

# 7901 YARNWOOD COURT SPRINGFIELD, VA 22153

Industrial Warehouse Building  
12,371 Square Feet Available

rt



# FOR LEASE

# 7901 YARNWOOD COURT

## SUITE E, F, AND G

### LEASE:

**Per SF**            \$16.00 NNN  
**NNN**                \$3.75 PSF  
**Term**                3 to 5 years

### BUILDING OVERVIEW:

**Type**                3 Star Industrial  
                          Warehouse  
**Year Built**        1980

### SUITE OVERVIEW:

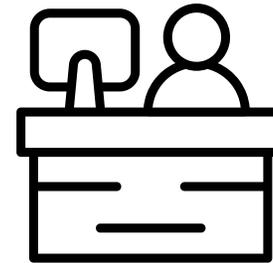
**Suite Size**        12,371 SF  
**Existing Office**   1,400 SF  
**Ceiling Height**   20 FT  
**Loading Docks**   1  
**Drive-ins**           3



# PROPERTY HIGHLIGHTS



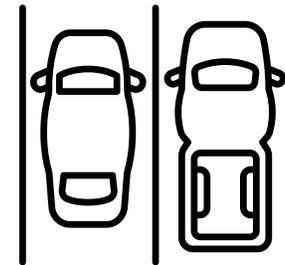
**DRIVE-INS AND LOADING DOCK**  
3 (three) Drive-Ins and 1 (one) Loading Dock.



**STORE FRONT AND OFFICE SPACE**  
1,400 SF of Store Front and Office Space.



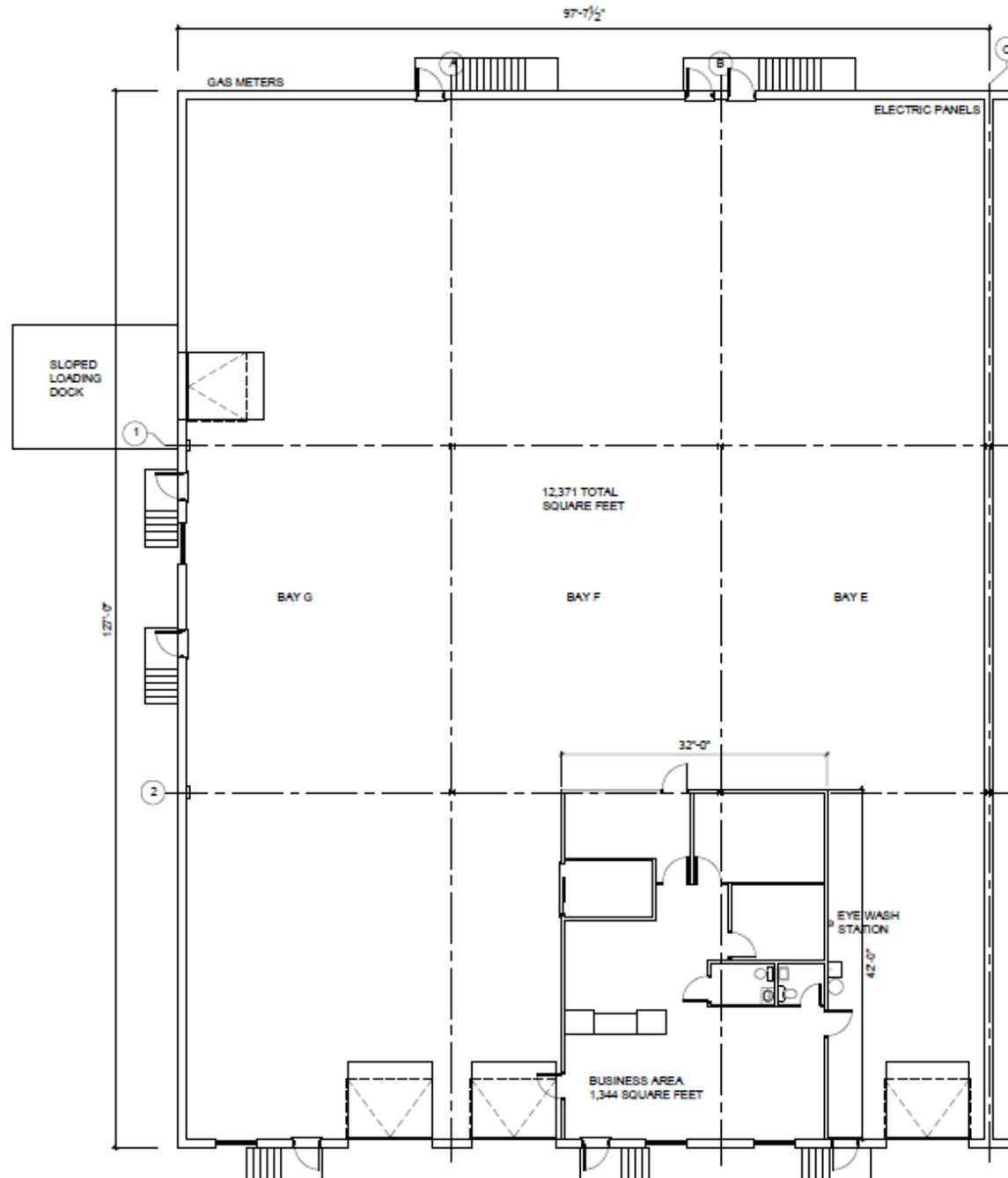
**PRIME LOCATION**  
Easily accessible via Fairfax County Parkway (VA-286) and Interstate 95.



