

Gateway 95

8500-8580 Cinder Bed Road
Lorton, VA

**Industrial &
Flex Space**

Near Fort Belvoir



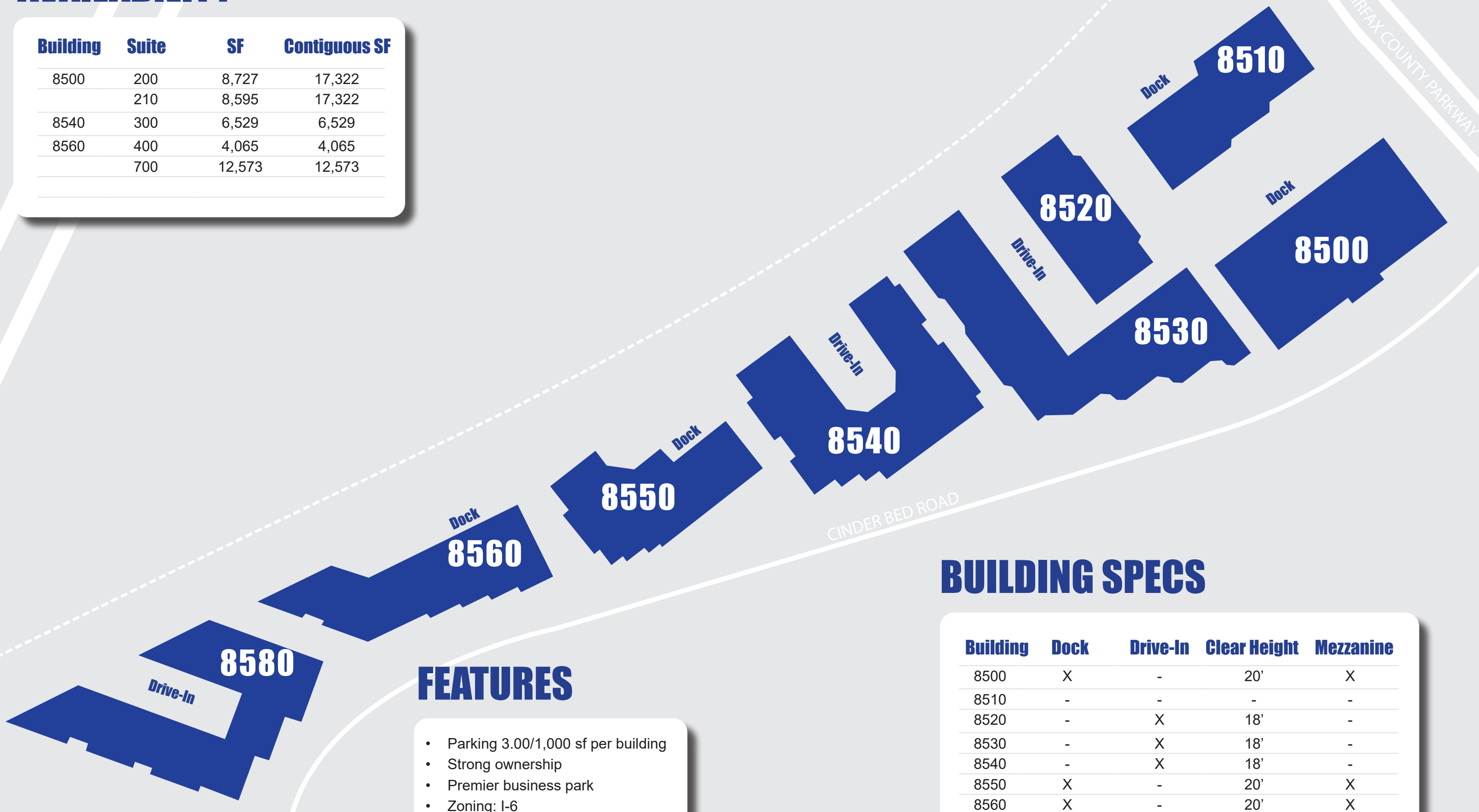
**Office/Warehouse/Flex Suites
Ranging from 4,065 RSF
Up to 17,322 RSF**

Knowledge
Perseverance
Integrity

Cambridge
Property Group LLC

AVAILABILITY

Building	Suite	SF	Contiguous SF
8500	200	8,727	17,322
	210	8,595	17,322
8540	300	6,529	6,529
8560	400	4,065	4,065
	700	12,573	12,573

