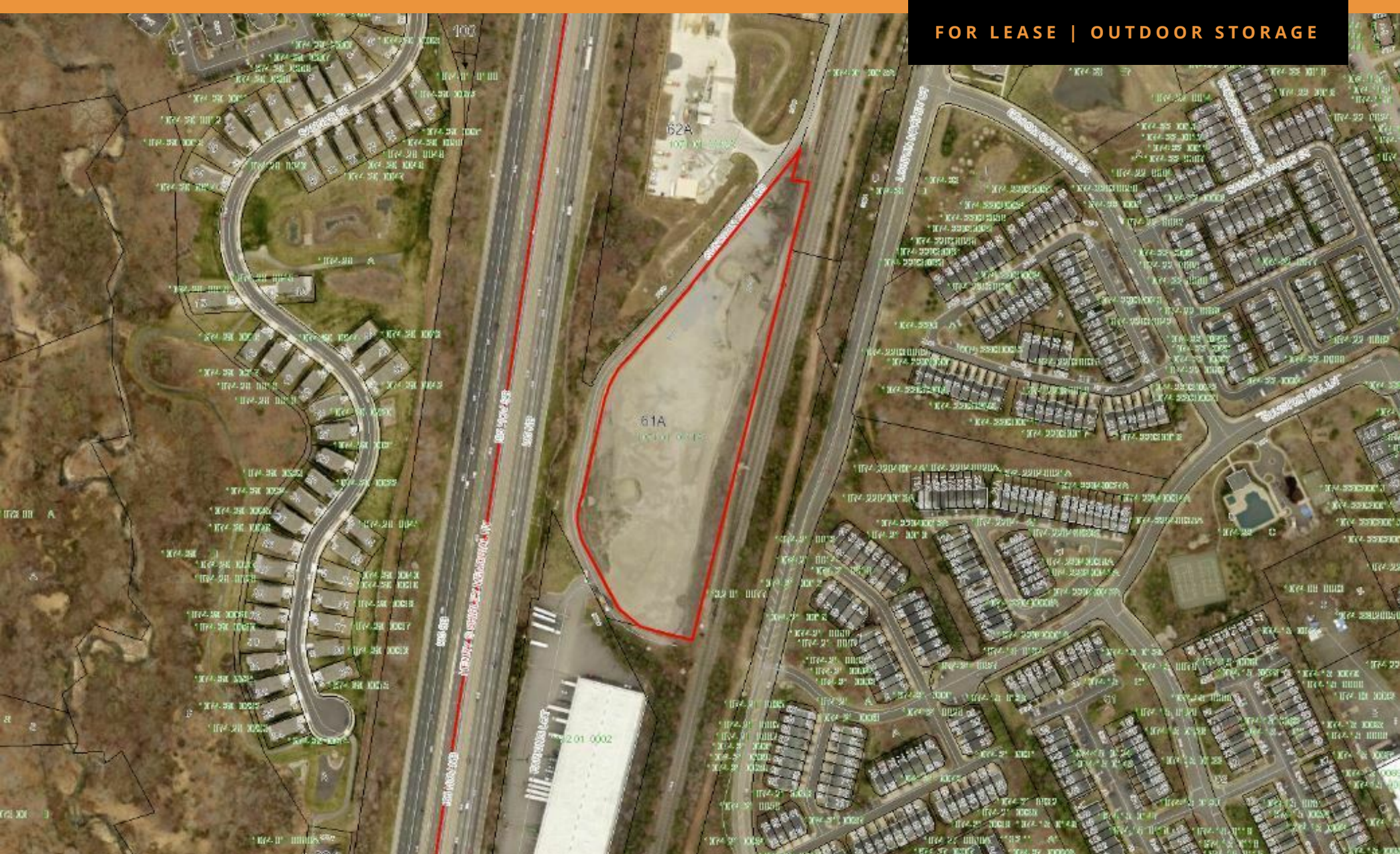


FOR LEASE | OUTDOOR STORAGE



9525 GUNSTON COVE RD

LORTON, VA 22079



J. CARTER WILEY

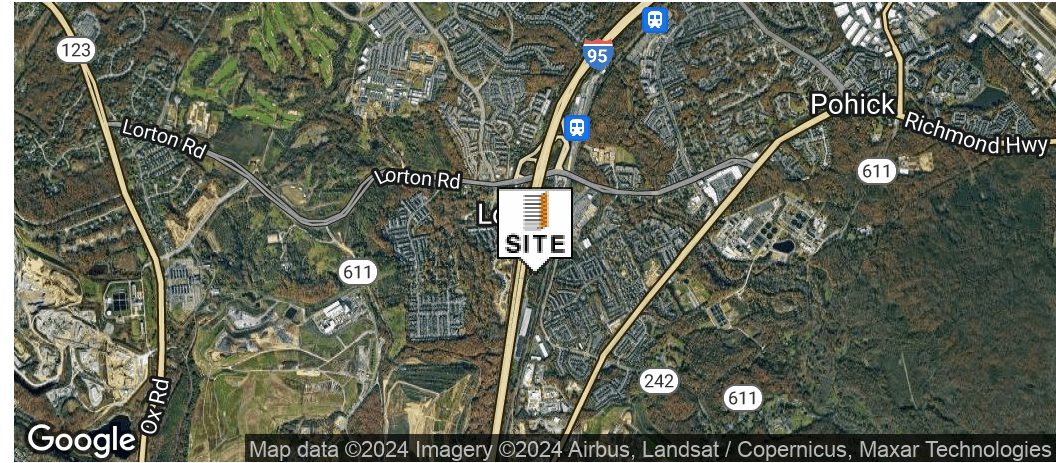
703.753.9600

carter@thewileycompanies.com

9525 GUNSTON COVE RD

Lorton, VA 22079

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LEASE RATE

**\$4.00 SF/YR
NNN**

LOCATION OVERVIEW

Located just off of Lorton Road between I-95 and the Virginia Railway Express (VRE)

OFFERING SUMMARY

