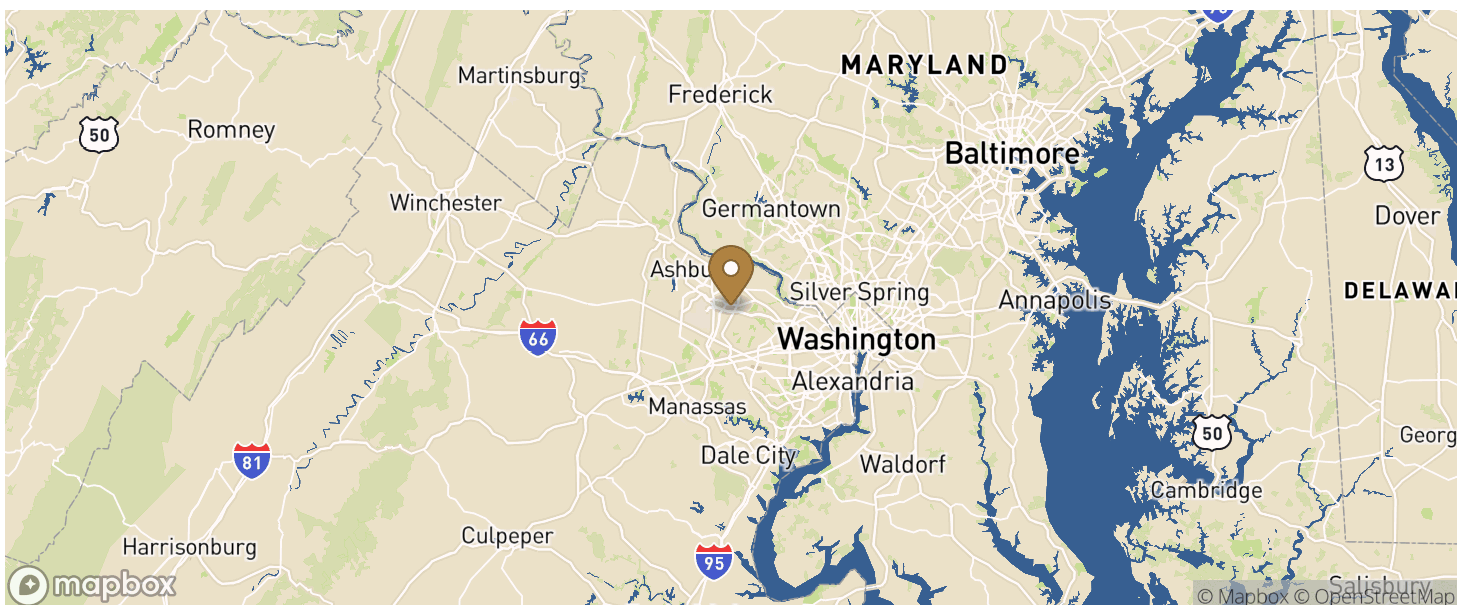
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## Location



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## Access

CITY	POPULATION	MILES	DRIVE TIME
Philadelphia	1,603,797	160	2 h 55 m
New York City	8,804,190	245	4 h 23 m
Manhattan	1,694,251	245	4 h 25 m
Brooklyn	2,736,074	247	4 h 31 m
Queens	2,405,464	252	4 h 48 m
Toronto	2,731,571	484	8 h 58 m

## Population

ACCESS AND LABOR FORCE	10 MILES
Total Population	791,236
Total Labor Force	661,070
Unemployment Rate	1.51%
Median Household Income	139,221
Warehouse Employees	1,878
High School Education Or Higher	66.01%

## Transportation

### Transit

Rail, Herndon Monroe	20 min walk	1.1 miles
Bus, A	38 min walk	2.0 miles