

INDUSTRIAL PROPERTY FOR LEASE OR SALE

GROUND-UP INDUSTRIAL FLEX SPACE IN EISENHOWER WEST

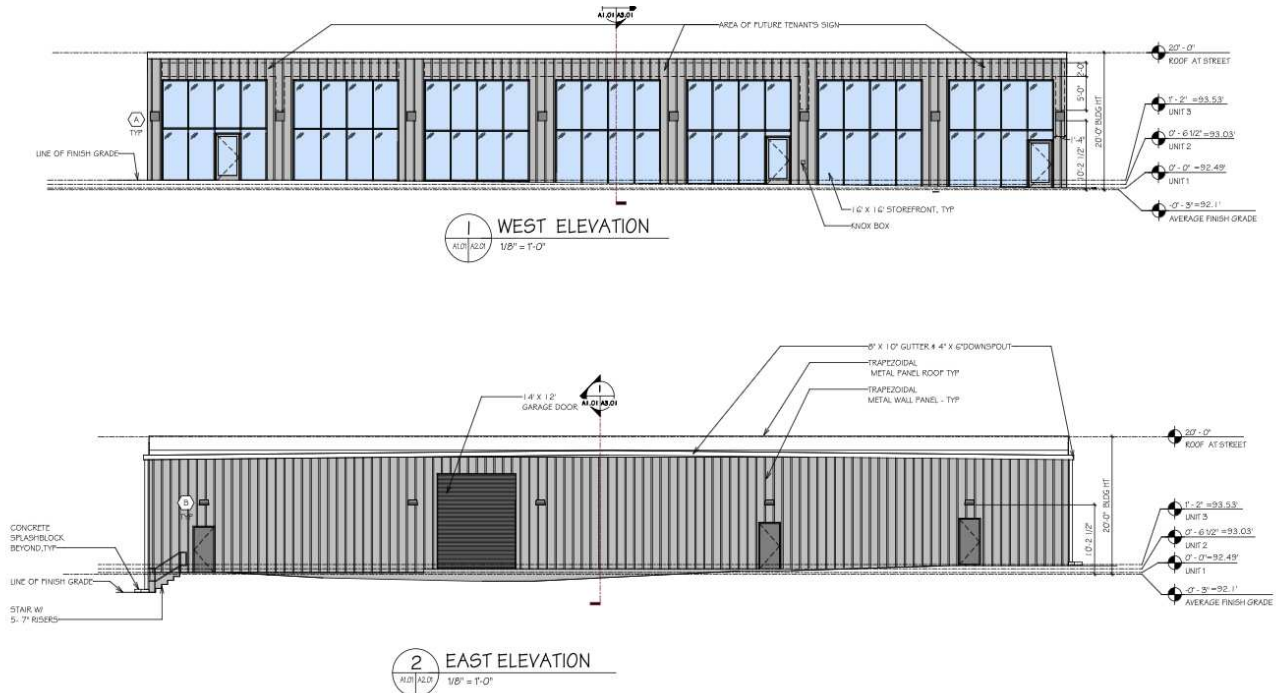
550 S PICKETT ST, ALEXANDRIA, VA 22304



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover an exceptional new build industrial leasing opportunity at 550 South Pickett Street. Located within the rapidly developing Eisenhower West neighborhood of Alexandria, this modern flex space will consist of 3 units and have rare access to private parking in the rear of the building. It will be ideally positioned near major transportation routes, including I-495 and the Eisenhower Avenue corridor, and also serviced directly by Alexandria's DASH bus system line, with a 7A & 32 bus stop located right on the premises. The spacious and modern building will feature soaring, 20 foot ceiling heights and include a façade that's clad with multiple bays of glass windows. It is topped with ample area for signage.

PROPERTY HIGHLIGHTS

- 3 available units, each with 20 ft ceilings and private parking
- Industrial (I) Zoning
- Walk Score of 85 (Very Walkable)
- Situated in the heart of Alexandria's Eisenhower West
- Under 1 mile to the Van Dorn Street Metro Station and I395
- Pickett Road hosts 18,000 vehicles per day
- Located directly on Alexandria's DASH bus line

