

Springfield Business Center

7700 SOUTHERN DRIVE, SPRINGFIELD, VA 22150

7700 Southern Drive

74,448 sq. ft.
AVAILABLE

6 total
LOADING DOCKS

6,571 sq. ft.
OFFICE AREA

1 per 11,785 sq. ft.
LOADING RATIO

Up to 24'
CLEAR HEIGHT

20,409 – 74,488 sq. ft.
DEMISED OPTIONS

Features

A 163,421 sq. ft. building area with 2nd floor office on a 9.8 acre lot.

Efficient operations with 14 dock doors.

Ample parking with 260 fully paved and lit stalls.

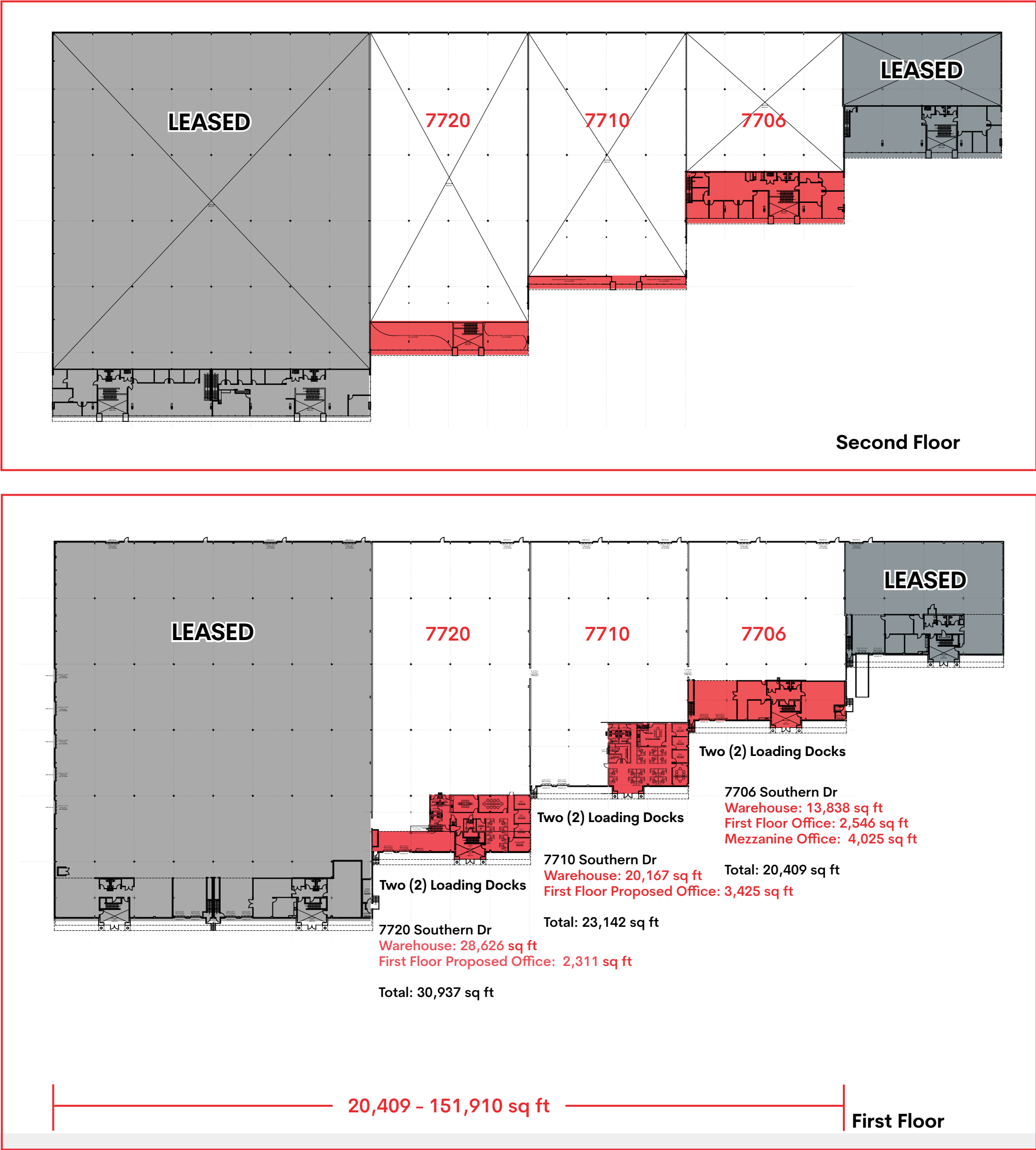
Property is fully secured with bird's eye camera system

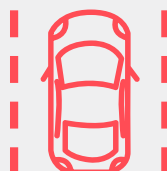
Two entryways from Southern Dr.



