

FOR SALE / FOR LEASE

WAREHOUSE w/OFC+SHOWROOM

**MARIAH BUSINESS CENTER 2
14230F SULLYFIELD CIRCLE
CHANTILLY, VIRGINIA 20151**

www.baileys4u.com/commercial/sullyfield

For more information,
or to see the property,
please contact:

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1,853 SF Office/Showroom/Warehouse Unit

Located in Mariah Business Center 2. Features showroom in front, 3 private offices, 2 bathrooms and kitchenette. Newly carpeted. Warehouse area has drive-in, 18 foot clear height plus fully finished office/mezzanine.

I-5 zoning allows multiple uses.

Conveniently located near the U.S. Post Office and Dulles Expo Center with easy access to Routes 28 and 50, I-66 and the Dulles Toll Road; less than 8 miles to Dulles Airport

Offered For Sale at just \$289,000 (\$156/SF)

Also For Lease at \$1,750/month including condo fee and property taxes. Lease-To-Own option available

THE
Bailey★Team
REAL ESTATE

SPACE OVERVIEW
MARIAH BUSINESS CENTER 2
14230F SULLYFIELD CIRCLE, CHANTILLY, VA 20151

PROFILE	Constructed in 1987, Mariah Business Center 2 is a 20,000 SF Class B flex condominium building. Offers ownership opportunity for business owners.
OVERVIEW	Suite F features showroom in front, three private offices, a kitchenette and two bathrooms, plus a warehouse with twelve foot wide drive-in and fully finished office mezzanine. New roof in 2006 and new asphalt in parking lot in 2009.
LOCATION	Centrally located in Mariah Business Center in Chantilly. Easy access to Routes 28 and 50, as well as I-66 and the Dulles Toll Road. Close to Dulles Expo Center and Chantilly Post Office. Easily accessible to Dulles Airport, located about 5 miles from the unit, Westfield's businesses, the Dulles Expo and Conference Center, the Chantilly Post Office, and area restaurants and hotels.
PARKING	2 reserved parking spaces in front of unit plus one loading zone parking space. Additional unreserved parking in common with others. Total of 60 free surface parking spaces available
2009 TAXES	Approximately \$220/month, or \$2,640/year
CONDOMINIUM FEES	\$258/month, or \$3,096/year. Condominium fee includes water, sewer and trash removal.
ZONING	The property is zoned I-5 (industrial general) in Fairfax County. Permitted uses include offices; establishments for printing, production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, repair or storage of materials, good or products, and associated retail sales; financial institutions; contractor's offices and shops; warehousing and associated retail establishments; and wholesale trade establishments
PRICING	Offered For Sale at \$289,000 (\$156/SF) Also offered For Lease at \$1,750/month (\$11.33/SF) Lease includes condo fee and property taxes. Lease with Purchase Option and Lease-to-Own available!

