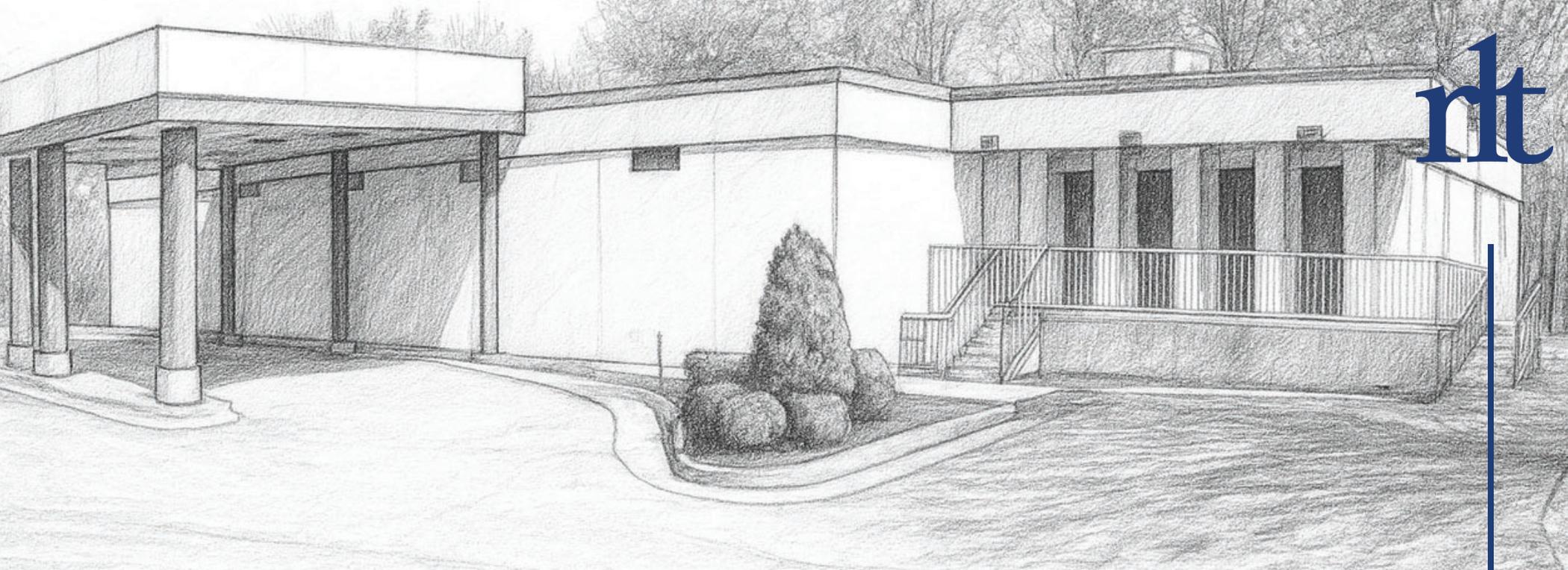


HILLTOP INDUSTRIAL PARK

7900 Hill Park Court
Lorton, VA 22079



FOR LEASE

14,420 Square Feet Available

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7900 HILL PARK COURT

PROPERTY OVERVIEW:

| | |
|-----------------------|---------------------------|
| Property Type | 2 Star Industrial Service |
| Building Size | 14,420 SF |
| Stories | 2 |
| Year Built | 1984 |
| Space Type | Office and Warehouse |
| Drive Ins | 3 |
| Rental Rate | \$16.00 per SF |
| Service Type | Triple Net |
| NNN | \$4.00 per SF |
| Lease Term | 3 years minimum |
| Date Available | Now |

PARKING:

| | |
|-----------------------|-------------------|
| Parking Ratio | 2.15/1,000 SF |
| Parking Spaces | 31 Surface Spaces |

BUILDING FEATURES:

- 24-Hour Access
- Multiple Bathrooms
- Air Conditioning
- Signage Available

HIGHLIGHTS:



DRIVE-IN

Features 3 direct drive-in (13' w x 10' h).



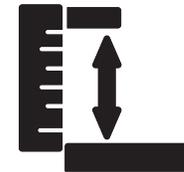
PRIME LOCATION

Conveniently located near I-95.



OFFICE SPACE

Includes a built-out office and reception area.



High-Clearance Warehouse Space

Offers 28-foot clear height.