Property Type:	Land
APN:	1074-01-0061A
Zoning:	I-6
Available Space:	3.7 Acres
Lot Size:	5.6 Acres
Lease Rate:	\$4.00 SF/yr (NNN)

PROPERTY HIGHLIGHTS

- Graveled Storage Yard
- 1 to 3.7 rentable acres available for lease
- Short term and long term options available



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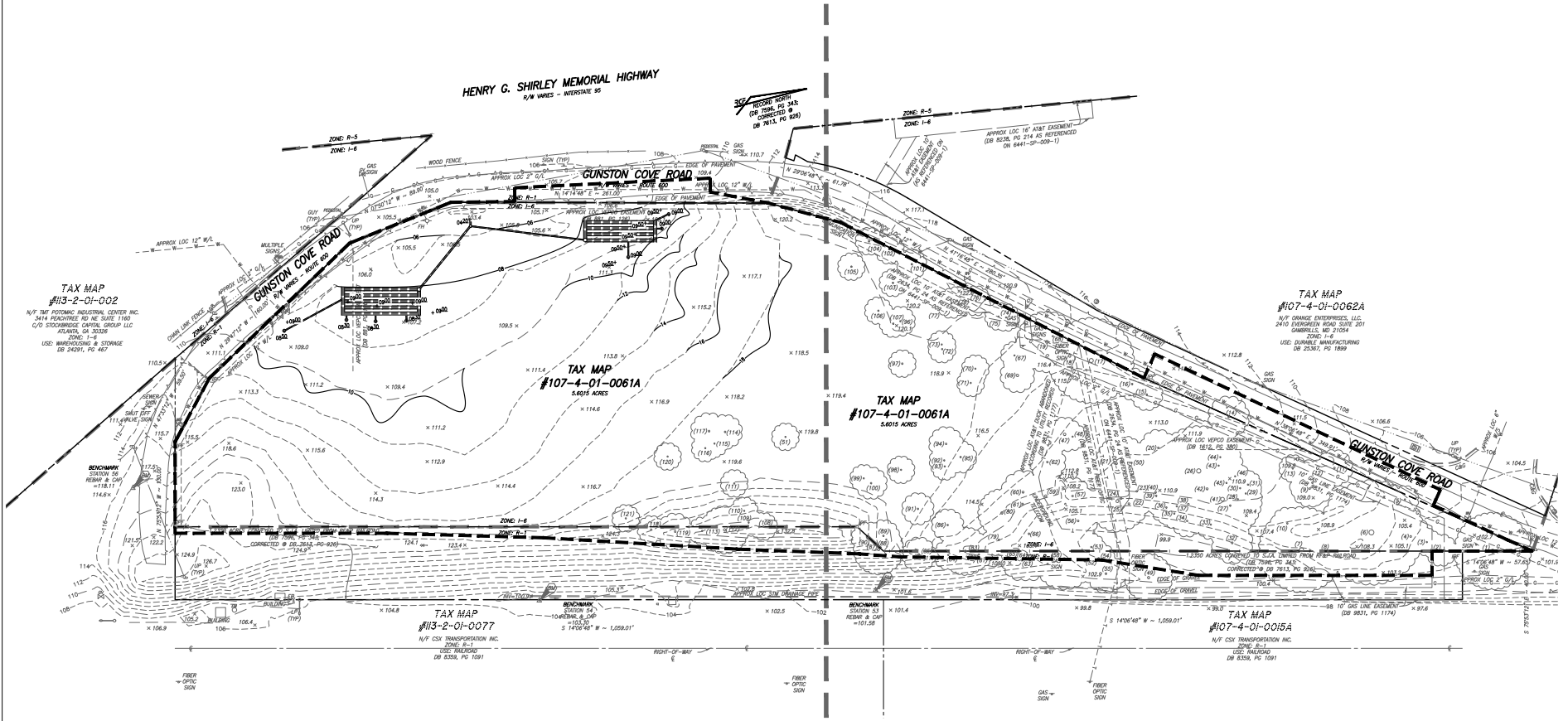
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VICINITY & TOPO MAP
SCALE 1" = 500'



- OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER FIRM MAPPING MAP #5105900380E, PANEL 380 WITH AN EFFECTIVE MAP DATE OF SEPTEMBER 17, 2010.
- 5. TITLE REPORT FURNISHED BY FIRST AMERICAN TITLE INSURANCE, FILE NO. A2101027 CL (NO EFFECTIVE DATE) AND IS RELIED UPON AS ACCURATE BY THE SURVEYOR.
- 6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- 7. TOTAL SITE AREA = 244,001 SQ. FT. OR 5.6015 ACRES



GUNSTON LAYOUT
PROPERTY OF
LAN S WU & SO KUM AU
(OB 16099, PG 2027)
(9525 GUNSTON COVE ROAD)
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

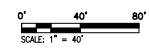
DATE	REVISION

DRAWN: TM
CHECKED: TD
SCALE: 1" = 40'
DATE: NOV 2021

GUNSTON LAYOUT
SHEET 1 OF 1
FILE: 21-189

TOPOGRAPHY NOTE:
THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF GARY M. FAULKNER, L.S. FROM AN AERIAL PHOTO SURVEY MADE UNDER MY SUPERVISION. THE MEREY AND/OR OPTICAL METHODS OBTAINED ON FEBRUARY 11, 2022 AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA IN ANY MANNER, UNLESS OTHERWISE NOTED. STANDARDS UNLESS OTHERWISE NOTED.

FAIRFAX COUNTY LOT CERTIFICATE:
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT ALL APPROPRIATE COUNTY APPROVALS WERE OBTAINED IN ACCORDANCE WITH THE PROCESS REQUIRED BY THE SUBDIVISION ORDINANCE IN EFFECT AT THE TIME OF CREATION OF THE PROPERTY OF LAN S. WU & SO KUM AU (OWNED BY FORMERLY SJA LIMITED). THE BOUNDARY LINE ADJUSTMENT AND CORRECTION OF THE LOT WAS RECORDED IN DEED BOOK 7596, PAGE 343 AMONG THE PUBLIC RECORDS OF FAIRFAX COUNTY, VIRGINIA ON APRIL 9, 1990 AND CORRECTED IN DEED BOOK 7613, PAGE 526 AMONG THE PUBLIC RECORDS OF FAIRFAX COUNTY, VIRGINIA ON JUNE 20, 1990. THIS CERTIFICATION IS SOLELY MADE ON THE FACT THAT COUNTY APPROVAL SIGNATURES ARE SHOWN ON THE ABOVE REFERENCED PLAT OF RECORD.



THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.
EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF FAIRFAX COUNTY, VIRGINIA.
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