

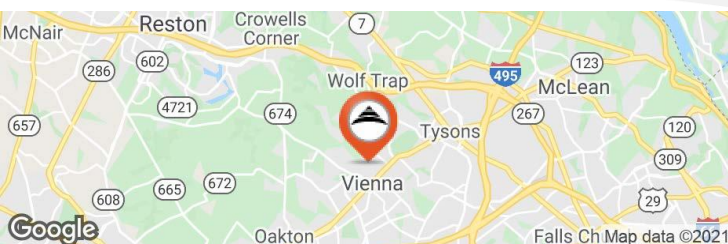


Financial Summary

Sales Price:	\$8,500,000
NOI:	\$533,652.00
CAP Rate:	6.28%
Rentable Area:	22,640 SF
Lease Type:	NNN
Construction:	Block Masonry

Property Highlights

- Desirable NoVA industrial location
- Unmatched close-in warehouse use
- Suitable for investors, developers, and users with a long-term strategy
- Convenient location situated near Tysons Corner and surrounding Fairfax County
- Equidistant to I-495 and I-66
- Last mile delivery location
- Zoned M in Town of Vienna, VA Effective 1/1/2024



The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

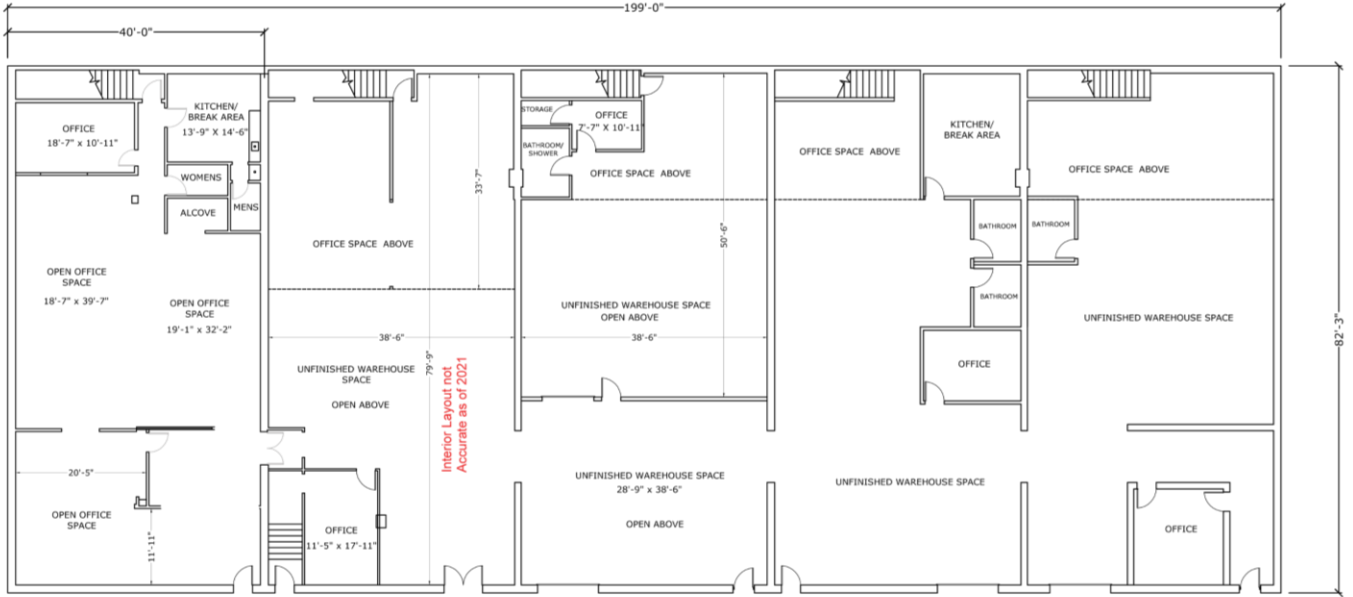
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703.435.4007 x 110
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Floor Plans

