

Ground Lease

Site Plan Approved Heavy Industrial Storage Yard

\$2.65/SF



ACCOTINK CREEK SITE

1 to 3 Useable Acres Available

8104 Alban Road
Springfield, VA 22150

- Private driveway access
- Grading plan bonded and under construction
- Zoned I-5 (General Industrial)
- Located directly behind 8100 Alban Rd (fully leased to Carvana) in the Newington Industrial Submarket of Fairfax County
- Industrial development potential includes: contractor's yard/shop, warehouse and manufacturing uses, heavy equipment and specialized vehicle sales and/or truck rental establishments. Extensive outside storage yard and parking potential.
- Excellent access to I-95 NB and SB. Immediately south of the Fairfax County Pkwy and I-95 interchange.
- All public utilities available
- Fenced and stoned lots

Bob White, CCIM: 703-447-2606
bwhite@landmarkcre.com
Blair White, CCIM: 703-307-9711
blair@landmarkcre.com

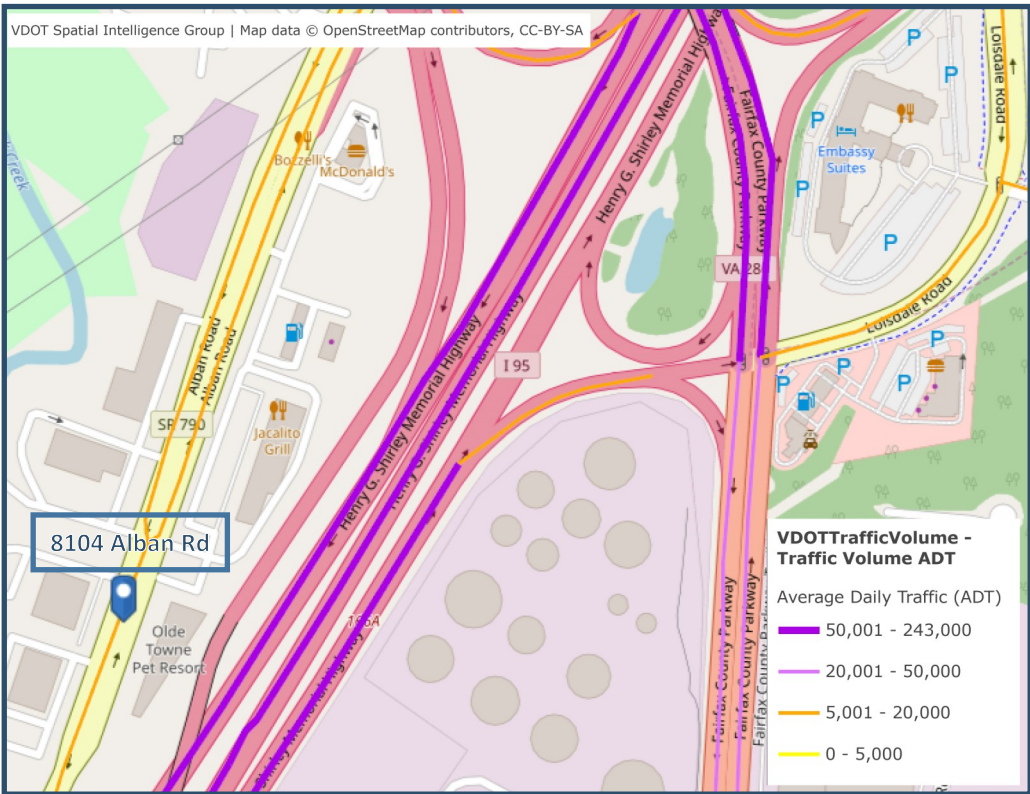
Landmark Commercial Real Estate
703-437-1440
LandmarkCRE.com


LANDMARK
COMMERCIAL REAL ESTATE

Fact Sheet

PROPERTY SUMMARY

LOCATION	8104 Alban Road Springfield, VA 22150
PARCEL NUMBER	0991 01 0003B
PARCEL SIZE	10.4 Acres / 3 AC Usable (+/-) and .6 AC Paved Private Drive
ZONING	I-5 (General Industrial)
SITE	Public Improvement Plan Completed (0187-PI-003-1) Driveway, Utilities, Retaining Walls
GROUND RENT	\$2.65/SF



