



FOR LEASE - Excellent Location -

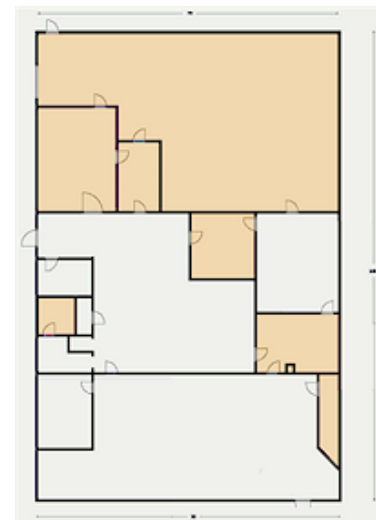
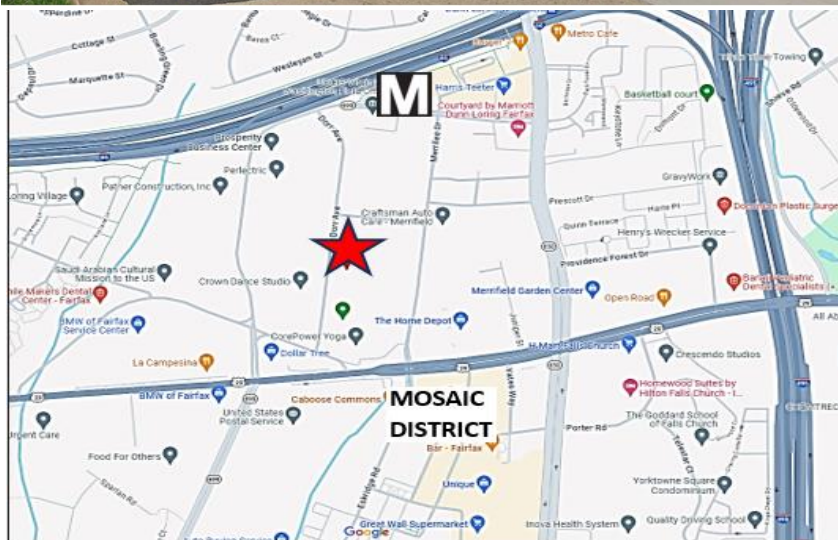
Dorr Ave, Merrifield – Mosaic District & Metro (-.5 mi)

2813 Dorr Ave Merrifield – Fairfax, VA 7,500 sf - Industrial-Retail-Warehouse

Available 90 days, I-5 Zoning, \$17.50 psf NNN rental rate



- **Great location, visibility, and access**
- **NEW TENANT to use Pedestal Signage as exclusive use**
- Office/retail area air conditioned
- Rear warehouse heated-only
- 12 Parking spaces in front convey with leased space.
- Roll up door drive in at grade
- Rear and side outside storage and truck parking are NOT included in this offering for lease.