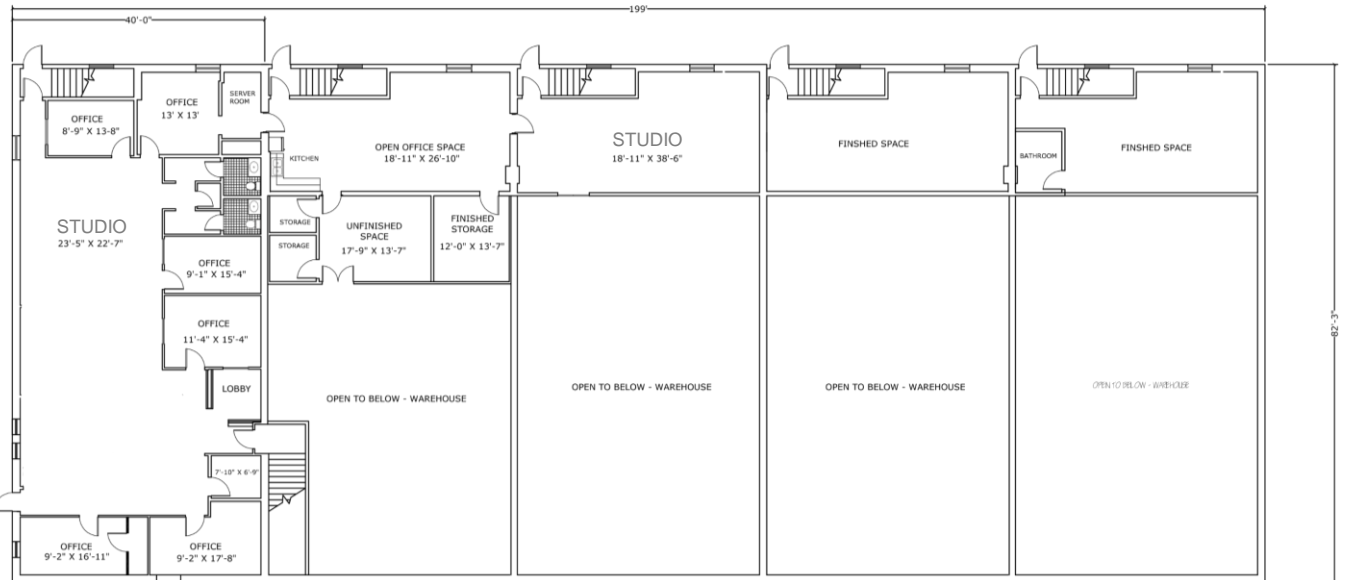
FIRST FLOOR

NOT TO SCALE



SECOND FLOOR

NOT TO SCALE



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Site Overview



Investment Highlights

- 100% Leased
- Triple Net Rents
- Annual Increases
- 22,640-sf Building Size
- Convenient Location in NoVA
- Town of Vienna Water & Sewer
- Zoned M (Town of Vienna) – Effective 1/1/2024

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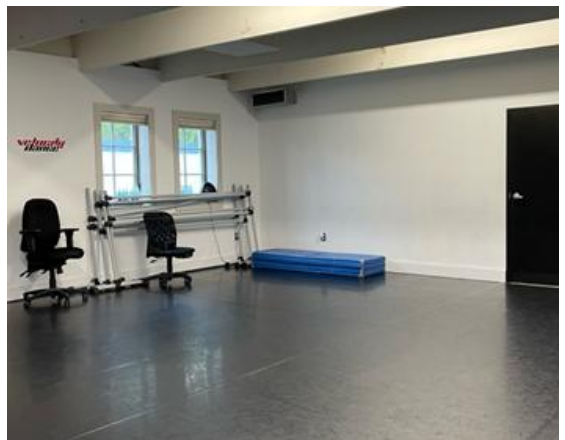
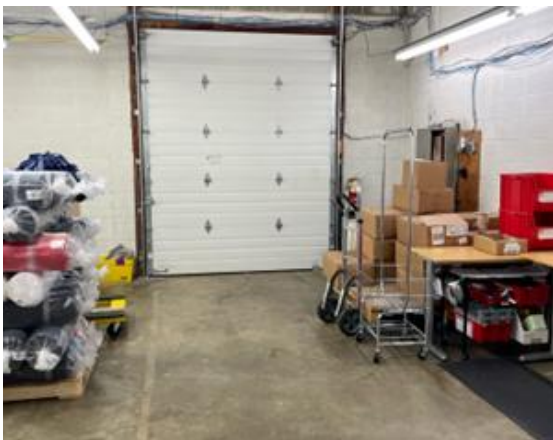
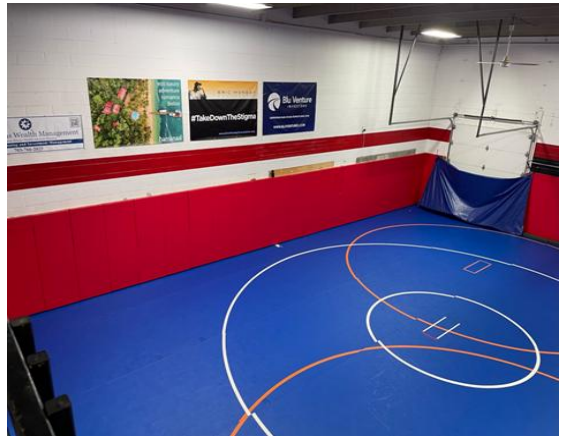
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For Sale | Industrial Space
319 Mill St., NE

Vienna, VA



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