



### Summary

Zoning: IH – Industrial Heavy  
City of Fairfax

#### Available Bays:

Bay 2: 4,015 SF

Bay 3: 4,023 SF

Bay 4: 4,061 SF

Bay 9: 3,993 SF

#### Off Market for Sale:

Available Space: 4,000 SF to  
20,000 SF

### Property Highlights

- Rare warehouse available for sale in the heart of Fairfax City
- Fully air-conditioned unit in great condition
- Available October 2024
- Additional 12,000 SF available for sale October 2024
- Call for details

#### Demographics

#### 2 Miles

#### 5 Miles

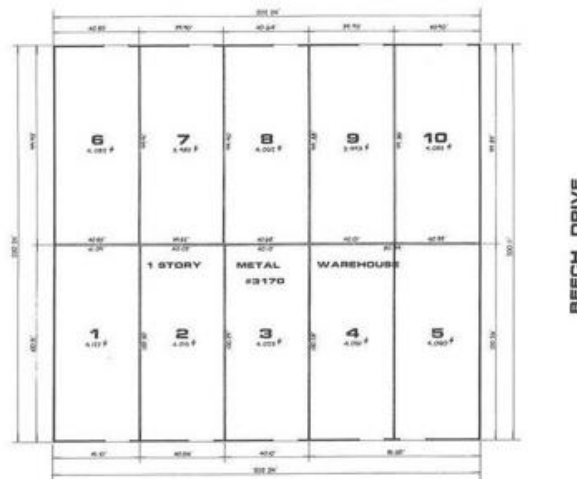
#### 10 Miles

Total Households:	22,930	112,071	432,776
Total Population:	60,970	305,901	1,148,452
Average HH Income	\$160,141	\$162,340	\$157,019

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Bay Layout



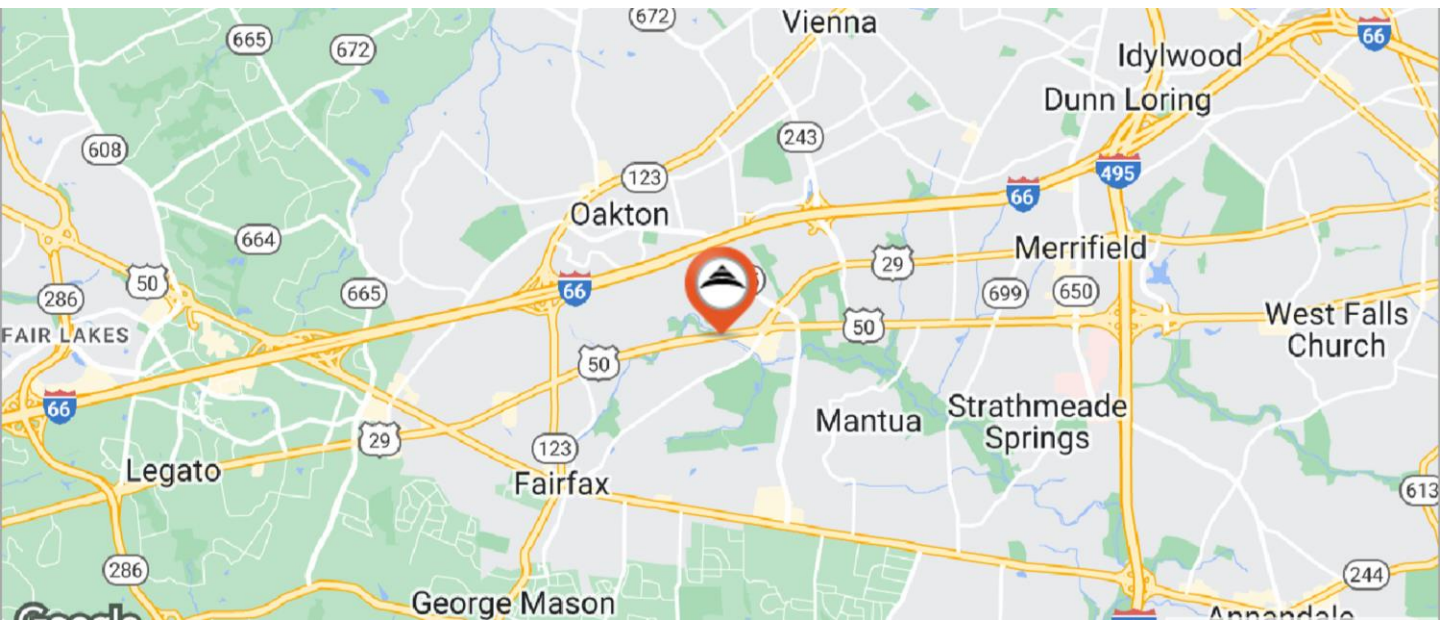
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Retail Map



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