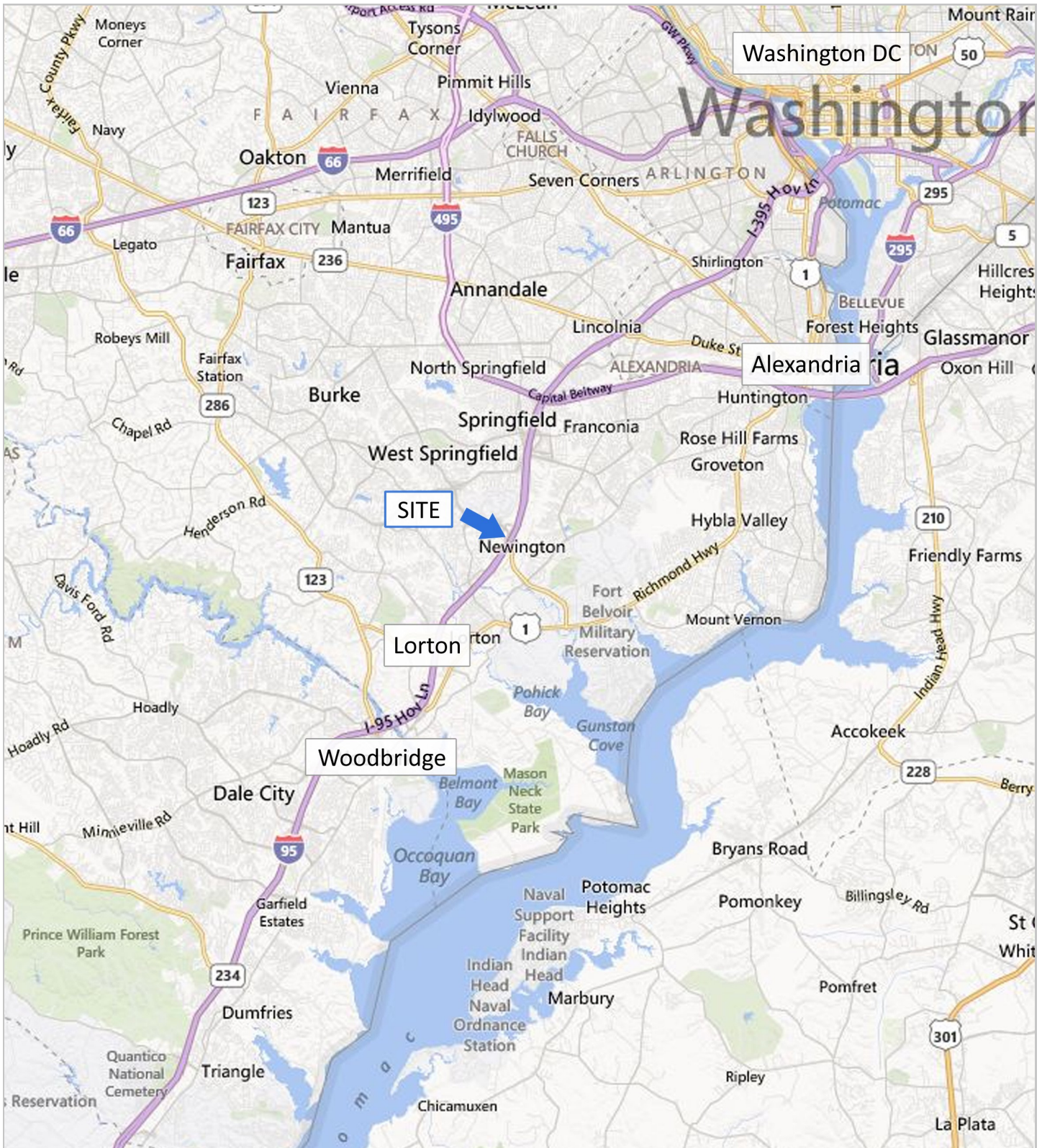
The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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Location



