



HILLTOP INDUSTRIAL PARK

7904 HILL PARK COURT
LORTON, VA 22079



**14,000 SF
BUILDING**



**\$4,900,000
PURCHASE PRICE**

**FAIRFAX COUNTY
I-5 ZONING**



Semi-detached Office/Warehouse Property for Sale

Functional light-industrial building with private parking, fenced truck court, dock and drive-in loading.



PROPERTY HIGHLIGHTS

- ✓ **Building Size:** 14,000 SF
- ✓ **Drive-In Loading:** One (1) 16-foot-wide door
- ✓ **Dock Loading:** One (1) standard-height door
- ✓ **Lot Size:** 27,500 SF
- ✓ **Office Buildout:** Approx. 3,500 SF
- ✓ **Clear Height:** 20 feet
- ✓ **Electrical Service:** 450 amps
- ✓ **Tax Map #:** 0992 04 0005
- ✓ **Parking:** Dedicated front parking lot
- ✓ **Truck Court:** Fenced rear truck court
- ✓ **2025 Real Estate Tax:** \$24,457.00
- ✓ **NNN Expenses:** Approx. \$3.25 PSF
- ✓ **Survey:** Attached
- ✓ **Easy access to I-95 & the Fairfax County Parkway**



METROPOLITAN REAL ESTATE SERVICES, LLC

6205 Old Keene Mill Court, Suite 100
Springfield, VA 22152
www.metrores.com



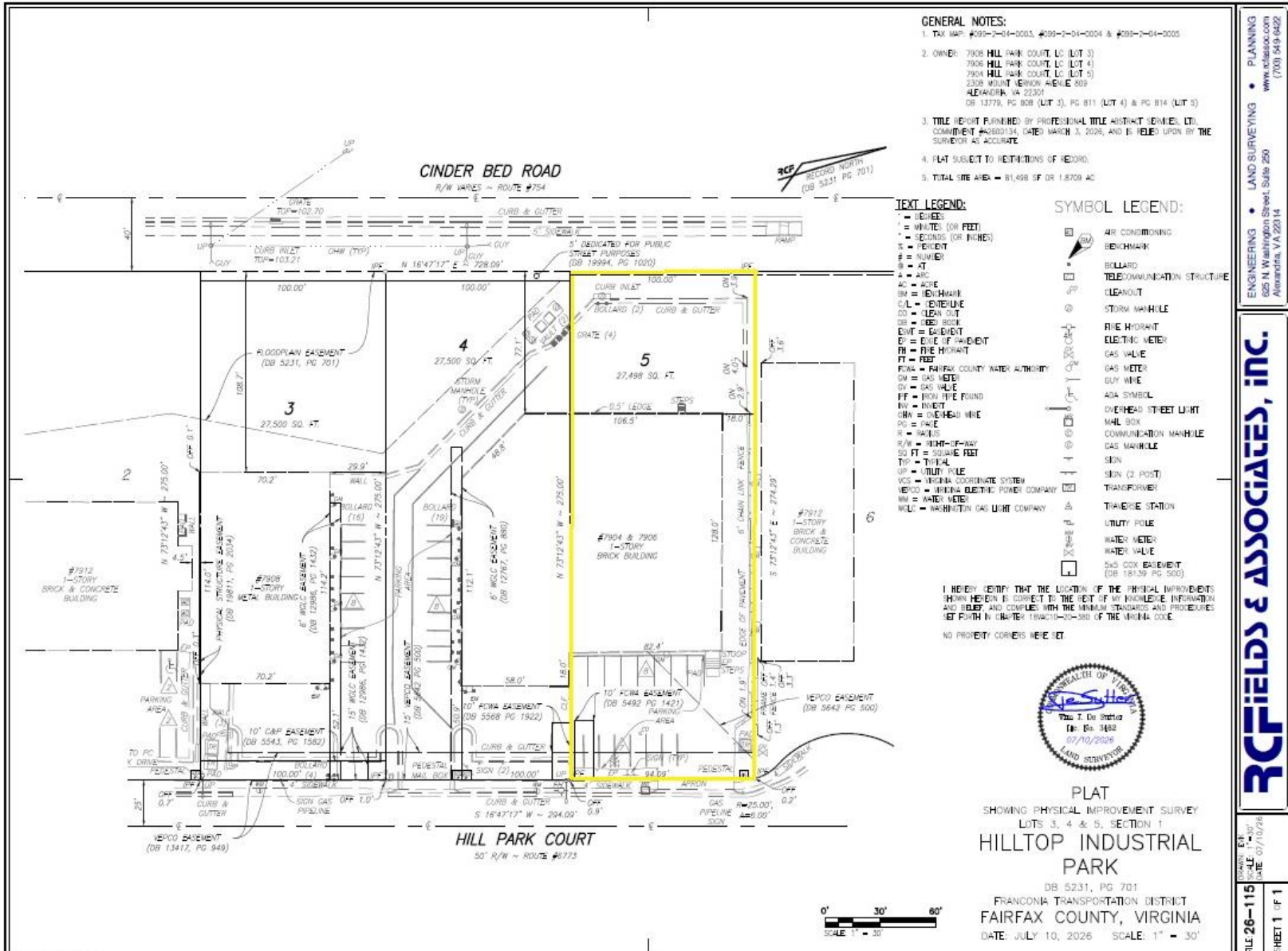
FOR SALES INFORMATION

Steve Plott

Office (703) 451-3232
Cell (703) 795-2505
steve.plott@metrores.com



SURVEY



- GENERAL NOTES:**
1. TAX MAP: #200-2-04-0003, #200-2-04-0004 & #200-2-04-0005
 2. OWNER: 7908 HILL PARK COURT, LOT 3)
7908 HILL PARK COURT, LOT 4)
7904 HILL PARK COURT, LOT 5)
2308 MOUNT VERNON AVENUE 809