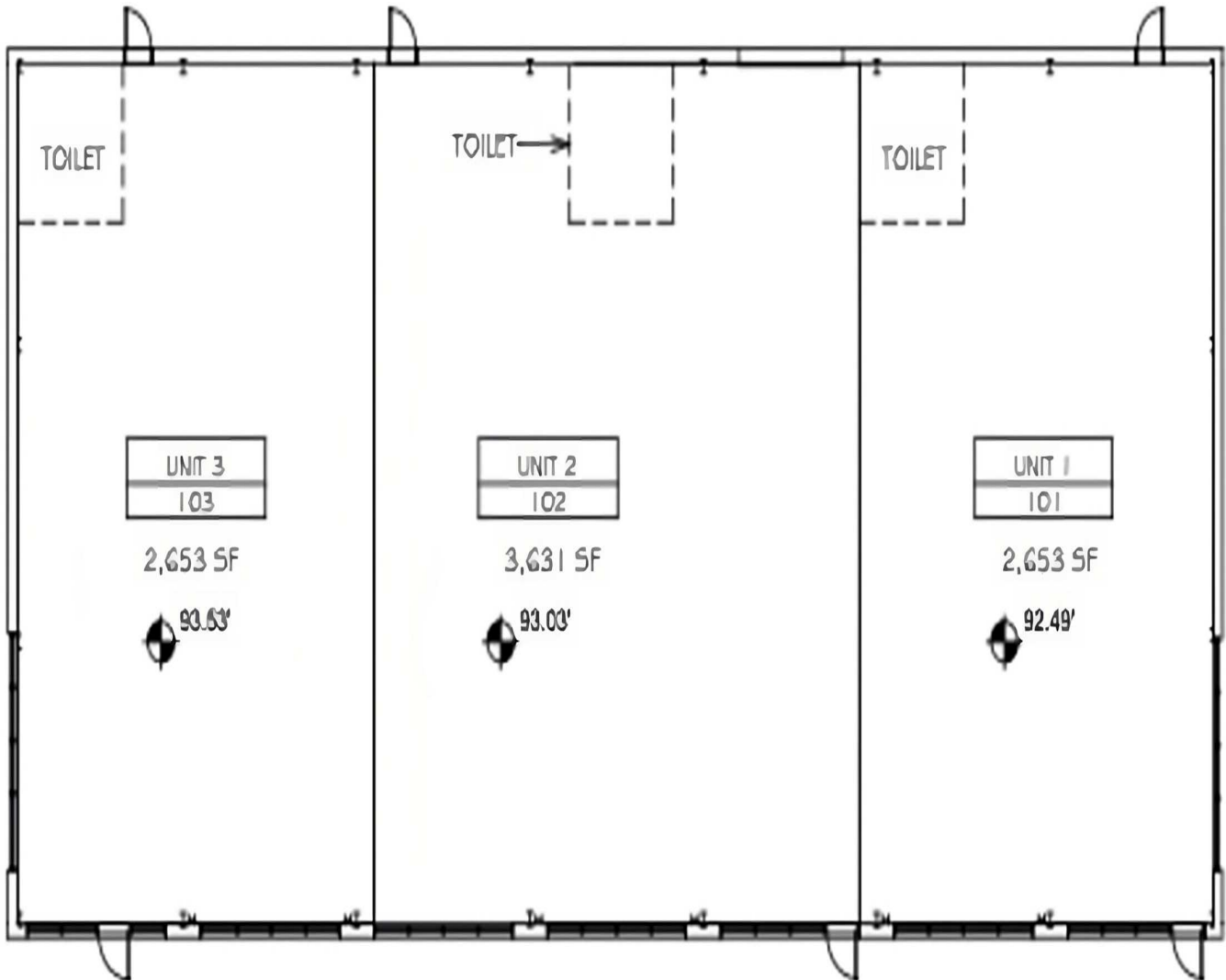
OFFERING SUMMARY

Lease & Sale Price:	Negotiable
Number of Units:	3
Available SF:	8,937 SF
Lot Size:	32,488 SF
Building Size:	8,937 SF

