

FLEET INDUSTRIAL PARK

ALEXANDRIA, VIRGINIA 22310



VELSOR PROPERTIES, LLC



Warehouse Space For Lease

13 Miles South of Washington, DC & 3 Miles from the “Mixing Bowl”
where I-95, I-395 and I-495 join in Fairfax County

FOR MORE INFORMATION PLEASE CONTACT:

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Alexandria, VA 22310



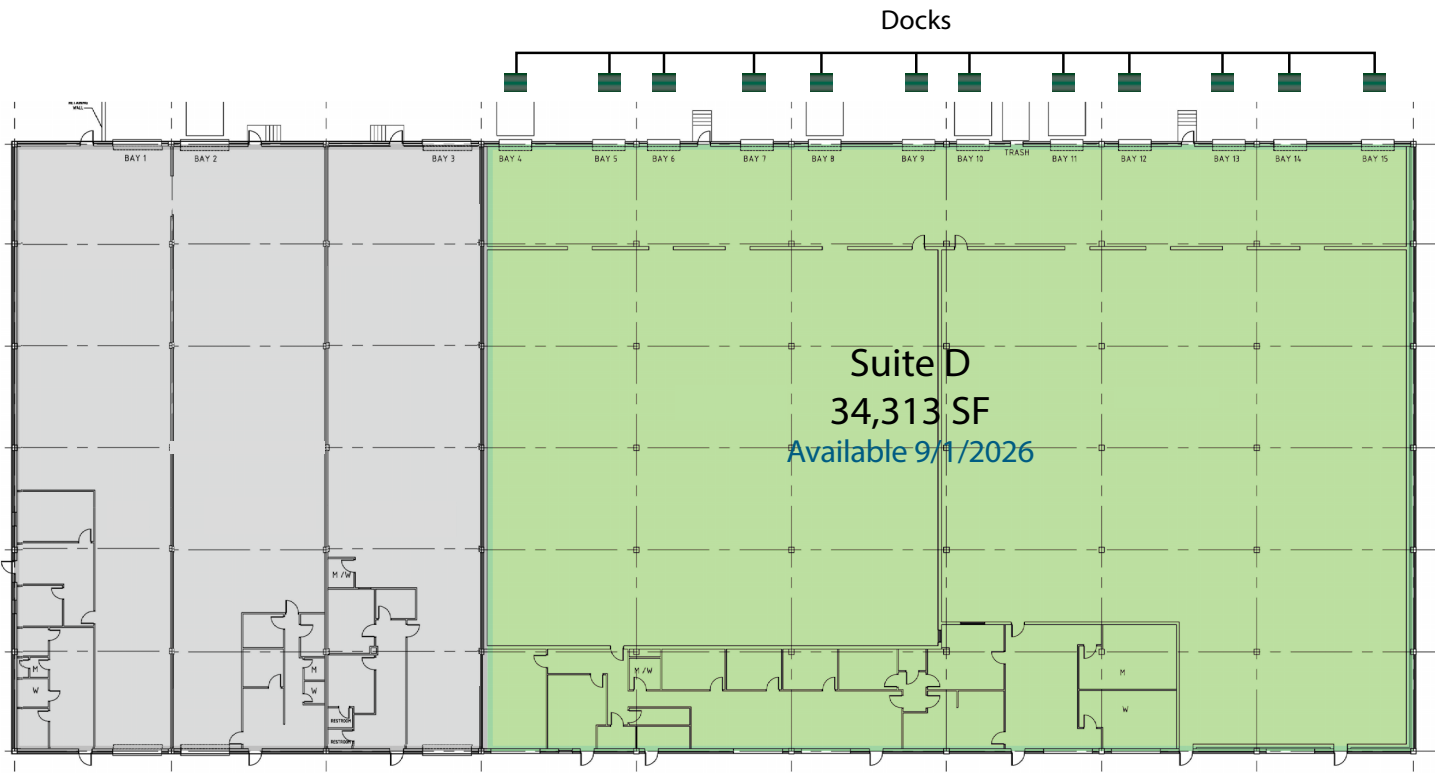
Fleet Industrial Park

Fleet Industrial Park is a **491,325 SF business park** consisting of **8 Industrial warehouse buildings**. It is located in Alexandria, Virginia, just **minutes from Interstate 95 and 495**. The park offers **clear heights ranging from 18 to 24 feet**, and contains **63 loading docks** and **50 drive-ins**, creating a highly functional warehouse facility for industrial and flex users.