ALEXANDRIA, VA 22304
DB 13779, PG 808 (LOT 3), PG 811 (LOT 4) & PG 814 (LOT 5)
 3. TITLE REPORT FURNISHED BY PROFESSIONAL TITLE ABSTRACT SERVICES, LTD.
COMMITMENT #2600134, DATED MARCH 3, 2026, AND IS RELIED UPON BY THE SURVEYOR AS ACCURATE
 4. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
 5. TOTAL SITE AREA = 81,498 SF OR 1.8709 AC

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I HEREBY CERTIFY THAT THE LOCATION OF THE PHYSICAL IMPROVEMENTS SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES SET FORTH IN CHAPTER 12-00-00-000 OF THE VIRGINIA CODE.

NO PROPERTY CORNERS WERE SET



PLAT
SHOWING PHYSICAL IMPROVEMENT SURVEY
LOTS 3, 4 & 5, SECTION 1
HILLTOP INDUSTRIAL PARK
DB 5231, PG 701
FRANCONIA TRANSPORTATION DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: JULY 10, 2026 SCALE: 1" = 30'



ZONING

Zoning: I-5 (General Industrial) – Fairfax County

Fairfax County I-5 General Industrial District is intended to accommodate a broad range of industrial, warehouse, manufacturing, distribution, research & development, flex, and industrial service uses. The district also permits many industrially-oriented commercial and wholesale businesses designed to support industrial operations. Uses are subject to Fairfax County performance standards intended to minimize impacts such as noise, smoke, glare, and other environmental effects.