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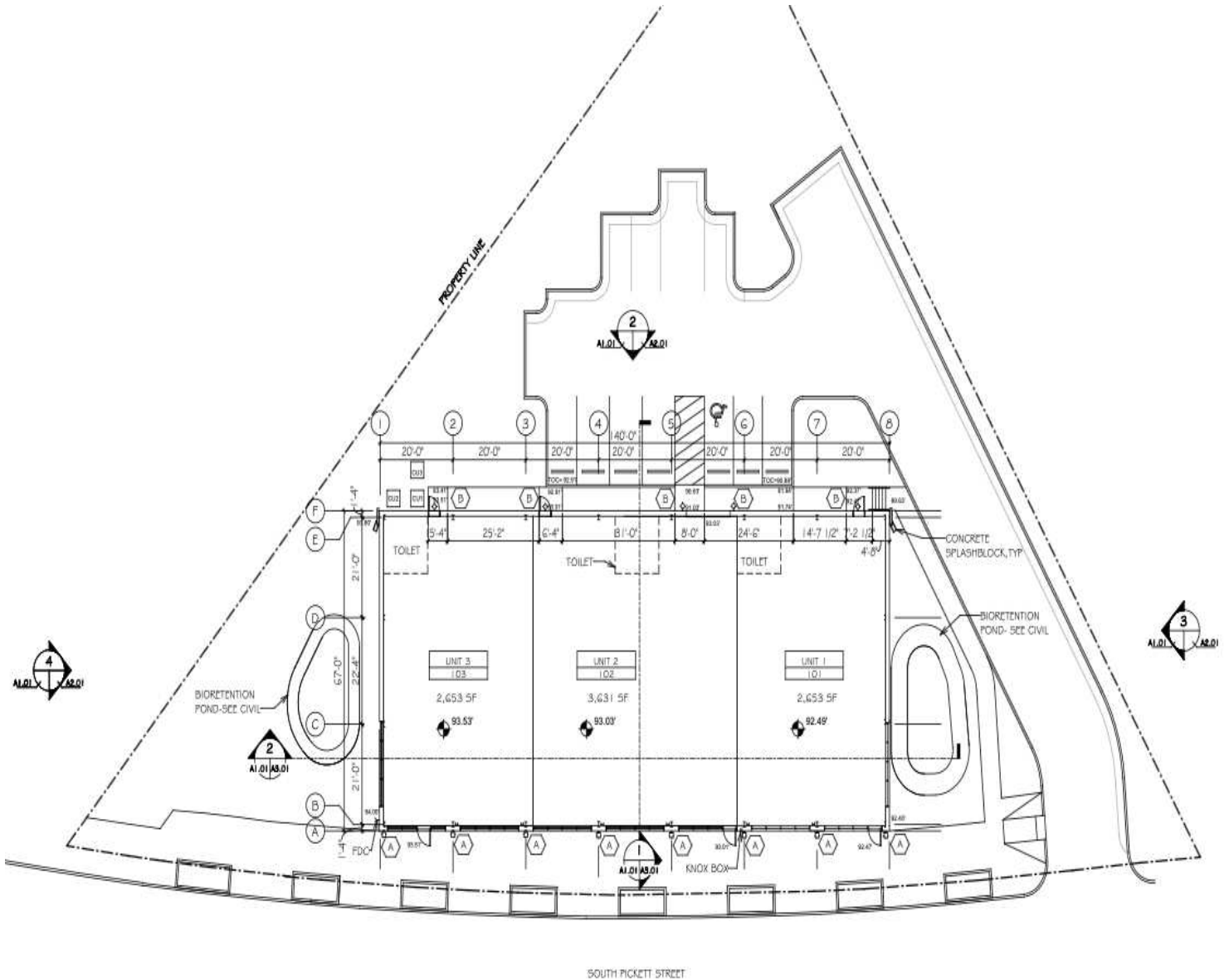
PROPOSED FLOOR PLANS



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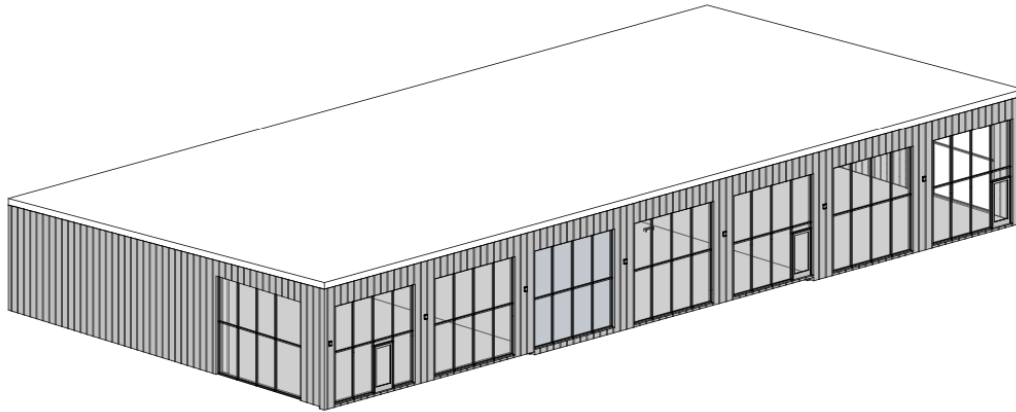
PROPOSED SITE PLAN