Highlights

- Allows for flexible tenant uses with **18' to 24' Clear Heights**
- **63 Loading Docks**
- **50 Drive-in Doors**
- Average of **90' Truck Court Radius**
- **Zoned I-4** (Fairfax County)
- Located just **13 miles** south of **Washington, DC** and **3 miles** from the "Mixing Bowl" where **I-95, I-395 and I-495** join in Fairfax County
- Constructed of **brick and block**
- Built in 1971

BUILDING 3 | 6306 GRAVEL AVE



Rental Rate	Negotiable
Space	Suite D: 34,313 SF ±4,527 SF of Office Space Available Sept. 1, 2026
Parking	Abundant
Column Spacing	25'x38'
Zoning	I-4
Ceiling Height	22'
Operating Expenses	\$2.57 PSF
Loading	Twelve (12) Docks

BUILDING 7 | 6744 - 6760 GRAVEL AVE

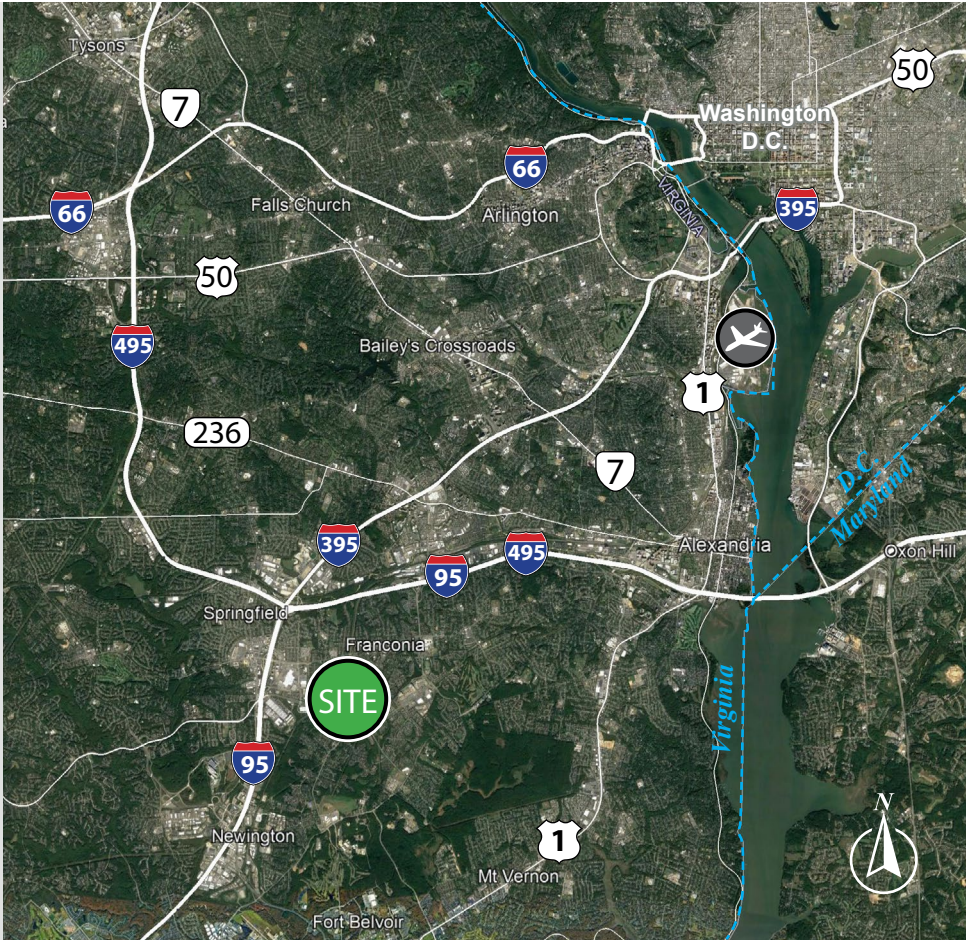


PROPERTY HIGHLIGHTS

Rental Rate	Negotiable
Space	Suite 6744: 17,200 SF ±2,575 SF of Office Space Available April 1, 2026
Parking	Abundant
Column Spacing	30' x 40'
Zoning	I-4
Ceiling Height	20'
Operating Expenses	\$2.57 PSF
Loading	Two (2) Docks Three (3) Drive-Ins

The Location

- Located just **13 miles south of Washington, DC**
- **3 miles** from the “mixing bowl” where **I-95, I-395** and **I-495** join
- Within **walking distance** to **reasturants** and **shops**
- **Less than 1 mile to Franconia / Springfield Metro Station**



Distance To Locations:		Demographics	1 Mile	3 Mile	5 Mile
I-95 1.25 Miles	Ron. Reagan Airport8 Miles	Daytime Employees	12,531	57,759	163,912
I-495 1.5 Miles	I-66 8.5 Miles	Avg. Household Income	\$176,719	\$174,238	\$163,235
I-395 2 Miles	Washington D.C. 13 Miles	Population	17,466	110,552	359,880

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