Typical Permitted Uses Include:

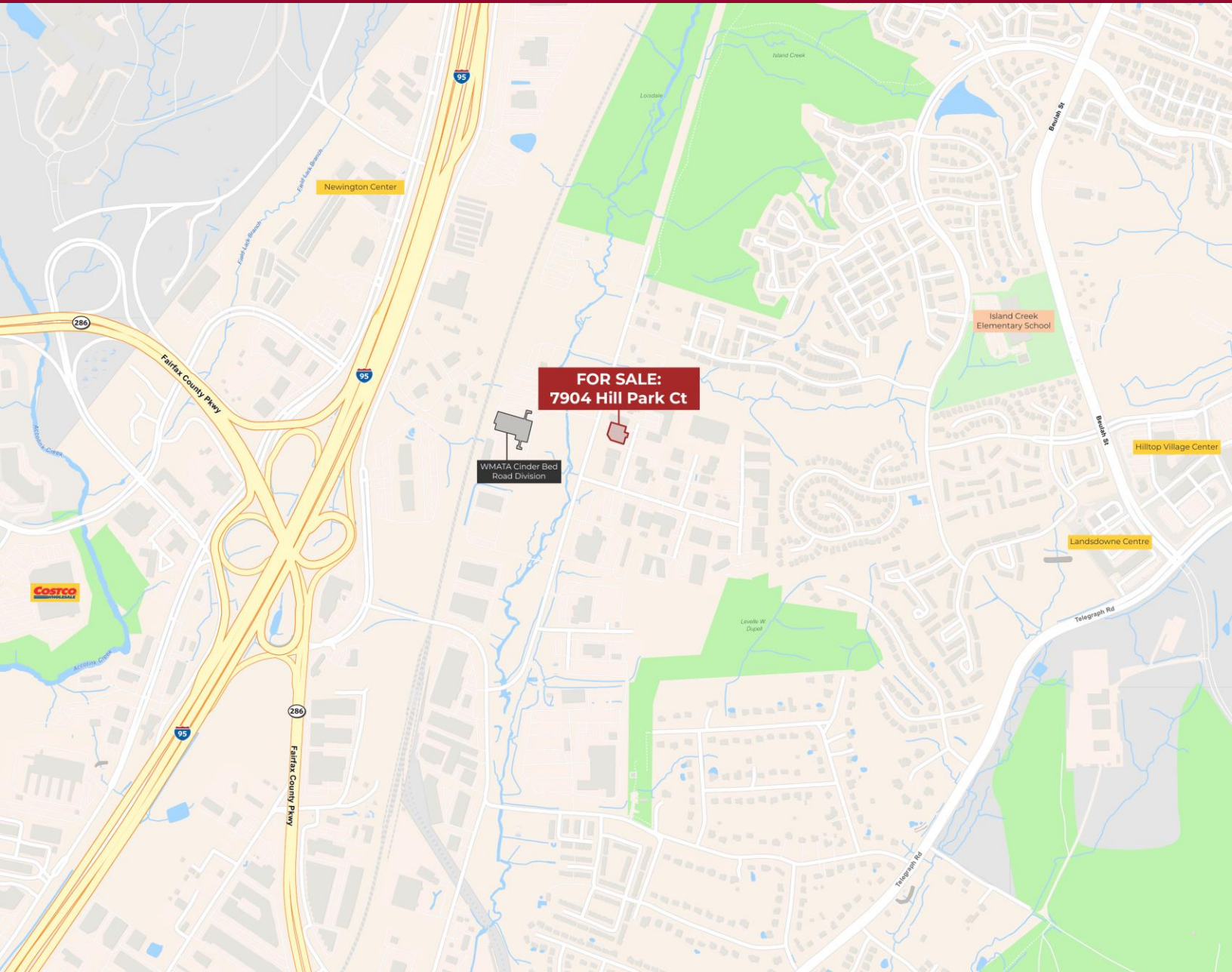
- Warehouse & Distribution
- Manufacturing & Assembly
- Research & Development
- Contractor Offices & Shops
- Wholesale Sales & Distribution
- Industrial Flex Space
- Equipment Storage (subject to ordinance requirements)
- Industrial Service Businesses
- Data Centers (where applicable under current ordinance provisions)

Key Advantages

- Flexible industrial zoning
- Wide range of permitted industrial and business uses
- Ideal for manufacturing, logistics, warehousing, technology, and service operations
- Located within one of Northern Virginia's premier industrial markets



MAP





BUILDING HIGHLIGHTS



Office Lobby



Front Parking Lot



Rear Truck Court