BUILDING



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THE BUILDING



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PARKING SPACES



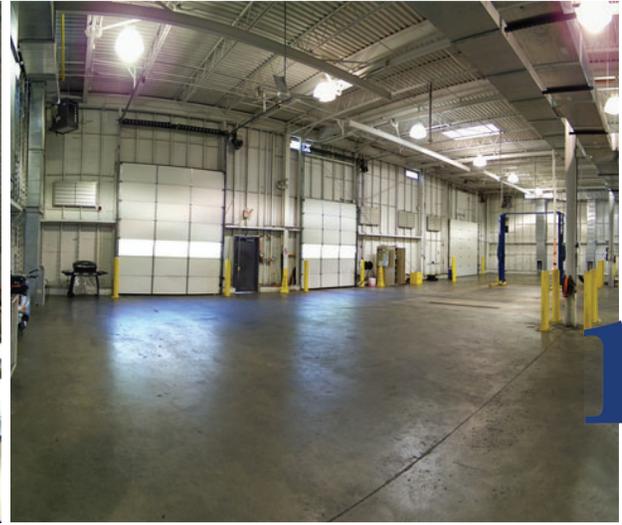
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RECEPTION



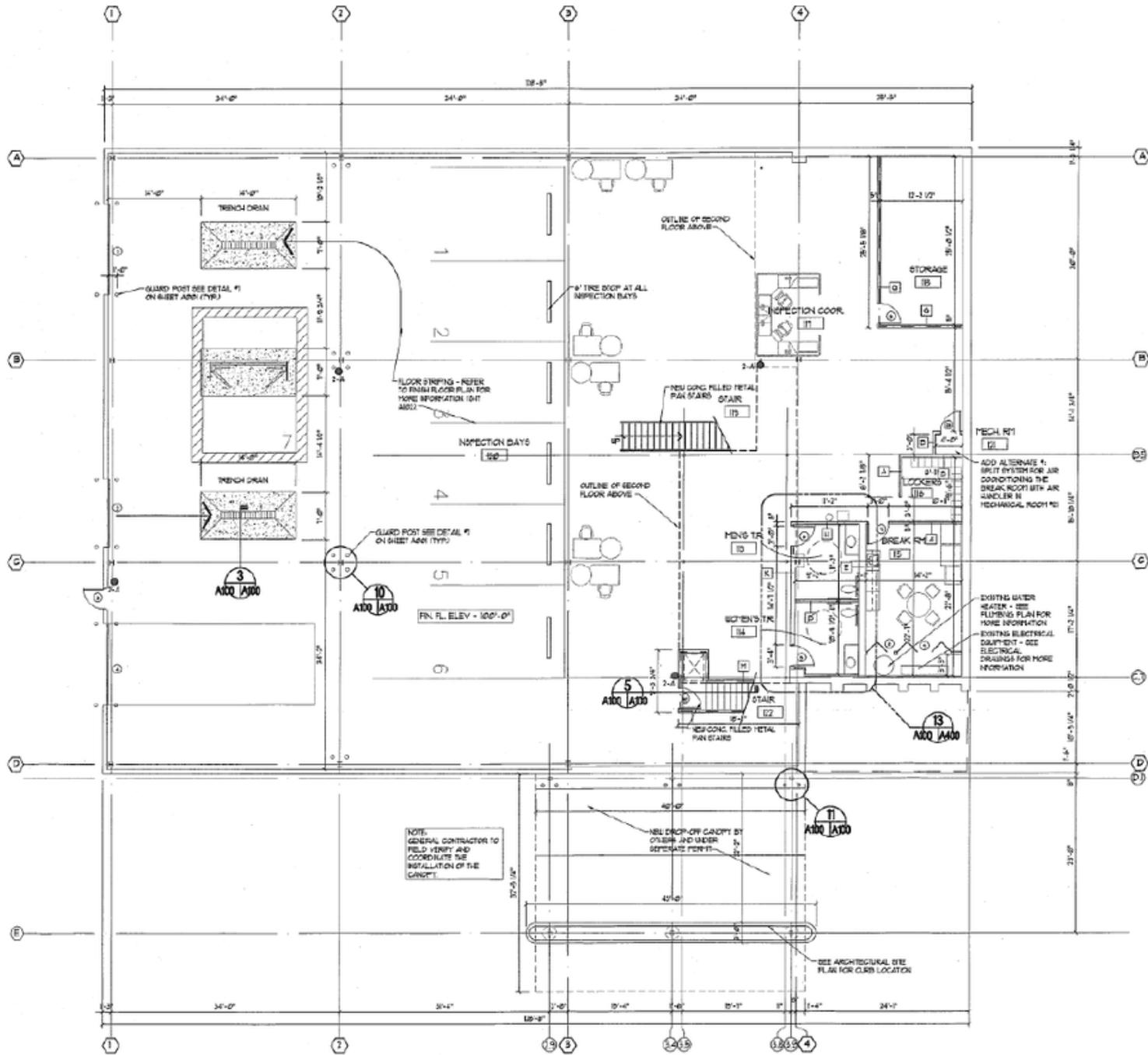
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WAREHOUSE