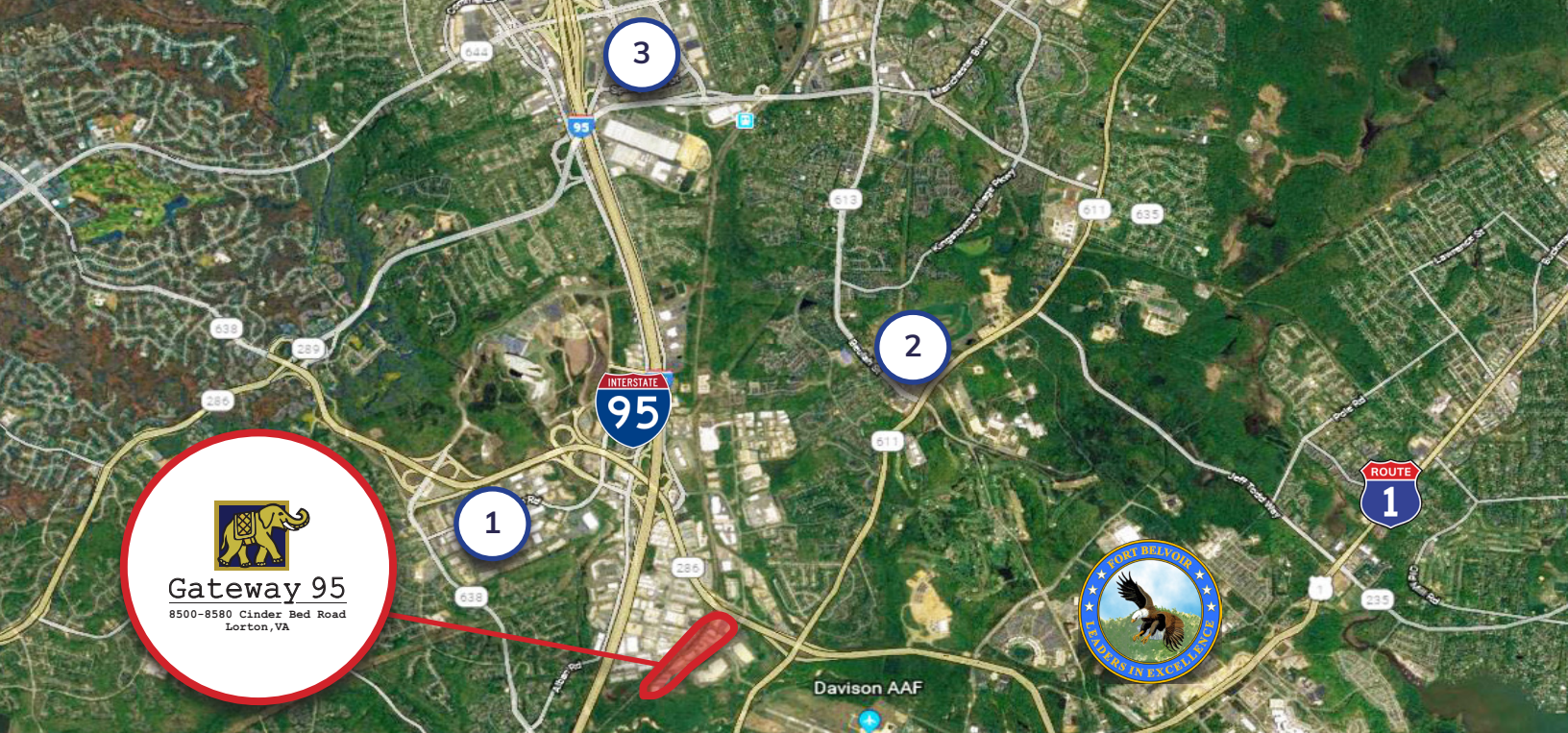


FEATURES

- Parking 3.00/1,000 sf per building
- Strong ownership
- Premier business park
- Zoning: I-6

BUILDING SPECS

Building	Dock	Drive-In	Clear Height	Mezzanine
8500	X	-	20'	X
8510	-	-	-	-
8520	-	X	18'	-
8530	-	X	18'	-
8540	-	X	18'	-
8550	X	-	20'	X
8560	X	-	20'	X
8580	-	X	18'	-



Saratoga Shopping Center 1

Hilltop Village Center 2

Springfield Town Center 3



Nearby Amenities

- 2.5 miles off of Route 1
- 15-Minute drive to the Pentagon
- 2.5 miles to Fort Belvoir Entrance
- 9-Minute drive to Springfield Town Center
- 10-Minute drive to Springfield Shopping Center
- Located just east of I-95 at Exit 166 (Newington/Fort Belvoir)
- 5-Minute drive to Saratoga Shopping Center including Subway and Starbucks
- 5-Minute drive to Hilltop Village Center anchored by Wegmans and other retail amenities

LEASING INFORMATION | (703) 925-5213

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