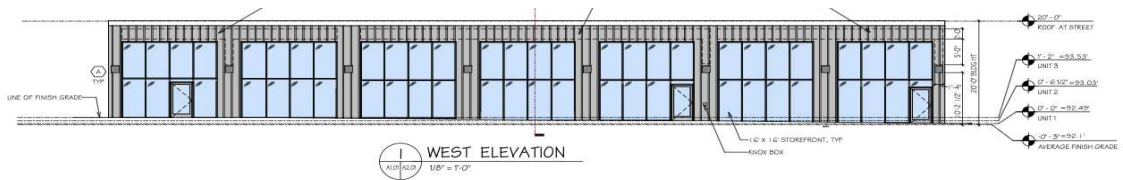
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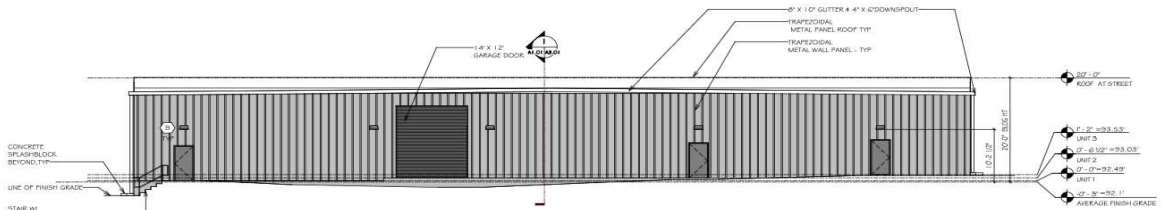
PROPOSED SITE PLAN