**ABUNDANT PARKING**  
Dedicated parking spaces and room for larger vehicles.

rt

# FLOOR PLAN



rt

# SITE PLAN

FIRST ADDITION TO  
FULLERTON INDUSTRIAL PARK

OWNER: HEMAN WARD  
ZONED: I-L  
USE: UNIMPROVED

LOT 7

- 1- FIRE HYD-S
- 1- 4" VALVE
- 1- 6" VALVE (STRAPPED)
- 1- 2" BLOWOFF

DRAW II WAREHOUSE

FIN. FLOOR = 180.00  
BLDG. NET = 28'  
G.R.A. = 39,080'

FULLERTON INDUSTRIAL PARK

PARCEL A

OWNER: D'ETAL LTD. PARTNERSHIP  
ZONED: I-L  
USE: UNIMPROVED

FIRST ADDITION TO  
FULLERTON INDUSTRIAL PARK

OWNER: HEMAN WARD  
ZONED: I-L  
USE: UNIMPROVED

LOT 6

LOT 2A

YARNWOOD COURT

YARNWOOD

COURT

FULLERTON ROAD

CONNECTION TO NEAREST FRONT LOT TO NEAREST ADJACENT INDUSTRIAL ZONING DISTRICT

ADJACENT NOTE: EXISTING SITE IS OPEN FIELD - NO EXISTING TREES.

True North



# INTERIOR



rt

# FAIRFAX COUNTY ZONING ORDINANCE - INDUSTRIAL DISTRICT

## REGULATIONS (For Reference Purpose Only - Not A Legal Document)

### Purpose and Intent

The I-5 District is established to provide areas where a wide range of industrial and industrially-oriented commercial activities may locate. Uses allowed in this district shall operate under medium performance standards designed to minimize the impact of noise, smoke, glare, and other environmental pollutants on the industries within the district and on the neighboring lands of higher environmental quality. The business and commercial activities allowed in the district will be those which provide services and supplies primarily to industrial companies, those which engage in wholesale operations, and those which are associated with warehouse establishments.

### Uses permitted by right

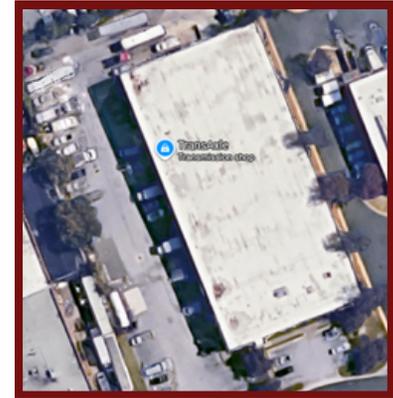
1. Accessory uses and accessory services uses as permitted by Article 10.
2. Child care centers and nursery schools, limited by the provisions of Sect. 505 below.
3. Churches, chapels, temples, synagogues and other such places of worship.
4. Contractor's offices and shops.
5. Craft beverage production establishments, limited by the provisions of Sect. 505 below.
6. Crematory, human or animal.
7. Establishments for printing of any size, production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, repair or storage of materials, goods or products, and associated retail sales; except bulk storage of flammable materials for resale, and those particular heavy industrial uses set forth in Par. 13 of Sect. 9-501.
8. Establishments for scientific research, development and training.
9. Financial institutions.
10. Funeral homes.
11. Heavy equipment and specialized vehicle sale, rental and service establishments.
12. Kennels, limited by the provisions of Sect. 505 below.
13. Light public utility uses (Category 1), all uses except radio or television broadcasting tower facilities, microwave facilities, satellite earth stations, and mobile and land based telecommunication facilities.
14. Lumber yards and building material yards to include rock, sand and gravel.
15. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
16. Motor freight terminals.
17. Motor vehicle storage and impoundment yards.
18. New vehicle storage.
19. Offices.
20. Private schools of general education, limited by the provisions of Sect. 505 below.
21. Private schools of special education.
22. Public uses.
23. Quasi-public athletic fields and related facilities, limited by the provisions of Sect. 505 below
24. Recycling centers.
25. Storage yards.
26. Truck rental establishments.
27. Vehicle light service establishments, limited by the provisions of Sect. 505 below.
28. Vehicle major service establishments.
29. Vehicle transportation service establishments.
30. Veterinary hospitals, limited by the provisions of Sect. 505 below.
31. Warehousing and associated retail establishments.
32. Wholesale trade establishments.



# LOCATION

## HIGHLIGHTS

- Located in the Fullerton Industrial Park.
- Easily accessible via Fairfax County Parkway (VA-286) and Interstate 95.
- Nearby roads include Terminal Road and Boston Boulevard, which connect to major distribution routes.



rt



*For more information, please contact:*  
*Guy Travers, Principal Broker*  
*703.339.0100*

*Post Office Box 686*  
*Springfield, Virginia 22150*  
*P: 703.339.0100*  
*F: 703.550.8815*  
*www.rltinc.net*



*R.L. Travers & Associates, Inc.*

Disclaimer: We have in preparing this information, used our best endeavors to ensure that the information contained herein is true and accurate, and deemed to be a reliable reflection of market values or has been secured from sources we believe to be reliable, but we make no representation, guarantee or warranties, expressed or implied, as to the accuracy of the information complete, or reliable, current or error-free and assume no responsibility for any errors or omissions contained therein. All references to age, square footage, income, and expenses are approximate. This is not a survey, any pictures, images, or drawings are only for illustrative purposes. Any party should conduct their own independent investigations and rely solely on those results. This is not intended as a listing solicitation for a property currently listed with another broker.