Site Plan



Photos



Site Plan



LANDSCAPE ARCHITECTS
488 GARY BESS AVENUE, SUITE 201
WOODBRIDGE, VIRGINIA 22192
PH: 703-884-8888 FX: 703-884-8775

PUBLIC IMPROVEMENT PLAN

SAGRES LAND DEVELOPMENT LLC
#8104 ALBAN ROAD, SPRINGFIELD, VIRGINIA 22150

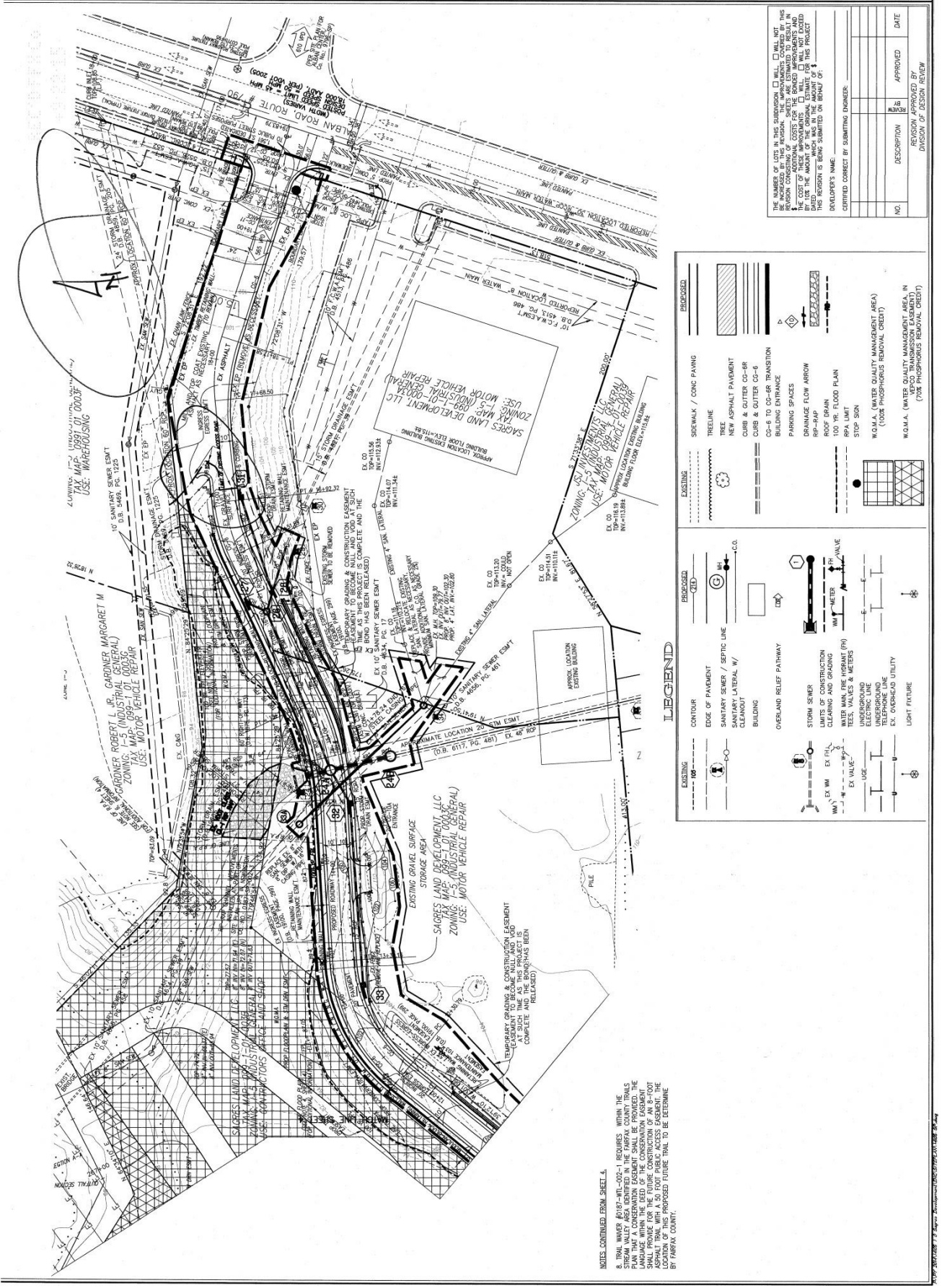
ENGINEER	DATE	REVISION APPROVED BY	REVISION APPROVED DATE

SCALE: 1" = 30'

SHEET 5 OF 37

DATE: JANUARY, 2005

DRAWN: CHECK: FILE NUMBER: 448-14-0-348



NOTES CONTINUED FROM SHEET 4.

