

FOR LEASE

8419 TERMINAL ROAD
LORTON, VA 22079

TARTAN
PROPERTIES



OFFERING SUMMARY

Lease Rate:	\$15.75 /SF (NNN)
Building Size:	67,220 SF
Bay E:	4,000 SF
Zoning:	I-6 (Heavy Industrial District)
Market:	Lorton/ I-95 Industrial
Clearance:	15'-8'
Access:	Drive-in

PROPERTY OVERVIEW

Rare I-6 property for lease in the Springfield/Newington area allows for a range of uses. Units are fully conditioned with a small office. Parking available at 1.5 spaces per 1,000 sf. Property one mile off I-95 and two miles to Fort Belvoir.

PROPERTY HIGHLIGHTS

- Space will be delivered with 2 new space heaters and in shell condition
- I-6 zoning provides for range of uses including including heavy industrial activities where the traffic to and from the district may be intensive and which may include noise, vibration and other environmental pollutants
- All units are drive-in
- Operating Expenses estimated to be \$2.95/sf passed through to Tenants
- Term offered: 3-5 years
- Unit has 1 bathroom
- Quick access to I-395/Newington exit (1mi); Fairfax Pkwy/SR286 (.5 mi); Telegraph Road (2 mi); Capital Beltway (5 mi); Located 2 miles from Ft. Belvoir

Leasing by:

Mike Porterfield 703.836.6558 | mike@tartanproperties.com

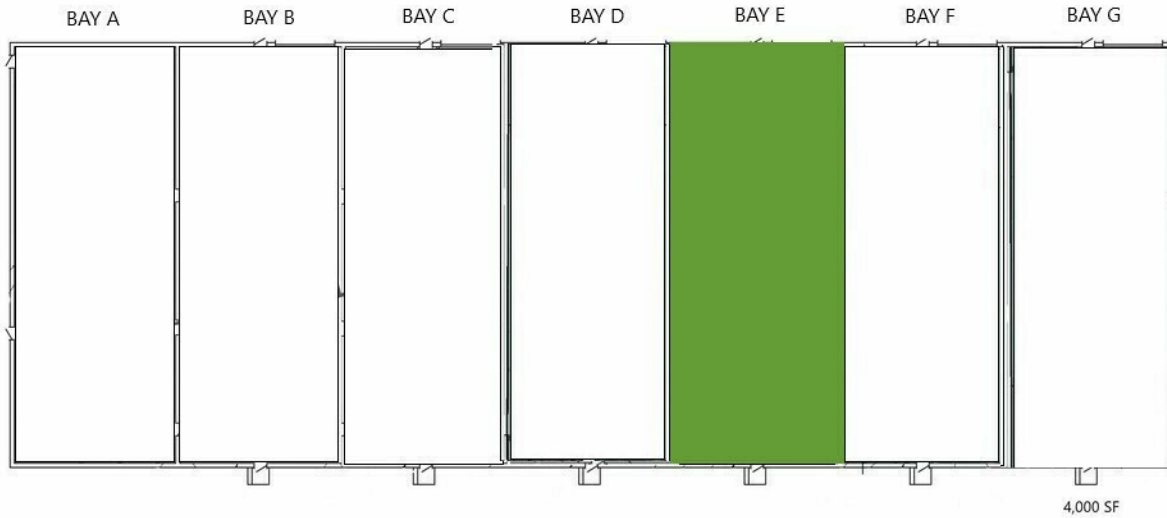


www.tartanproperties.com

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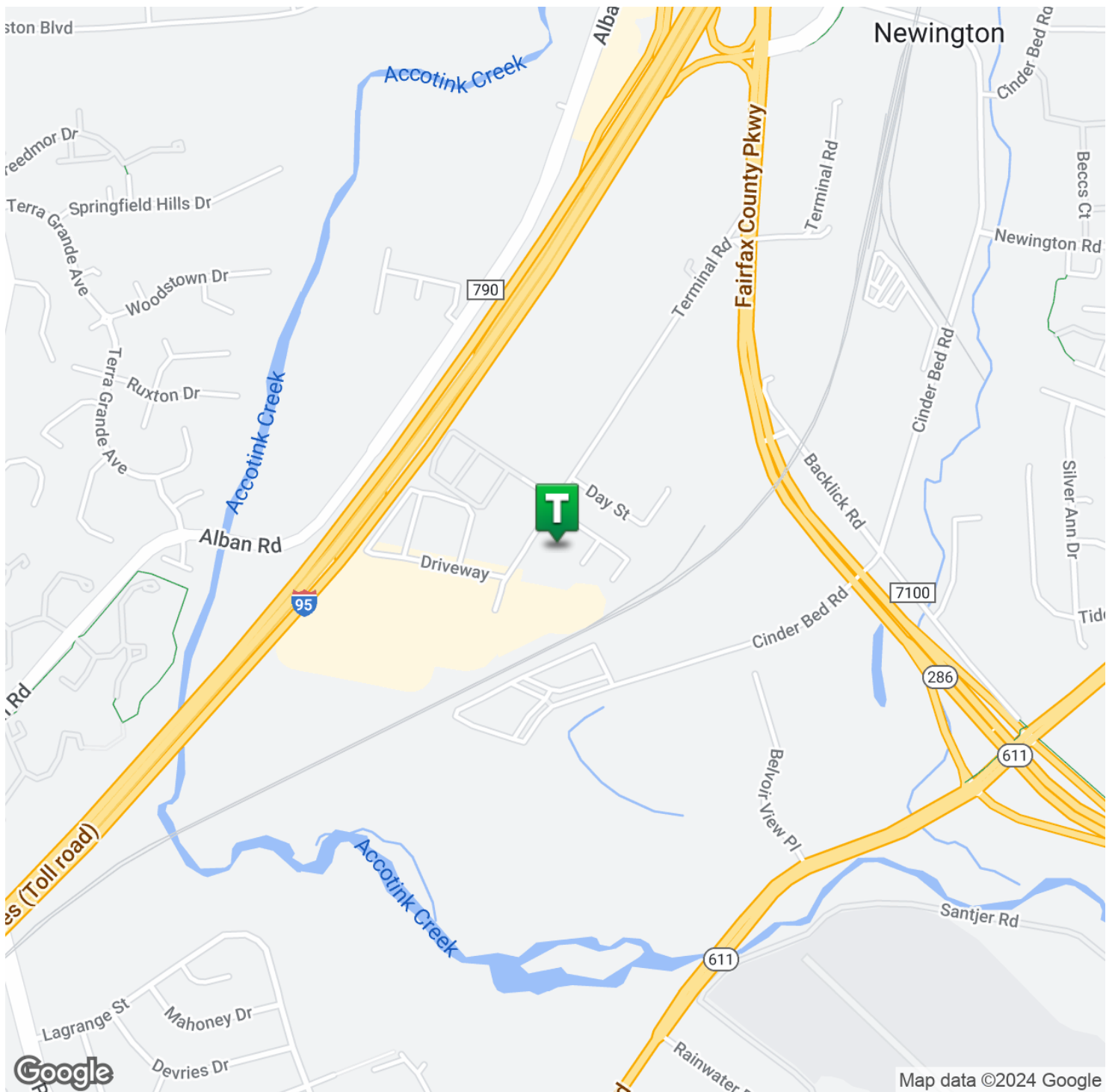


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