



www.MerrittAustinRidge.com

Austin Ridge Business Park

±425,400 Total SF Class A Light Industrial Facility
I-95 Access & Visibility
Building Sizes: 49,200 - 111,000 SF

Buildings 1-5 (Proposed)
Austin Ridge Drive & Courthouse Road
Stafford, VA 22554



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WAKEFIELD

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PROPERTIES

Park Overview

CLASS A LIGHT INDUSTRIAL

- Rear-loaded docks and drive-in capabilities
- Build-to-Suit options available with ability to build a customized space utilizing in-house design and construction team
- Area infrastructure upgrades include new I-95 exit 140 interchange, widening of Courthouse Road, Stafford Regional Airport runway expansion and I-95 express lane extension project
- Strategically located along I-95, between Richmond and Washington, D.C.
- Offers I-95 accessibility and visibility
- Situated off I-95 at Route 630/Courthouse Road, Exit 140
- Surrounded by residential, retail, service, hospitality, recreational and office projects
- Across from Embrey Mill Town Center, featuring Publix grocery center and several dining options

TOTAL SF	425,400 SF
NO. OF BUILDINGS	5
CLEAR HEIGHT	Mix of 18', 24', and 32'
LOADING	Docks & drive-ins
TRUCK COURTS	120' – 180'

ZONING

B-2 Urban Commercial:
Data Center
Office/Medical Office
Light Industrial
Warehouse/Distribution





AUSTIN RIDGE BUSINESS PARK

Buildings 1 - 5

Site Plan



PROPOSED	TOTAL SF	DOCKS	CLEAR HEIGHT
Building 1	99,900 SF	18	32'
Building 2	111,000 SF	20	32'
Building 3	49,200 SF	13	18'
Building 4	60,900 SF	19	24'
Building 5	104,400 SF	22	32'