8. TRAIL WALKER #0107-WT-002-1 REQUIRES WITHIN THE PLAN THAT A CONSERVATION EASEMENT SHALL BE PROVIDED. THE LANGUAGE WITHIN THE DEED OF THE CONSERVATION EASEMENT SHALL BE AS FOLLOWS: "THE CONSERVATION EASEMENT SHALL BE AN ASPHALT TRAIL WITH A 50 FOOT PUBLIC ACCESS EASEMENT. THE LOCATION OF THIS PROPOSED FUTURE TRAIL TO BE DETERMINE BY FAIRFAX COUNTY."

LEGEND

EXISTING	PROPOSED
CONTOUR	CONTOUR
EDGE OF PAVEMENT	EDGE OF PAVEMENT
SANITARY SEWER / SEPTIC LINE (CLEANOUT)	SANITARY SEWER / SEPTIC LINE
BUILDING	BUILDING
OVERLAND RELIEF PATHWAY	OVERLAND RELIEF PATHWAY
STORM SEWER	STORM SEWER
LIMITS OF CONSTRUCTION CLEARING AND GRADING	LIMITS OF CONSTRUCTION CLEARING AND GRADING
WATER MAIN FIRE HYDRANT (FH) TEES, VALVES & METERS	WATER MAIN FIRE HYDRANT (FH) TEES, VALVES & METERS
UNDERGROUND TELEPHONE LINE	UNDERGROUND TELEPHONE LINE
EX. OVERHEAD UTILITY	EX. OVERHEAD UTILITY
LIGHT FIXTURE	LIGHT FIXTURE
EXISTING SIDEWALK / CONC PAVING	PROPOSED SIDEWALK / CONC PAVING
TREELINE	TREELINE
NEW ASPHALT PAVEMENT	NEW ASPHALT PAVEMENT
CURB & OUTER CO-6R	CURB & OUTER CO-6R
CO-6 TO CO-6R TRANSITION	CO-6 TO CO-6R TRANSITION
BUILDING ENTRANCE	BUILDING ENTRANCE
PARKING SPACES	PARKING SPACES
DRAINAGE FLOW ARROW	DRAINAGE FLOW ARROW
REP-P&P	REP-P&P
ROOF DRAIN	ROOF DRAIN
100 YR. FLOOD PLAIN	100 YR. FLOOD PLAIN
RPA LIMIT	RPA LIMIT
STOP SIGN	STOP SIGN
W.Q.M.A. (WATER QUALITY MANAGEMENT AREA) (100% PHOSPHORUS REMOVAL CREDIT)	W.Q.M.A. (WATER QUALITY MANAGEMENT AREA) (100% PHOSPHORUS REMOVAL CREDIT)
W.Q.M.A. (WATER QUALITY MANAGEMENT AREA) (50% PHOSPHORUS REMOVAL CREDIT)	W.Q.M.A. (WATER QUALITY MANAGEMENT AREA) (50% PHOSPHORUS REMOVAL CREDIT)

THE NUMBER OF LOTS IN THIS SUBDIVISION SHALL NOT BE INCREASED BY THIS REVISION. THE IMPROVEMENTS COVERED BY THIS REVISION SHALL BE LIMITED TO THE IMPROVEMENTS AND ADDITIONAL COSTS FOR THE BIDDING PROCEDURES AND PERMITS. THE REVISIONS SHALL BE LIMITED TO THE PROJECT BY THE AMOUNT OF THE ORIGINAL FUTURE FEE. THIS REVISION IS BEING SUBMITTED ON BEHALF OF THE DEVELOPER'S NAME.

