

# Newington Business Center

For Lease | Lorton, VA



## Get more information

**Tripp Tarro**  
Vice President  
+1 703 992 6053  
tripp.tarro@avisonyoung.com

8300 Greensboro Drive, Suite 275  
Tysons, Virginia 22102  
+1 703 288 2700  
[avisonyoung.com](http://avisonyoung.com)



VELSOR PROPERTIES, LLC



### The opportunity

Newington Business Center is located at 8532-8540 Terminal Road in Lorton, VA. The properties are easily accessible from Fairfax County Parkway/VA-286 and I-95. Only 35 minutes from Washington Dulles International Airport, 25 minutes from Washington National Airport, less than 20 miles from Washington, DC, 20 miles from Quantico, and just minutes from Fort Belvoir; Newington Business Center is a logistically sound location for a variety of business purposes.

### Summary of facts

Number of Buildings:	Seven
Total Size:	255,600 square feet
Availability:	One story (plus mezzanine) flex/light industrial/warehouse
Year Built:	1986
Zoning:	I-6
Construction Type:	Brick and block
Fire Safety:	Fully sprinklered
Loading:	Plentiful drive-ins and docks; varies by space
Ceiling Height:	20'
Parking:	Surface adjacent to the premises



### Get more information

**Tripp Tarro**  
Vice President  
+1 703 992 6053  
tripp.tarro@avisonyoung.com

8300 Greensboro Drive, Suite 275  
Tysons, Virginia 22102  
+1 703 288 2700  
**avisonyoung.com**





**Get more information**

**Tripp Tarro**  
Vice President  
+1 703 992 6053  
tripp.tarro@avisonyoung.com

8300 Greensboro Drive, Suite 275  
Tysons, Virginia 22102  
+1 703 288 2700  
**avisonyoung.com**



8532 Terminal Road | Building 1

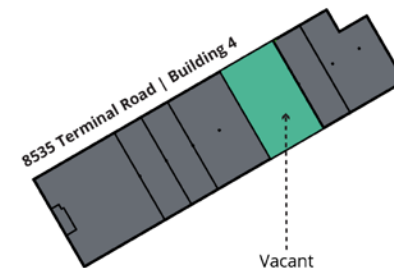


8533 Terminal Road | Building 2