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FIRST FLOOR

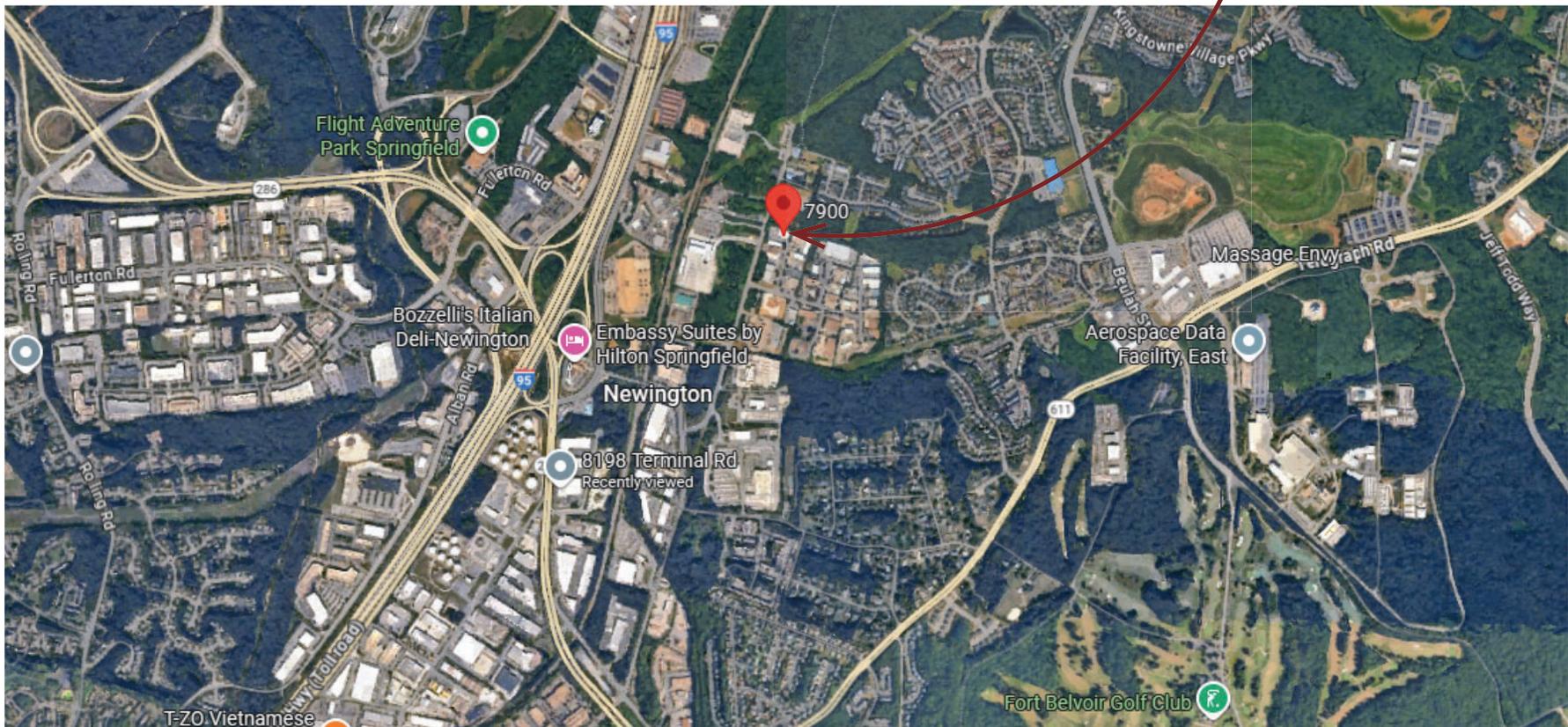


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LOCATION

HIGHLIGHTS

- **Prime I-95 Access** – Quick connectivity to I-95, Lorton, Springfield, and Washington, D.C.
- **Established Industrial Setting** – Located in a clean, professional business park on Hill Park Court.
- **Transit & Airport Convenience** – Near the Lorton VRE Station and within easy reach of Reagan National and Dulles airports.
- **Strong Regional Market** – Positioned in Fairfax County's thriving industrial corridor with access to a skilled local workforce.
- **Nearby Amenities** – Close to retail, dining, and services along Silverbrook Road, Route 1, and Lorton Town Center.



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62 AUTO PHOLSTERY
7902 A Hill Park Ct
London, VA 22079

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R.L. Travers & Associates, Inc.

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