CERTIFIED CORRECT BY SUBMITTING ENGINEER:

NO.	DESCRIPTION	APPROVED BY	DATE

REVISION APPROVED BY: DIVISION OF DESIGN REVIEW



Site Plan



UNIVERSITY OF VIRGINIA
WOODROW WILSON CENTER
713-664-6885 FAX: 713-664-1775

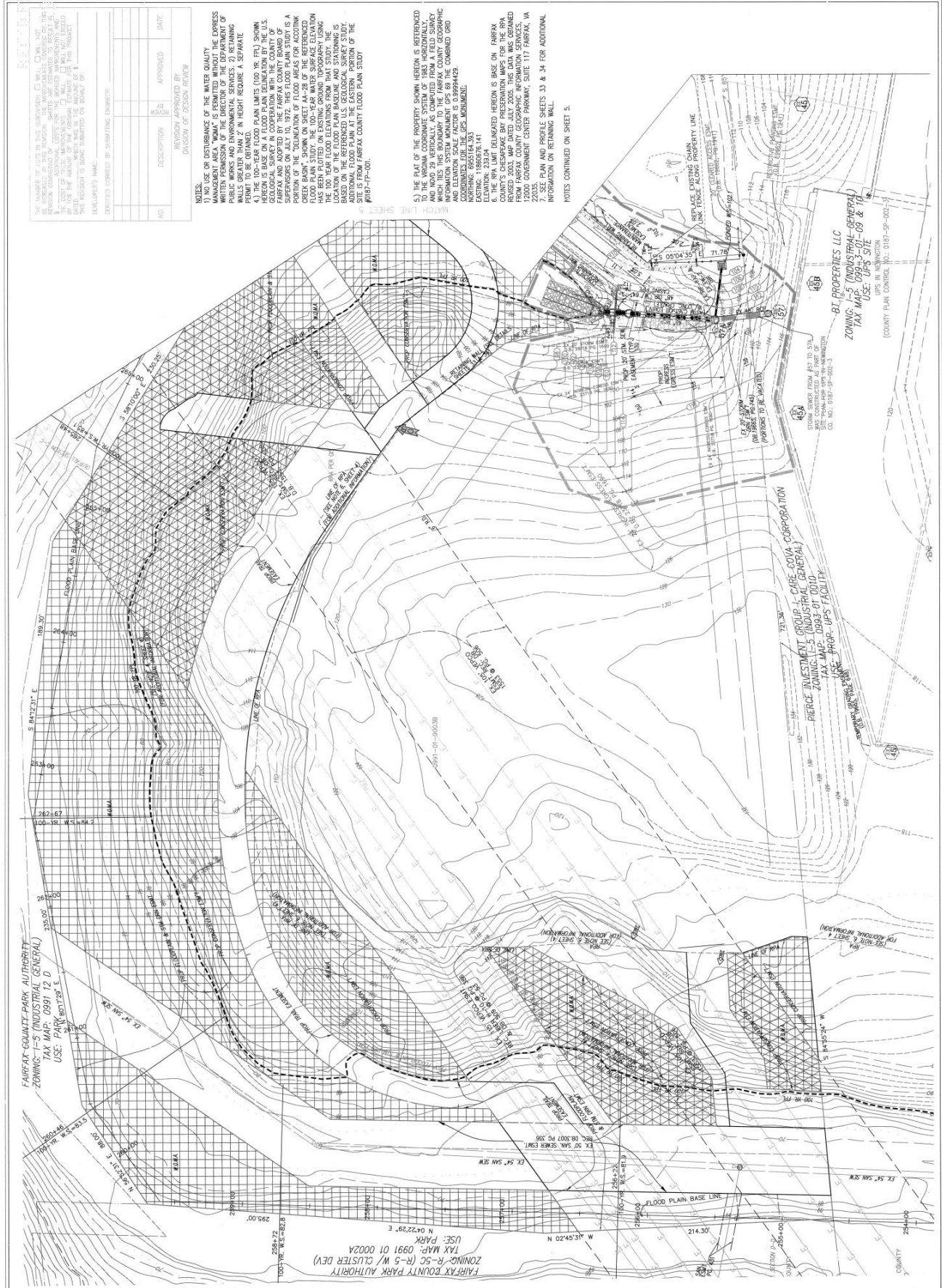
PLAN
PUBLIC IMPROVEMENT

SAGRES LAND
DEVELOPMENT LLC
#8104 ALBAN ROAD,
SPRINGFIELD, VIRGINIA 22150
FAIRFAX COUNTY, VIRGINIA

REVISION	APPROVED BY:	DATE



SCALE: 1"=30'
SHEET 4 OF 37
DATE: JANUARY, 2005
DRAFT: CHECK: FILE NUMBER: 488-1-05-48



FAIRFAX COUNTY PARK AUTHORITY
ZONING: R-5C (R-5 W/ CLUSTER DEV)
TAX MAP: 0991 01 0002A
USE: PARK

FAIRFAX COUNTY PARK AUTHORITY
ZONING: I-5 (INDUSTRIAL GENERAL)
TAX MAP: 0991 12 D
USE: PARK

BT PROPERTIES LLC
ZONING: I-5 (INDUSTRIAL GENERAL)
TAX MAP: UPS SITE
USE: UPS FACILITY

PIERCE INVESTMENT GROUP - CARE COVA CORPORATION
ZONING: I-5 (INDUSTRIAL GENERAL)
TAX MAP: 0993 01 000D
USE: PROPOSED UPS FACILITY

NOTES:
1. THE NUMBER OF LOTS IN THIS SUBDIVISION IS 10. THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA.
2. THE COST OF THIS PROJECT IS ESTIMATED TO BE \$1,000,000.
3. THE 100-YEAR FLOOD PLAN LIMITS (100 YR FFL) SHOWN ON THIS PLAN ARE BASED ON THE 1983 NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AND THE 1983 NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA.
4. THE 100-YEAR FLOOD PLAN LIMITS (100 YR FFL) SHOWN ON THIS PLAN ARE BASED ON THE 1983 NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AND THE 1983 NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA.
5. THE RPA LIMIT DELINEATED HEREON IS BASED ON FAIRFAX COUNTY'S CHEAPAKE BY PRESERVATION MAPS FOR THE RPA, REVISION 10/11/2005. THE DATA WAS OBTAINED FROM THE FAIRFAX COUNTY GIS DATA CENTER AND THE INFORMATION SYSTEM SCALE FACTOR IS 0.99994429.
6. THE RPA LIMIT DELINEATED HEREON IS BASED ON FAIRFAX COUNTY'S CHEAPAKE BY PRESERVATION MAPS FOR THE RPA, REVISION 10/11/2005. THE DATA WAS OBTAINED FROM THE FAIRFAX COUNTY GIS DATA CENTER AND THE INFORMATION SYSTEM SCALE FACTOR IS 0.99994429.