PHOTOS
MARIAH BUSINESS CENTER 2
14230F SULLYFIELD CIRCLE, CHANTILLY, VA 20151



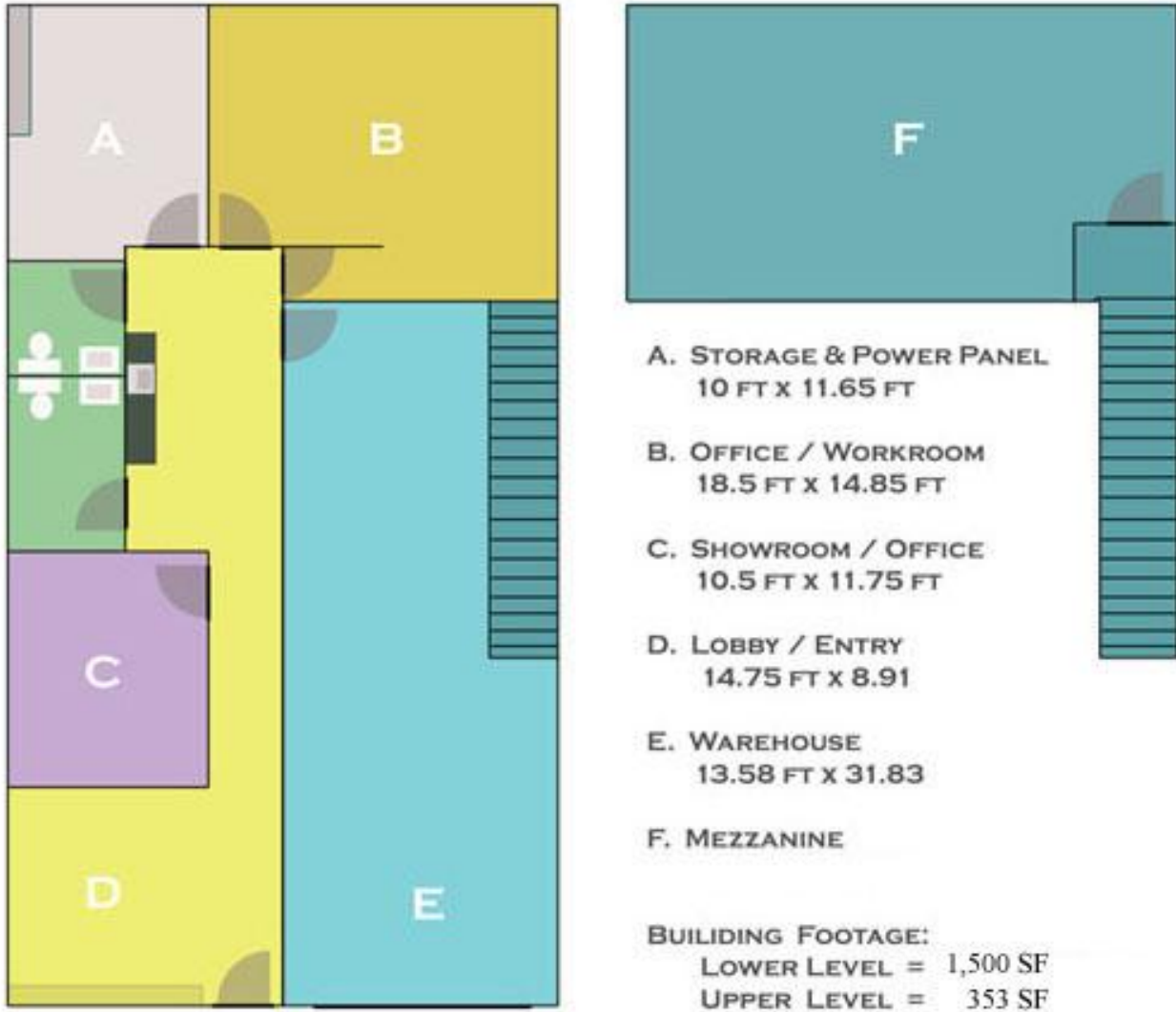
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Property is offered subject to prior sale or lease, change of terms or withdrawal without notice.

DEMOGRAPHICS
MARIAH BUSINESS CENTER 2
14230F SULLYFIELD CIRCLE, CHANTILLY, VA 20151

Radius	1 Mile	3 Mile	5 Mile
Population:			
2014 Projection	9,358	68,750	211,345
2009 Estimate	8,573	66,592	197,010
2000 Census	6,232	60,864	165,114
Growth 2009-2014	9.20%	3.20%	7.30%
Growth 2000-2009	37.60%	9.40%	19.30%
2009 Population By Hispanic Origin:	1,890	7,005	21,930
2009 Population by Race:			
White	4,772	46,379	130,022
Black or African American	735	3,260	12,874
American Indian and Alaska Native	30	210	511
Asian	1,895	12,126	38,036
Native Hawaiian and Pacific Islanders	8	35	103
Other Race	664	2,189	7,819
Two or More Races	469	2,394	7,645
2009 Households:			
2014 Projection	3,051	22,442	75,106
2009 Estimate	2,792	21,778	69,820
2000 Census	2,028	19,932	58,183
Growth 2009-2014	9.30%	3.10%	7.60%
Growth 2000-2009	37.70%	9.30%	20.00%
Owner Occupied	2,190	17,853	50,840
Renter Occupied	601	3,925	18,980
2009 Avg Household Income	\$119,379	\$148,641	\$141,946
2009 Med Household Income	\$105,490	\$126,701	\$118,587
2009 Per Capita Income	\$38,279	\$48,852	\$50,148
2009 Households by Household Inc:			
Income Less than \$15,000	60	241	1,016
Income \$15,000 - \$24,999	69	350	1,007
Income \$25,000 - \$34,999	53	404	1,376
Income \$35,000 - \$49,999	215	1,025	3,753
Income \$50,000 - \$74,999	410	2,097	8,726
Income \$75,000 - \$99,999	470	2,803	10,542
Income \$100,000 - \$149,999	986	7,617	22,346
Income \$150,000 - \$249,999	427	5,403	15,875
Income \$250,000 - \$499,999	81	1,497	4,078
Income \$500,000 or more	21	342	1,101