Building 1 Specifications

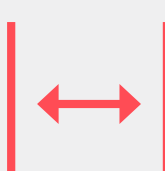
Building Size	163,421 sq. ft.
Available	74,448 sq. ft. (divisible)
Office Space	6,571 sq. ft.
Clear Height	24'
Dimensions	730' x 300'
Column Spacing	40' x 40'
Dock Doors	14 (9' x 10') doors
Drive-ins	N/A
Format	Front-load
Trailer Parking	N/A
Automobile Parking	260 spaces
Sprinklers	Wet
Lighting	Motion-sensored LED
Power	1,200 amps

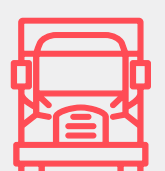


 **260**
Automobile
Parking

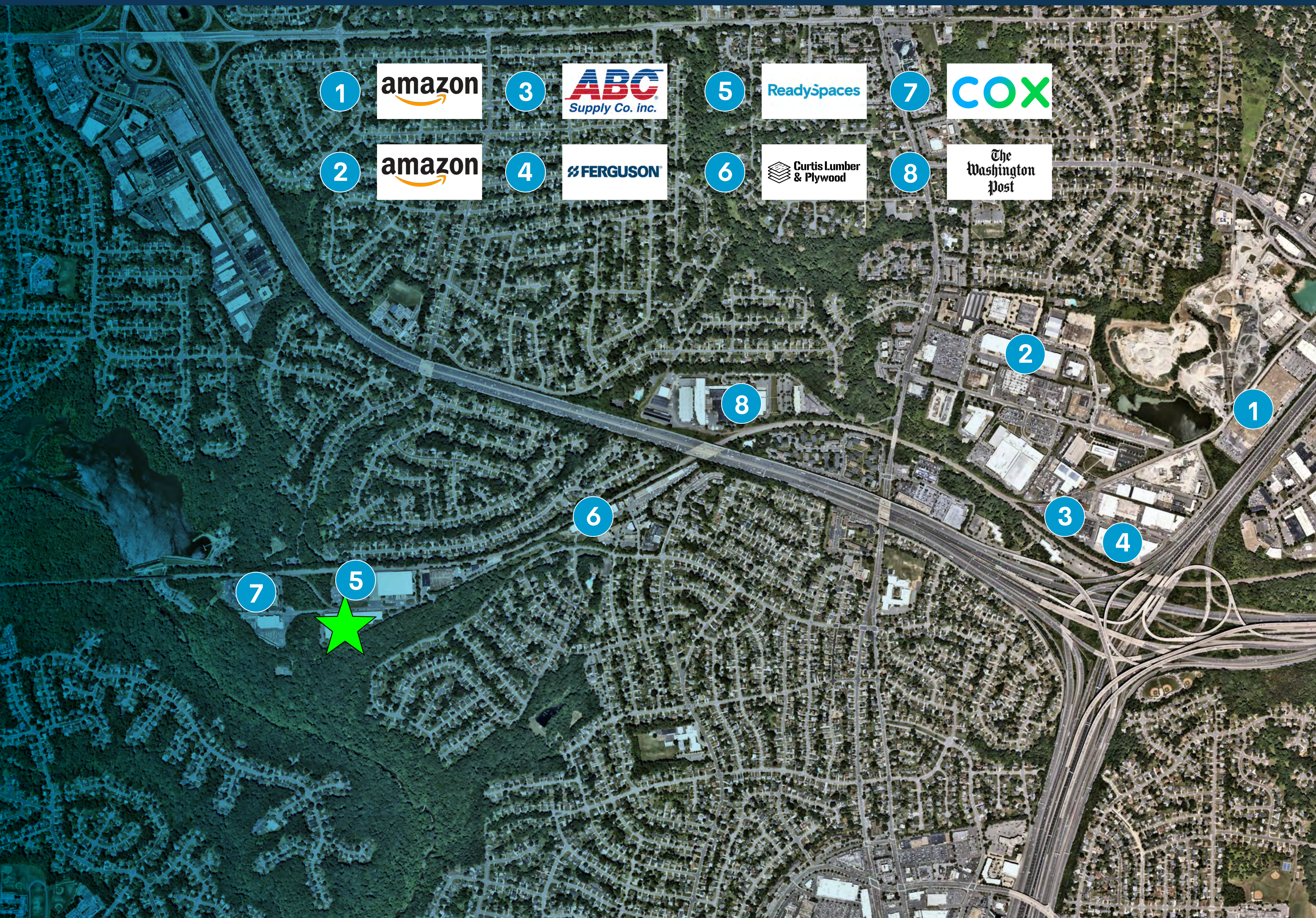
 **14**
Loading
Spaces

 **24'**
Clear
Height

 **40'x40'**
Column
Spacing

 **110'**
Truck Court
Depth





1

amazon

3

ABC
Supply Co. Inc.