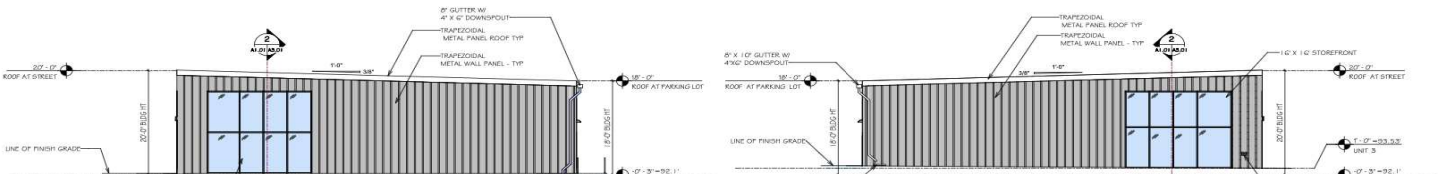
NORTH WEST MASSING



WEST ELEVATION



EAST ELEVATION



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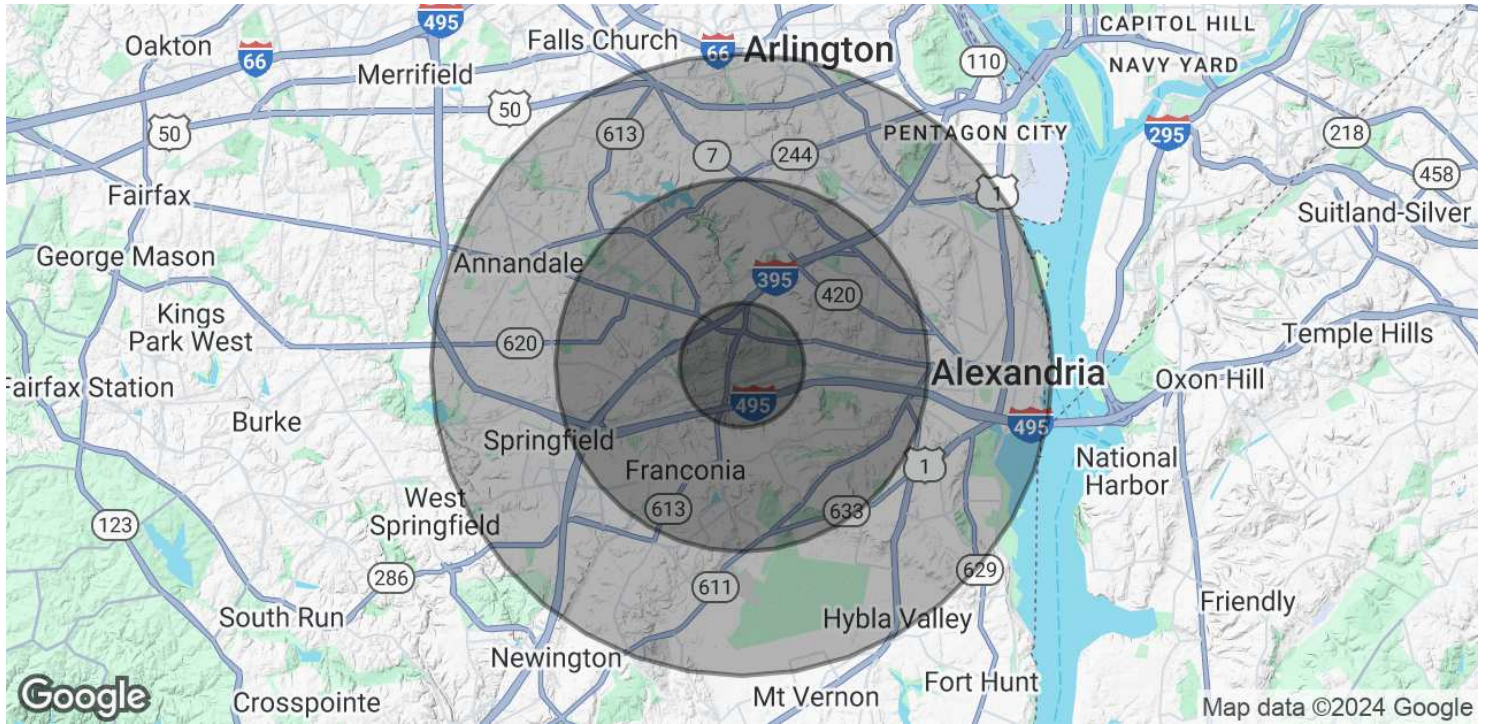
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



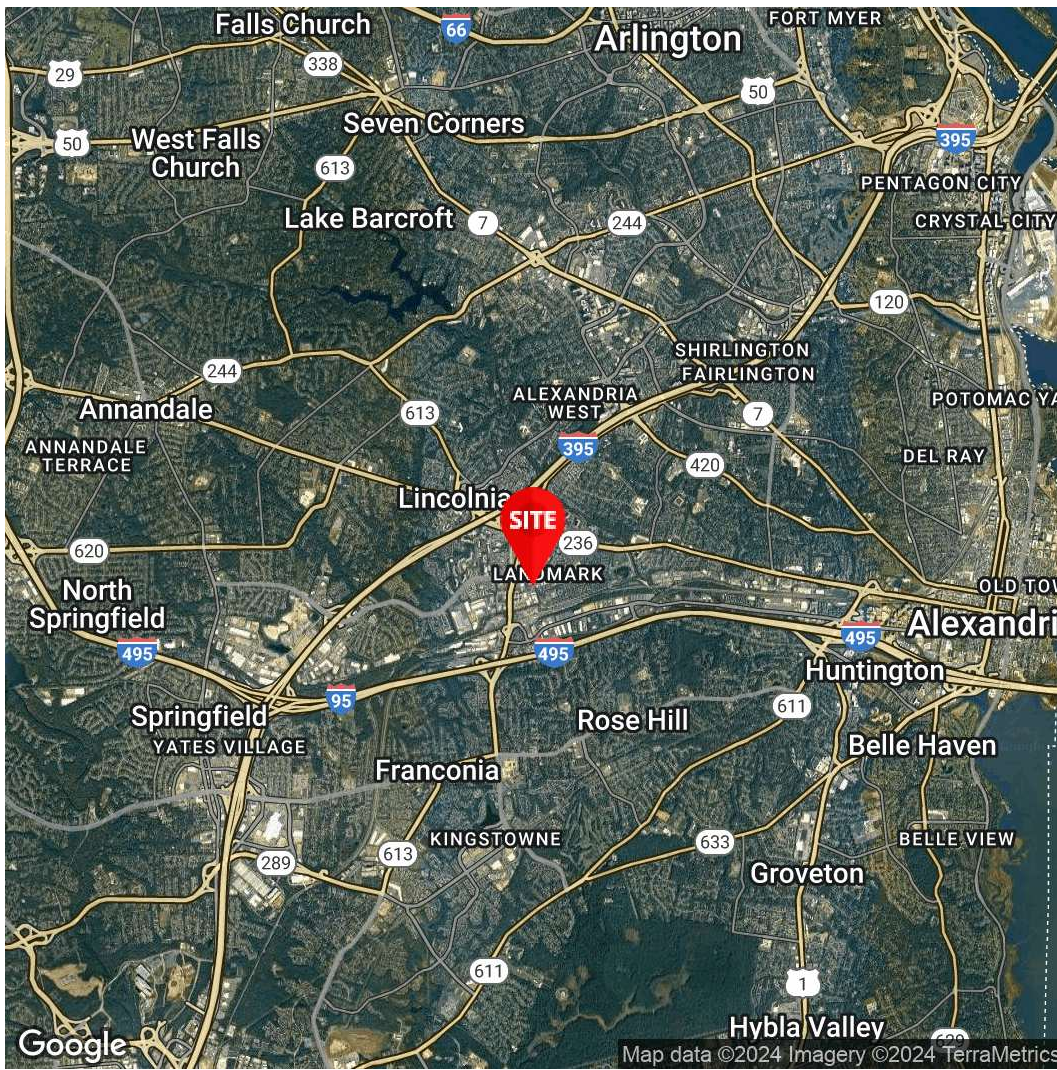
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	34,616	185,914	539,945
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	40

