

5731 GENERAL WASHINGTON DR

5731 General Washington Dr, Alexandria, VA 22312



INDUSTRIAL PROPERTY FOR SALE



PROPERTY DESCRIPTION

- Prime Location.
- 58,412 SF Total Rentable building Size on 4.42 Acre Lot.
- Huge high voltage power services.
- Electricity via 3- pad-mounted transformers:
- 3-phase, 1,600-amp, ~5 MW capacity
- Loading Docks: 9 ext
- Ceiling Height: 12-18 Feet
- Zoned I-5, Fairfax County
- Potential to subdivide for another parcel as,
- potential to develop up to 20,000 SF additional warehouse
- Additionally Perfect for outdoor storage (Tenant in place)
- Located in the heart of Northern Virginia right off Edsall Road with immediate access to I-95, I-495, & I-395 & approximately 8 mile south of Washington DC

OFFERING SUMMARY

Sale Price:	N/A
Lot Size:	185,149 SF
Building Size:	58,412 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	10	532	3,451
Total Population	19	1,176	10,045
Average HH Income	\$127,027	\$139,700	\$168,576

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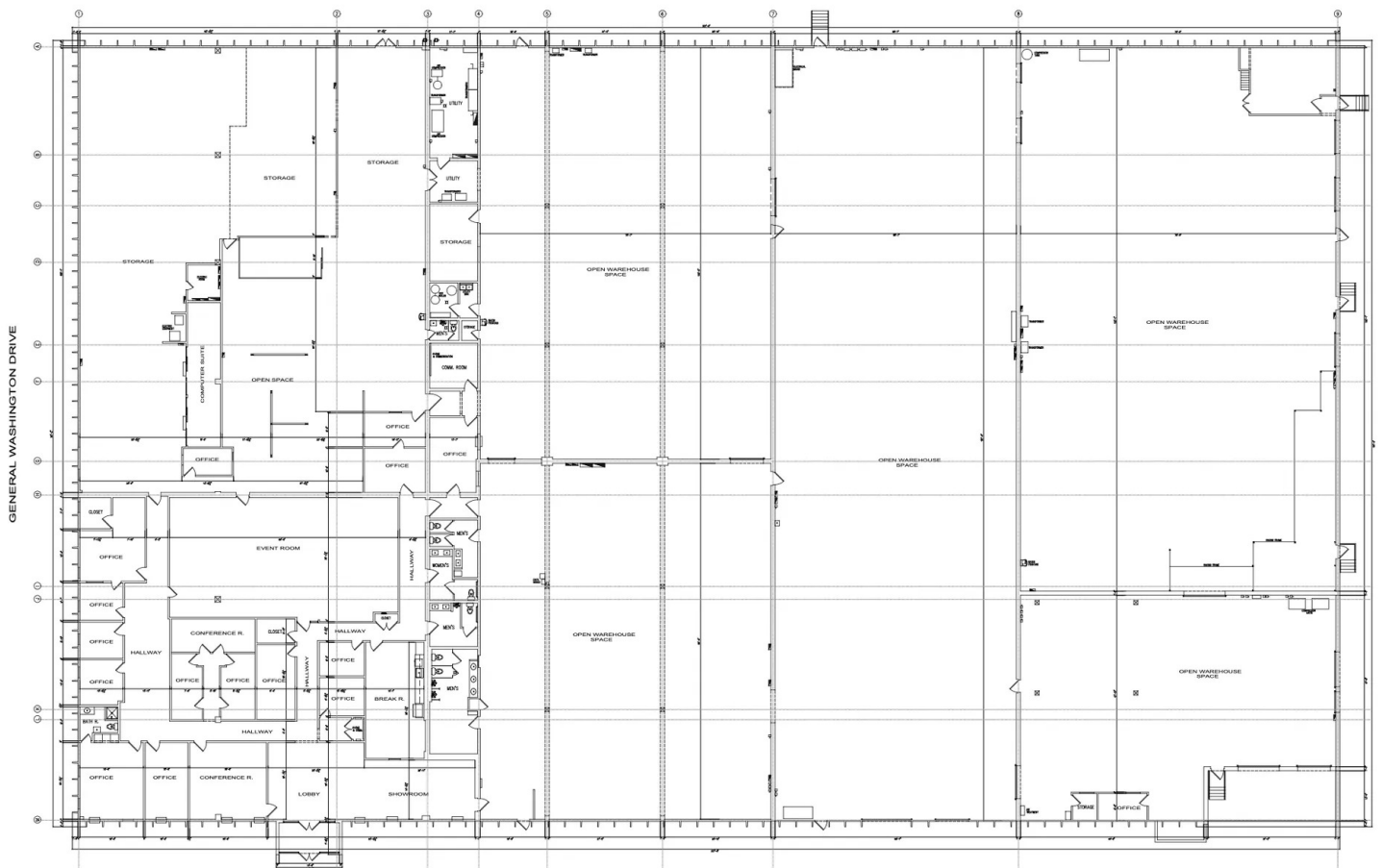
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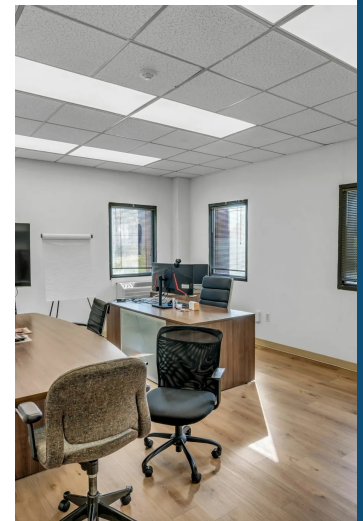
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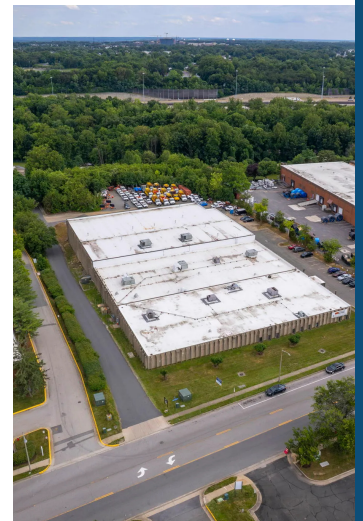
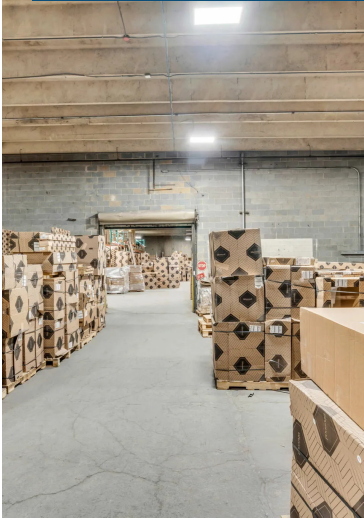
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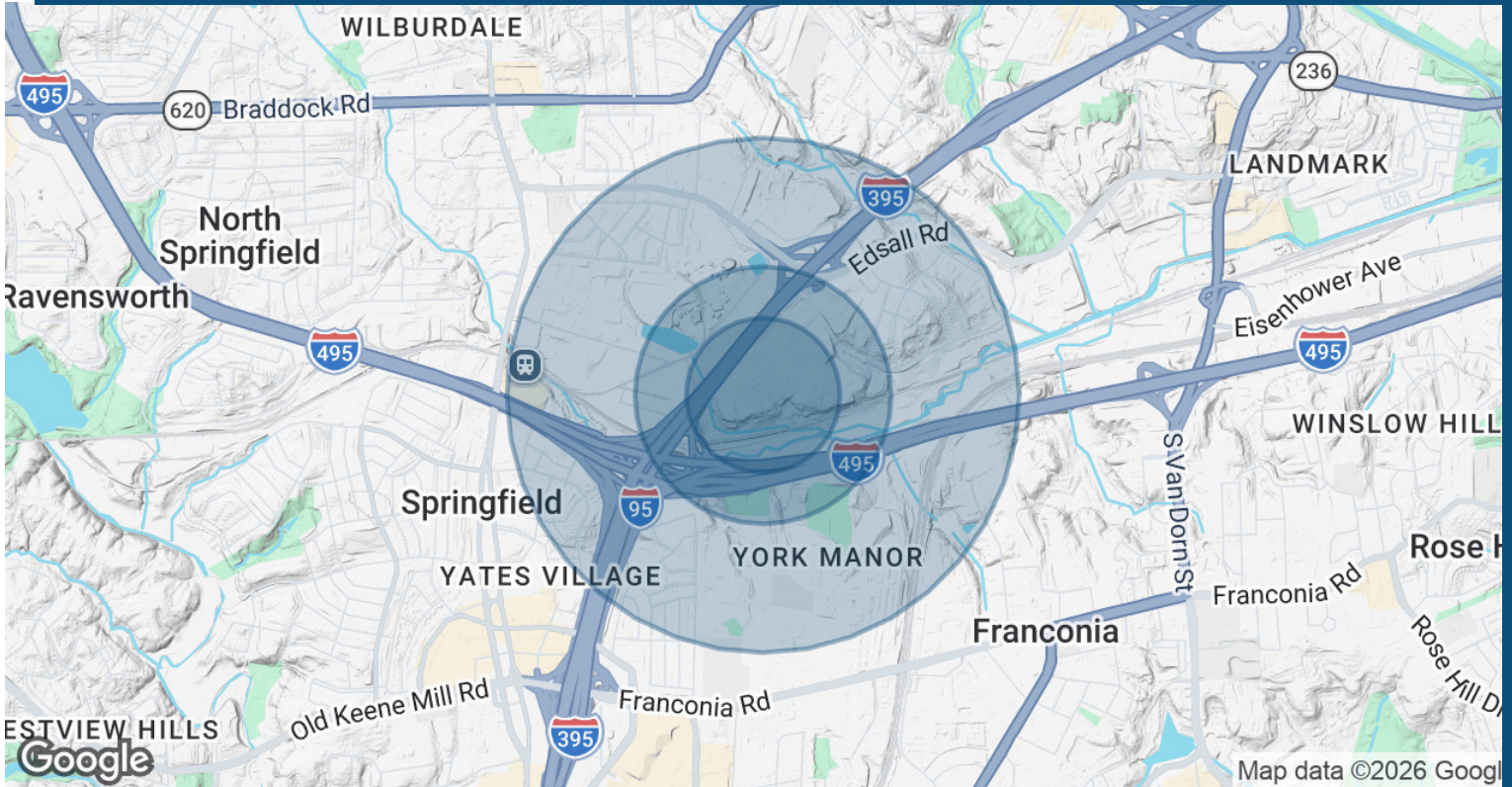
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	19	1,176	10,045
Average Age	35	36	40
Average Age (Male)	34	35	39
Average Age (Female)	36	37	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	10	532	3,451
# of Persons per HH	1.9	2.2	2.9
Average HH Income	\$127,027	\$139,700	\$168,576
Average House Value	\$564,701	\$596,963	\$667,192

2020 American Community Survey (ACS)

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