Shircliff Commercial Real Estate
5815 Cove Landing Rd Unit 203,
Burke, VA 22015

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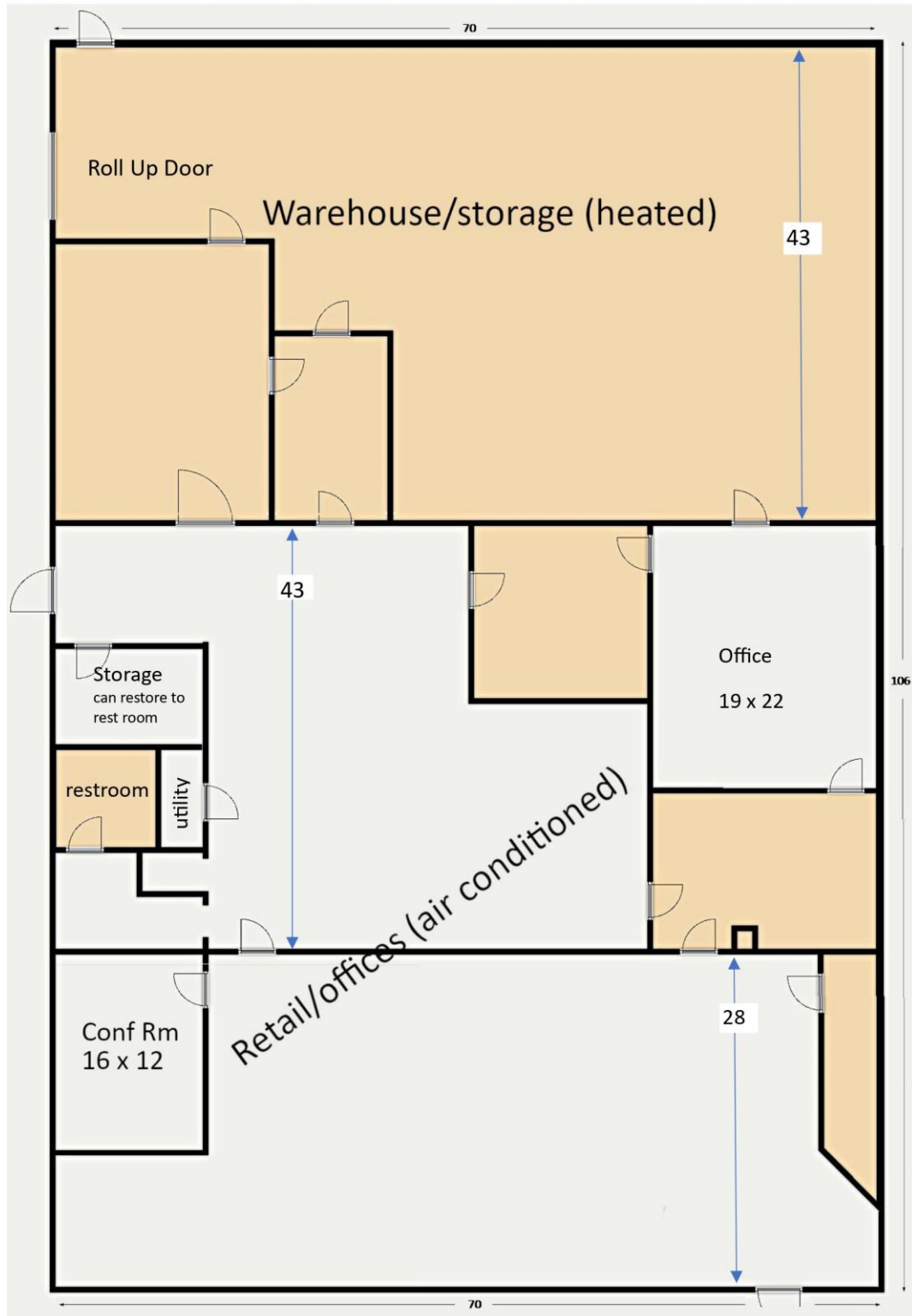


SCRE, LLC

Floor Plan Diagram to the right shows the PREMISES available for LEASE.

Included:

- 1. Building area of 7,500 sf
- 2. Parking of 12 spaces directly in front of the building
- 3. Pedestal Signage at front of the building
- 4. Dumpster location at rear of the building.