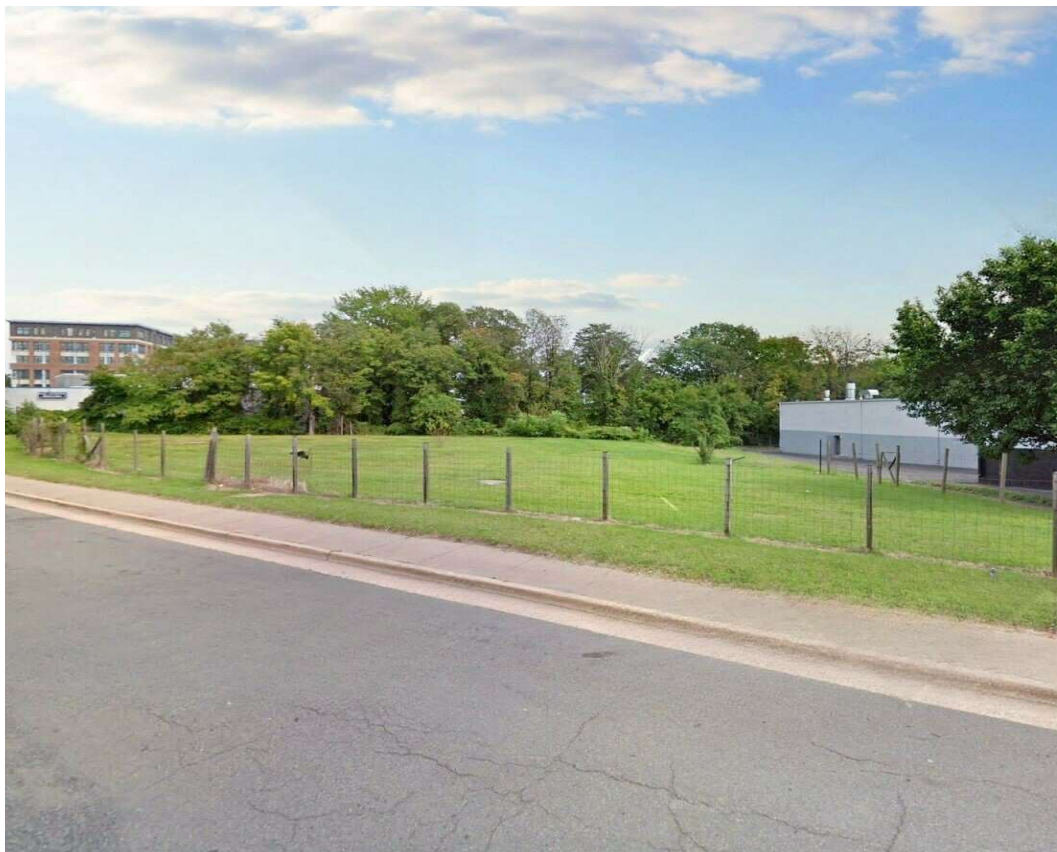
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	16,636	77,732	221,063
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$121,014	\$149,847	\$161,262
Average House Value	\$474,664	\$654,539	\$736,066

Demographics data derived from AlphaMap



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