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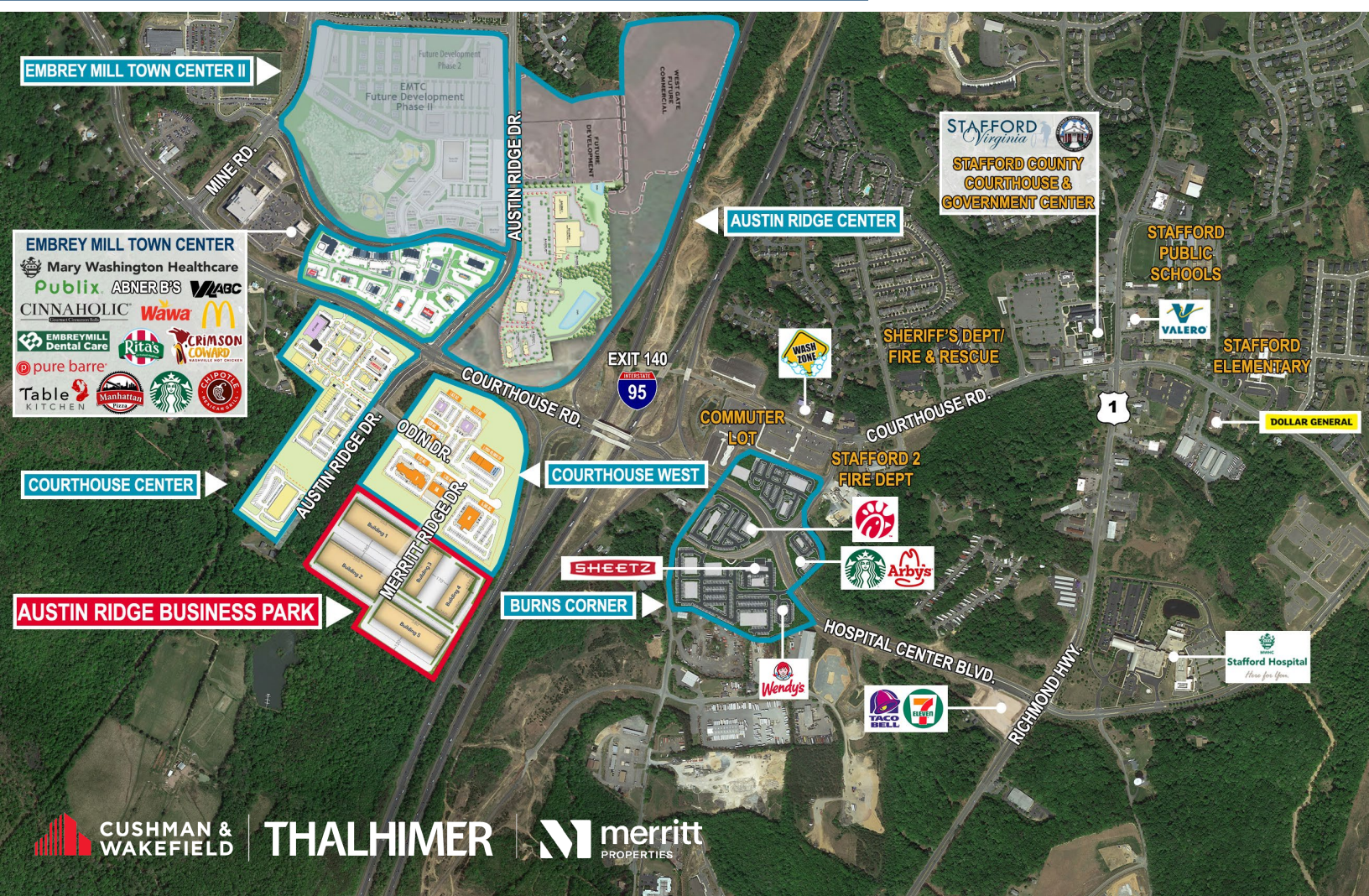
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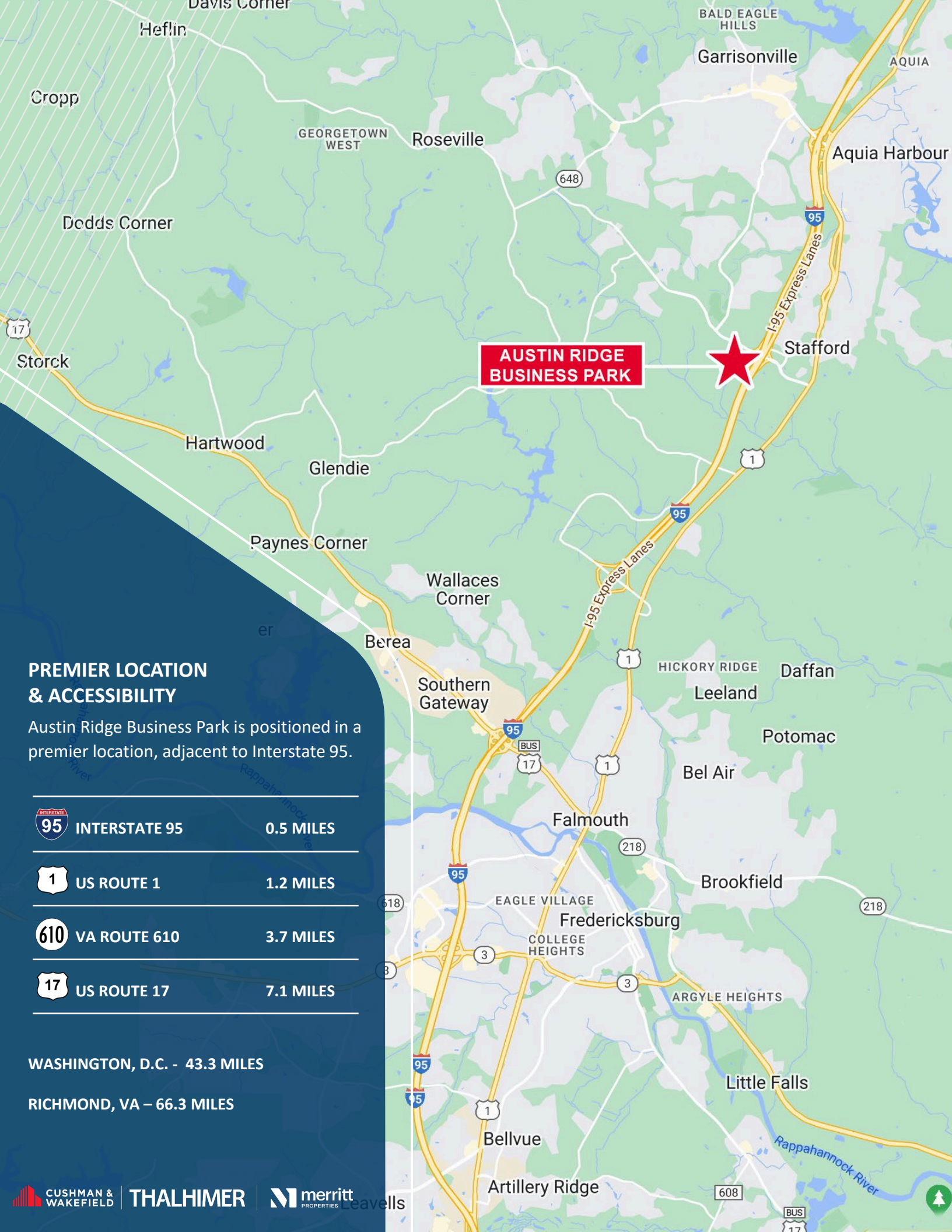
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PROPERTIES

AUSTIN RIDGE BUSINESS PARK

Surrounding Amenities

- ALDI
- Arby's
- Best Buy
- Buffalo Wild Wings
- Chili's Grill & Bar
- Chipotle
- Comfort Inn
- Dunkin'
- Five Guys
- Hampton Inn
- Hardee's
- Home Depot
- IHOP
- Lowe's
- Mission BBQ
- Outback Steakhouse
- Pizza Hut
- Publix
- Quality Inn & Suites
- Red Roof Inn
- Shoppers Food
- Stafford Hospital
- Staples
- Starbucks
- Starbucks
- Staybridge Suites
- Subway
- Target
- Walmart
- Wawa





**PREMIER LOCATION
& ACCESSIBILITY**

Austin Ridge Business Park is positioned in a premier location, adjacent to Interstate 95.

	INTERSTATE 95	0.5 MILES
	US ROUTE 1	1.2 MILES
	VA ROUTE 610	3.7 MILES
	US ROUTE 17	7.1 MILES

WASHINGTON, D.C. - 43.3 MILES

RICHMOND, VA – 66.3 MILES

Austin Ridge Business Park

DEMOGRAPHICS

(10 MILE RADIUS)



POPULATION
193,323



AVERAGE HOUSEHOLD
INCOME
\$145,344



TOTAL BUSINESSES
5,746



UNEMPLOYMENT RATE
3.7%



EDUCATION ATTAINMENT

HIGH SCHOOL	19.5%
ASSOC. DEGREE	18.1%
BACH. DEGREE	27.4%
GRAD. DEGREE	17.8%

DISTANCE	POPULATION
1 Hour	3.4M
3 Hours	17.3M
5 Hours	45.3M

Austin Ridge Business Park

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