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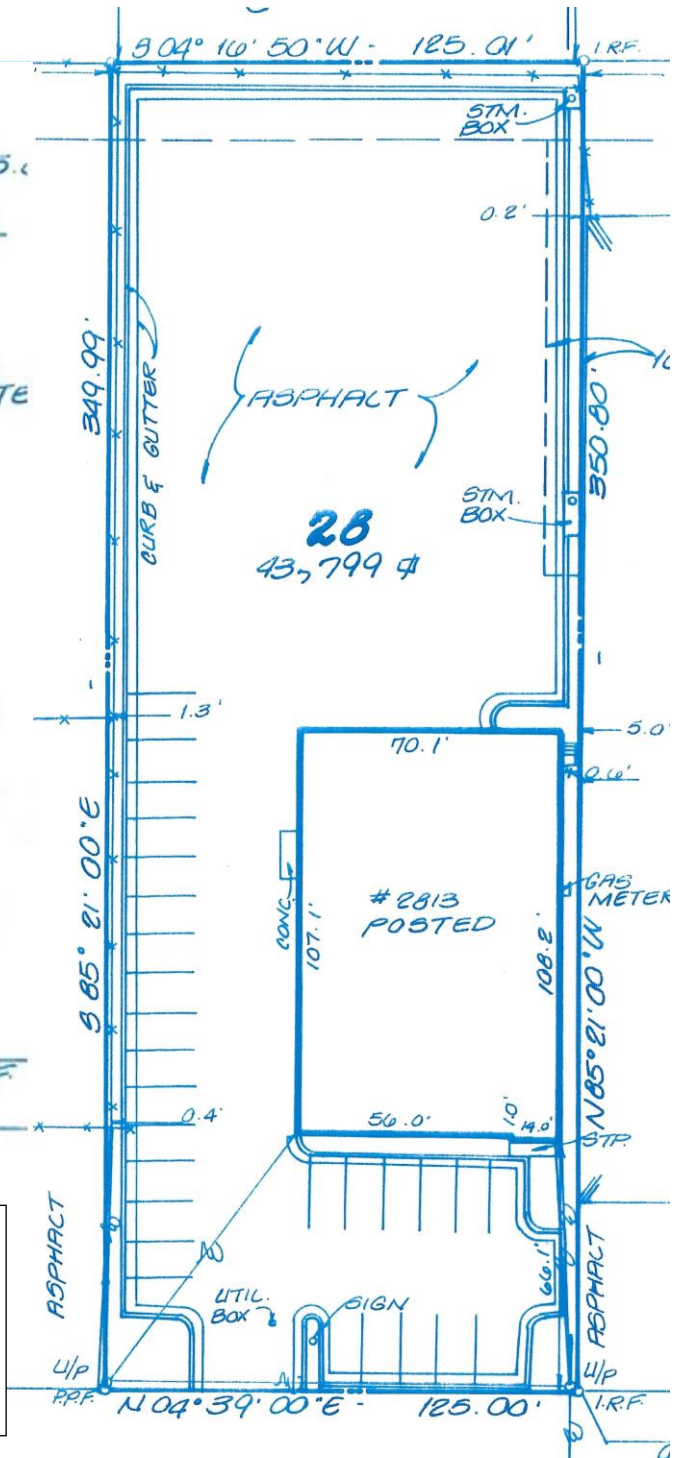
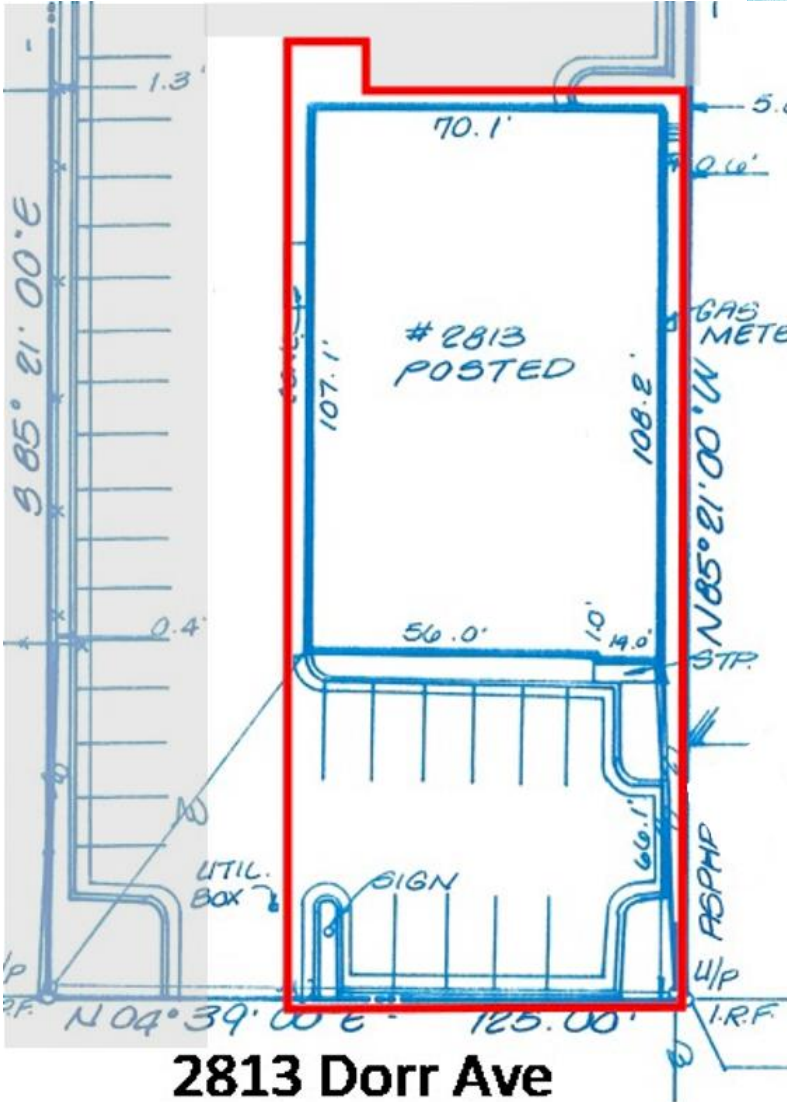
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Available for lease outlined in **RED**