No space currently available

8534 Terminal Road | Building 3



Vacant  
Suite DE  
6,024 RSF

8536 Terminal Road | Building 5



Vacant  
Suite DEUV  
6,000 RSF

8540 Terminal Road | Building 7



No space currently available

8538 Terminal Road | Building 6



Vacant  
Suite EFR  
4,240 RSF

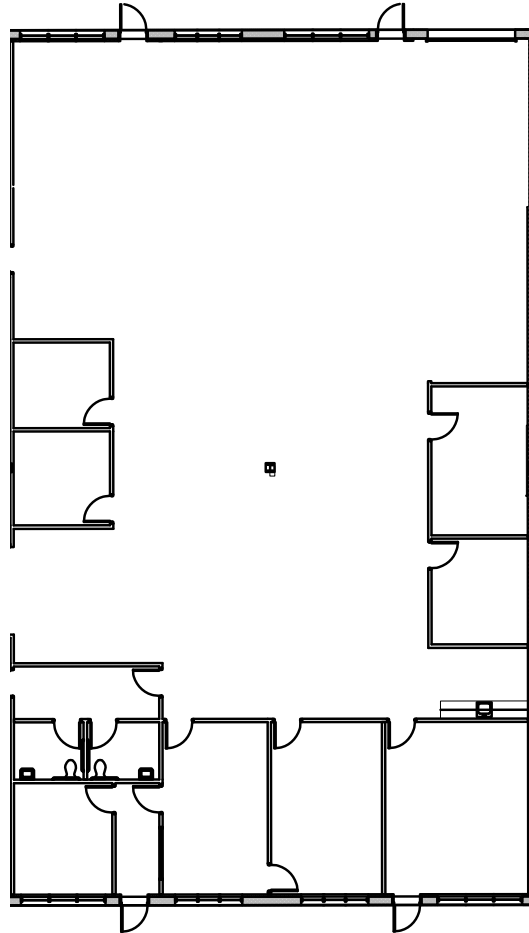
### Get more information

**Tripp Tarro**  
Vice President  
+1 703 992 6053  
tripp.tarro@avisonyoung.com

8300 Greensboro Drive, Suite 275  
Tysons, Virginia 22102  
+1 703 288 2700  
**avisonyoung.com**



Suite DEUV / 6,000 RSF



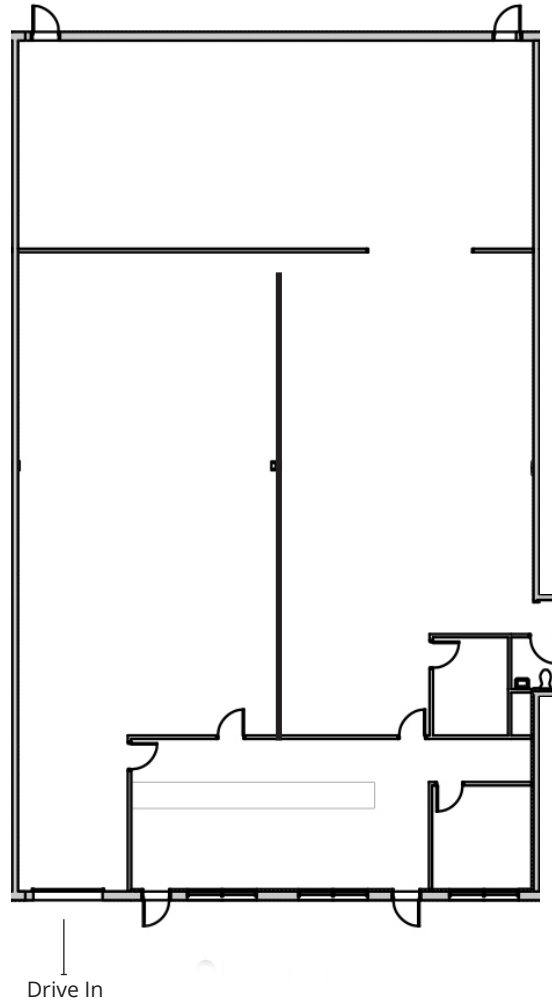
## Get more information

**Tripp Tarro**  
Vice President  
+1 703 992 6053  
tripp.tarro@avisonyoung.com

8300 Greensboro Drive, Suite 275  
Tysons, Virginia 22102  
+1 703 288 2700  
[avisonyoung.com](http://avisonyoung.com)



Suite DE / 6,024 RSF



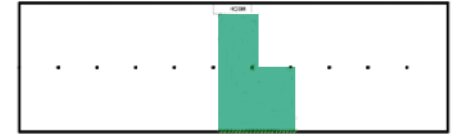
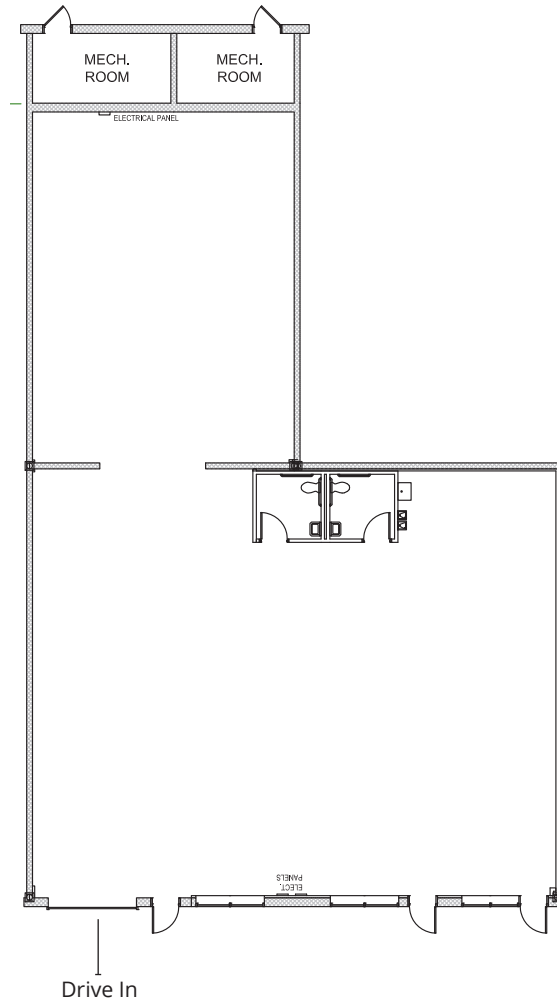
## Get more information

**Tripp Tarro**  
Vice President  
+1 703 992 6053  
tripp.tarro@avisonyoung.com

8300 Greensboro Drive, Suite 275  
Tysons, Virginia 22102  
+1 703 288 2700  
[avisonyoung.com](http://avisonyoung.com)



Suite EFR / 4,240 RSF  
*Available on 4/8/2024*



### Get more information

**Tripp Tarro**  
Vice President  
+1 703 992 6053  
tripp.tarro@avisonyoung.com

8300 Greensboro Drive, Suite 275  
Tysons, Virginia 22102  
+1 703 288 2700  
**avisonyoung.com**





## Get more information

**Tripp Tarro**  
Vice President  
+1 703 992 6053  
tripp.tarro@avisonyoung.com

8300 Greensboro Drive, Suite 275  
Tysons, Virginia 22102  
+1 703 288 2700  
**avisonyoung.com**



VELSOR PROPERTIES, LLC