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5-501 Purpose and Intent

The I-5 District is established to provide areas where a wide range of industrial and industrially-oriented commercial activities may locate. Uses allowed in this district shall operate under medium performance standards designed to minimize the impact of noise, smoke, glare, and other environmental pollutants on the industries within the district and on the neighboring lands of higher environmental quality. The business and commercial activities allowed in the district will be those which provide services and supplies primarily to industrial companies, those which engage in wholesale operations, and those which are associated with warehouse establishments.

5-502 Permitted Uses

1. Accessory uses and accessory services uses as permitted by Article 10.
2. Child care centers and nursery schools, limited by the provisions of Sect. 505 below.
3. Churches, chapels, temples, synagogues and other such places of worship.
4. Contractor's offices and shops.
5. Craft beverage production establishments, limited by the provisions of Sect. 505 below.
6. Crematory, human or animal.
7. Establishments for printing of any size, production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, repair or storage of materials, goods or products, and associated retail sales; except bulk storage of flammable materials for resale, and those particular heavy industrial uses set forth in Par. 13 of Sect. 9-501.
8. Establishments for scientific research, development and training.
9. Financial institutions.
10. Funeral homes.
11. Heavy equipment and specialized vehicle sale, rental and service establishments.
12. Kennels, limited by the provisions of Sect. 505 below.
13. Light public utility uses (Category 1), all uses except radio or television broadcasting tower facilities, microwave facilities, satellite earth stations, and mobile and land based telecommunication facilities.
14. Lumber yards and building material yards to include rock, sand and gravel.

15. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
16. Motor freight terminals.
17. Motor vehicle storage and impoundment yards.
18. New vehicle storage.
19. Offices.
20. Private schools of general education, limited by the provisions of Sect. 505 below.
21. Private schools of special education.
22. Public uses.
23. Quasi-public athletic fields and related facilities, limited by the provisions of Sect. 505 below.
24. Recycling centers.
25. Storage yards.
26. Truck rental establishments.
27. Vehicle light service establishments, limited by the provisions of Sect. 505 below.
28. Vehicle major service establishments.
29. Vehicle transportation service establishments.
30. Veterinary hospitals, limited by the provisions of Sect. 505 below.
31. Warehousing and associated retail establishments.
32. Wholesale trade establishments.

5-503 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 3 - Institutional Uses, limited to:
 - A. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general education
2. Group 4 - Community Uses, limited to:

- A. Swimming clubs and tennis clubs/courts
- 3. Group 5 - Commercial Recreation Uses, limited to:
 - A. Bowling alleys
 - B. Commercial swimming pools, tennis courts and similar courts
 - C. Health clubs
 - D. Indoor firing ranges, archery ranges, fencing and other similar indoor recreational uses
 - E. Miniature golf courses
 - F. Skating facilities
 - G. Commercial recreation parks, including mechanical or motorized amusement rides/devices
- 4. Group 8 - Temporary Uses.

5-504

Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

- 1. Category 1 - Light Public Utility Uses, limited to:
 - A. Mobile and land based telecommunication facilities
 - B. Radio and television broadcasting tower facilities, microwave facilities and satellite earth stations
- 2. Category 2 - Heavy Public Utility Uses, limited to:
 - A. Electrical generating plants and facilities
 - B. Sewage treatment and disposal facilities
 - C. Solid waste disposal and treatment facilities including incinerators and landfills
 - D. Supply yards for any public utility
 - E. Water purification facilities
 - F. Local office space and maintenance facilities incidental to any use set forth above
- 3. Category 3 - Quasi-Public Uses, limited to:

- A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general education
 - D. Medical care facilities
 - E. Private clubs and public benefit associations
 - F. Private schools of general education
 - G. Quasi-public parks, playgrounds, athletic fields and related facilities
 - H. Sports arenas, stadiums as a principal use
4. Category 4 - Transportation Facilities.
5. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
- A. Baseball hitting and archery ranges, outdoors
 - B. Car washes
 - C. Carryout restaurants
 - D. Commercial off-street parking in Metro Station areas as a temporary use
 - E. Drive-in financial institutions
 - F. Drive-in motion picture theatres
 - G. Golf courses, country clubs
 - H. Golf driving ranges
 - I. Hotels, motels
 - J. Kennels, outdoor
 - K. Parking, commercial off-street, as a principal use
 - L. Plant nurseries
 - M. Quick-service food stores
 - N. Restaurants

- O. Restaurants with drive-through
- P. Retail sales establishments, as limited by the provisions of Sect. 9-524
- Q. Service stations
- R. Service station/mini-marts
- S. Vehicle light service establishments
- T. Vehicle sale, rental and ancillary service establishments, limited by the provisions of Sect. 9-518

5-505

Use Limitations

1. Vehicle light service establishments shall be permitted by right only when: (a) such use is an integral design element of a site plan for an industrial building complex containing not less than 30,000 square feet of gross floor area; and (b) such use does not have frontage or direct access to a street defined in the adopted comprehensive plan as a major or minor arterial; and (c) the aggregate floor area of such use and those accessory service uses permitted by the provisions of Par. 3 of Sect. 10-202 will not exceed fifteen (15) percent of the total permitted gross floor area of the total land area of the industrial site or park.
2. All uses shall comply with the performance standards set forth in Article 14.
3. Outside storage shall not be located within a minimum required front yard or within a transitional screening area as required by the provisions of Article 13; provided, however, recycling centers shall have no outside storage.
4. Retail sales may be permitted in accordance with the provisions of Part 2 of Article 10 and Part 5 of Article 9. In addition, retail sales may be permitted as an associated use:
 - A. In a warehouse establishment wherein at least sixty (60) percent of the above-ground gross floor area of the establishment is devoted to warehouse use which is not display area, or
 - B. In an establishment for printing, production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, repair or storage of materials, goods or products, provided the associated retail sales area shall be limited to ten (10) percent of the gross floor area of the establishment.
5. Motor vehicle storage and impoundment yards shall be used only for the temporary storage of wrecked and/or inoperative and/or abandoned vehicles, but shall not include the dismantling, wrecking or sale of said vehicles or parts thereof.
6. Child care centers, nursery schools and private schools of general education shall be subject to Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia, as applicable, and shall be permitted by right only when:

- A. Such use is located in an office or industrial park, provided, however, that, notwithstanding the definitions, the requirement for a minimum number of different tenants shall not be applicable.
 - B. All vehicular access to the use shall be provided via the internal circulation system of the park.
7. No recycling center shall receive, store, process or transfer any material other than source-separated nonputrescible or source-separated commingled nonputrescible metal, glass, paper or plastic containers, corrugated cardboard or other recyclable materials designated by the Director of the Department of Public Works and Environmental Services or designee.
8. Quasi-public athletic fields and related facilities shall be permitted by right in accordance with the following:
- A. Such use is not specifically precluded or regulated by any applicable proffered condition, development condition, special permit or special exception condition;
 - B. Such use shall be permitted on an interim basis for a period not to exceed five (5) years, provided, however, that upon request by the property owner, subsequent extensions of up to five (5) years each may be approved by the Board;
 - C. No structure or field shall be located within 100 feet of any adjoining property which is in an R district;
 - D. The use of lighting or loudspeakers for the athletic field or facility shall not be permitted;
 - E. Notwithstanding the provisions of Article 13, transitional screening shall not be required unless determined necessary by the Director;
 - F. Parking to accommodate such use shall be provided on-site. In the event such use is to be located on-site with another use, the Director may allow existing off-street parking to serve such use provided the hours of operation of the two uses do not coincide; and
 - G. There shall be a sign which identifies the athletic field as an interim use of the site. No such sign shall exceed thirty-two (32) square feet in area or be less than ten (10) square feet in area, exceed eight (8) feet in height or be located closer than five (5) feet to any street line.
9. Kennels and veterinary hospitals shall be permitted by right when located within a completely enclosed building which is adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other property in the area. In addition, the Health Department shall approve the construction and operation of all veterinary hospitals prior to issuance of any Building Permit or Non-Residential Use Permit.

10. Craft beverage production establishments are permitted by right in accordance with the following:
 - A. A tasting room, consisting of up to 30% of the total gross floor area of the establishment, for the consumption of products produced on-site may be permitted as an accessory use. Any food served shall be as an accompaniment to those products produced on-site, and shall be limited to pre-packaged food items or food items that require limited preparation and/or reheating.
 - B. Parking for the portion of the establishment devoted to production activities must be provided in accordance with the parking requirements for a manufacturing establishment pursuant to Sect. 11-105 of the Zoning Ordinance. Parking for a tasting room must be provided in accordance with the requirements of Sect. 11-104 of the Zoning Ordinance.
 - C. Retail sales may be permitted as an accessory use, provided the associated retail sales area shall be limited to ten (10) percent of the gross floor area of the establishment.
 - D. Storage of materials used in the production process shall only be permitted within a completely enclosed structure.

5-506 Lot Size Requirements

1. Minimum lot area: 20,000 sq. ft.
2. Minimum lot width: 100 feet
3. The minimum lot size requirements may be waived by the Board in accordance with the provisions of Sect. 9-610.

5-507 Bulk Regulations

1. Maximum building height: 75 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607
2. Minimum yard requirements
 - A. Front yard: Controlled by a 45° angle of bulk plane, but not less than 40 feet
 - B. Side yard: No Requirement
 - C. Rear yard: No Requirement
3. Maximum floor area ratio: 0.50, provided however, an increase to 1.00 may be permitted by the Board in accordance with the provisions of Sect. 9-618
4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

5-508 Open Space

15% of the gross area shall be landscaped open space

5-509 Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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