RED outline above shows the PREMISES FOR LEASE.

Rear Lot and side parking is NOT included in the PREMISES offered for lease.



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2813 Dorr Ave - Taxes, CAM and Operating Expenses

Building area sq ft 7,500

Land area sq ft 43,799

Taxes 2023

Total Tax Estimate 2023	\$25,770.34	\$2,031,560.00	100%
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Building value	Building	\$11,471.55	\$904,340.00	45%
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Land	Land	\$14,298.79	\$1,127,220.00	55%
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Computation of taxes for each Tenant AREA

ANNUAL TAX

Tenant Pct%

Land value on percentage

Landscaper Lot LAND

\$9,703.16

67.86%

Land value on percentage

Bldg Tenant LAND

\$4,595.63

32.14%

14,076 sf of 43,799 total land area

Building value

Building

\$11,471.55

\$904,340.00

100.00%

Building TENANT

ANNUAL TAX – BASED on 2023 taxes

\$16,067.18

Est of Semi-Annual Tax payment based on 2023 Tax

\$8,033.59

1/2 year tax

BLDG TENANT TAX ANNUAL per sf

7,500

\$2.14

CAM EXPENSES

Annual amount

Per Sq Ft

Real Estate Tax Annual

\$16,067.18

\$2.14

HVAC regular maintenance 2x/year

\$1,900.00

\$0.25

Erie Insurance UltraPack Plus Policy

\$3,000.00

\$0.40

Management fee 3% of Proforma rent at \$17.50 psf

\$3,937.50

\$0.53

Snow Removal for parking lot included by Landlord no charge

\$0.00

\$0.00

Total Projected Annual CAM

Annual

Monthly

\$24,904.68

\$2,075.39

Per Sq Ft

\$3.32

\$0.28



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Separate - Direct Tenant EXPENSES

Total paid by owner as operating business

Year 2023	Annual	Monthly
Gas	\$2,586.52	
Electricity	\$4,090.94	
Water	\$1,195.12	
Trash Dumpster	\$3,480.00	\$290.00
Internet/Phone	\$3,480.00	\$290.00



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