

# 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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## Fleet Industrial Park

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.

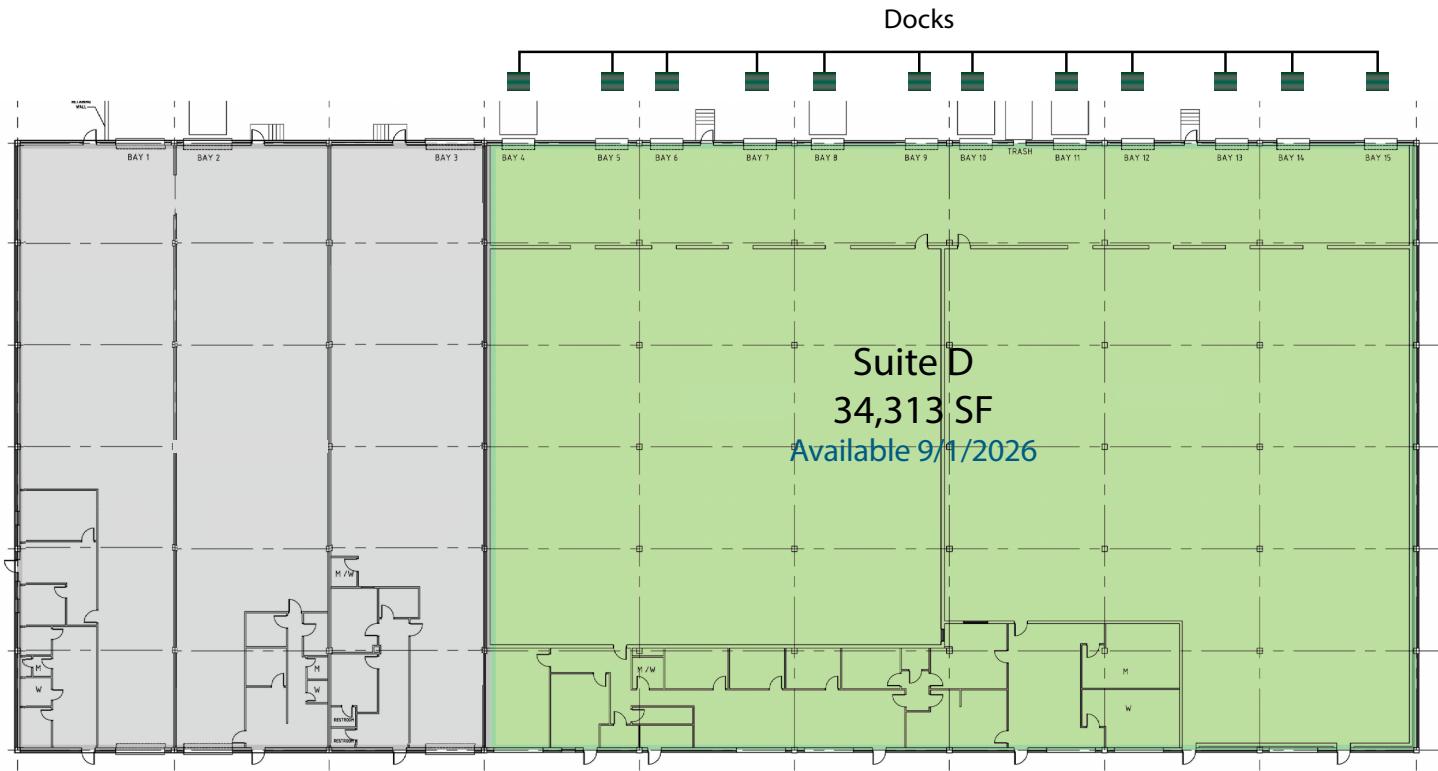
## Highlights

- 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**

# Fleet Industrial Park

Alexandria, VA 22310

## BUILDING 3 | 6306 GRAVEL AVE



## PROPERTY HIGHLIGHTS



Rental Rate Negotiable

Space Suite D: **34,313 SF**

$\pm 4,527$  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

# Fleet Industrial Park

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## 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

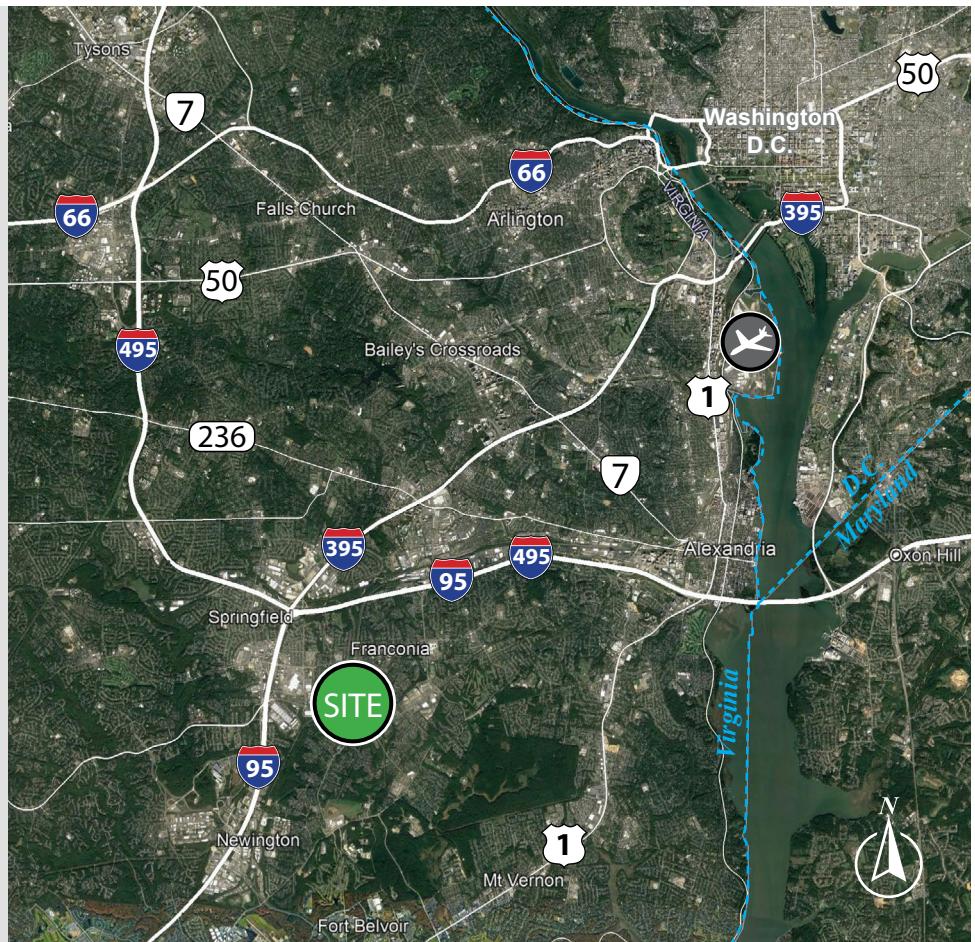
Loading Two (2) Docks  
Three (3) Drive-Ins

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## 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 restaurants and shops**
- **Less than 1 mile to Franconia / Springfield Metro Station**



### Distance To Locations:

I-95 .....	1.25 Miles	Ron. Reagan Airport .....	8 Miles
I-495 .....	1.5 Miles	I-66 .....	8.5 Miles
I-395 .....	2 Miles	Washington D.C. .....	13 Miles

### Demographics

	1 Mile	3 Mile	5 Mile
Daytime Employees	12,531	57,759	163,912
Avg. Household Income	\$176,719	\$174,238	\$163,235
Population	17,466	110,552	359,880

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