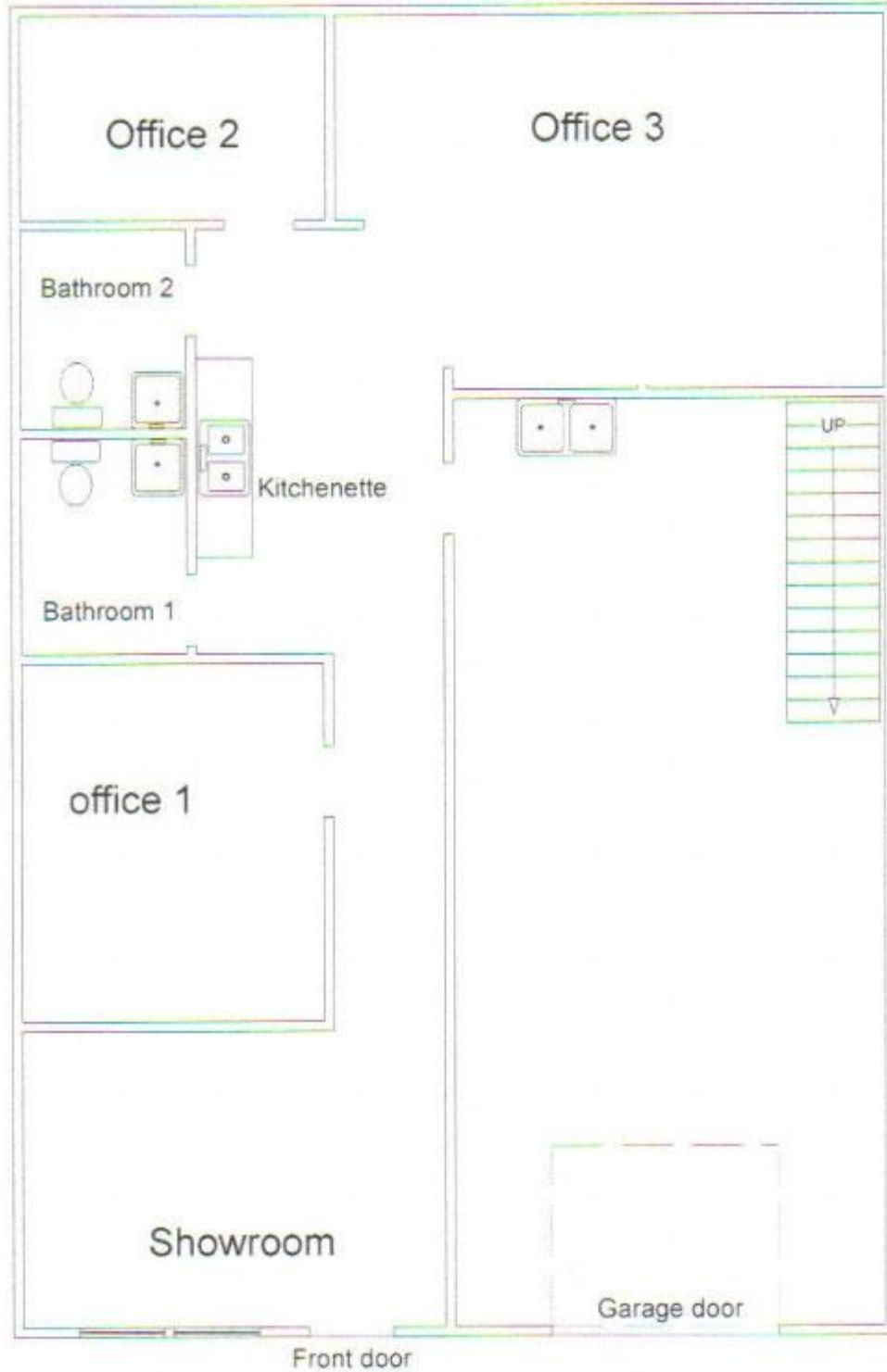
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UNIT PLAN
MARIAH BUSINESS CENTER 2
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14230 SULLYFIELD CIRCLE, SUITE F

FLOOR PLAN
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