5

ReadySpaces

7

COX

2

amazon

4

FERGUSON

6

Curtis Lumber
& Plywood

8

The
Washington
Post

8

2

1

6

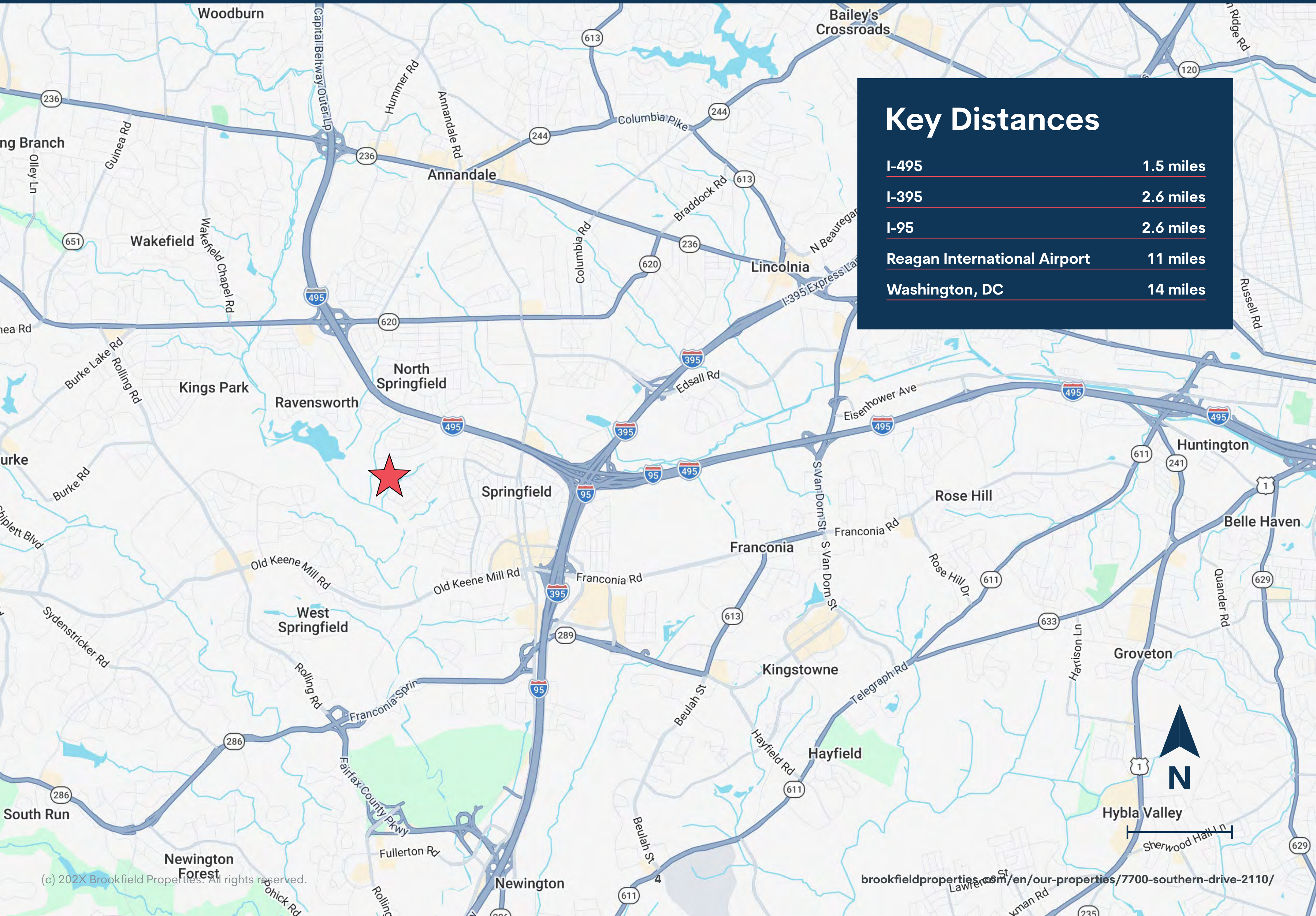
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4

7

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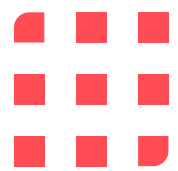




Key Distances

<u>I-495</u>	<u>1.5 miles</u>
<u>I-395</u>	<u>2.6 miles</u>
<u>I-95</u>	<u>2.6 miles</u>
<u>Reagan International Airport</u>	<u>11 miles</u>
<u>Washington, DC</u>	<u>14 miles</u>





7700 Springfield Drive

SPRINGFIELD, VA 22150



Leasing Contacts



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