

# FLEET INDUSTRIAL PARK

ALEXANDRIA, VIRGINIA 22310



VELSOR PROPERTIES, LLC



## Warehouse Space For Lease

13 Miles South of Washington, DC & 3 Miles from the “Mixing Bowl”  
where I-95, I-395 and I-495 join in Fairfax County

FOR MORE INFORMATION PLEASE CONTACT:

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## Fleet Industrial Park

Alexandria, VA 22310



# Fleet Industrial Park

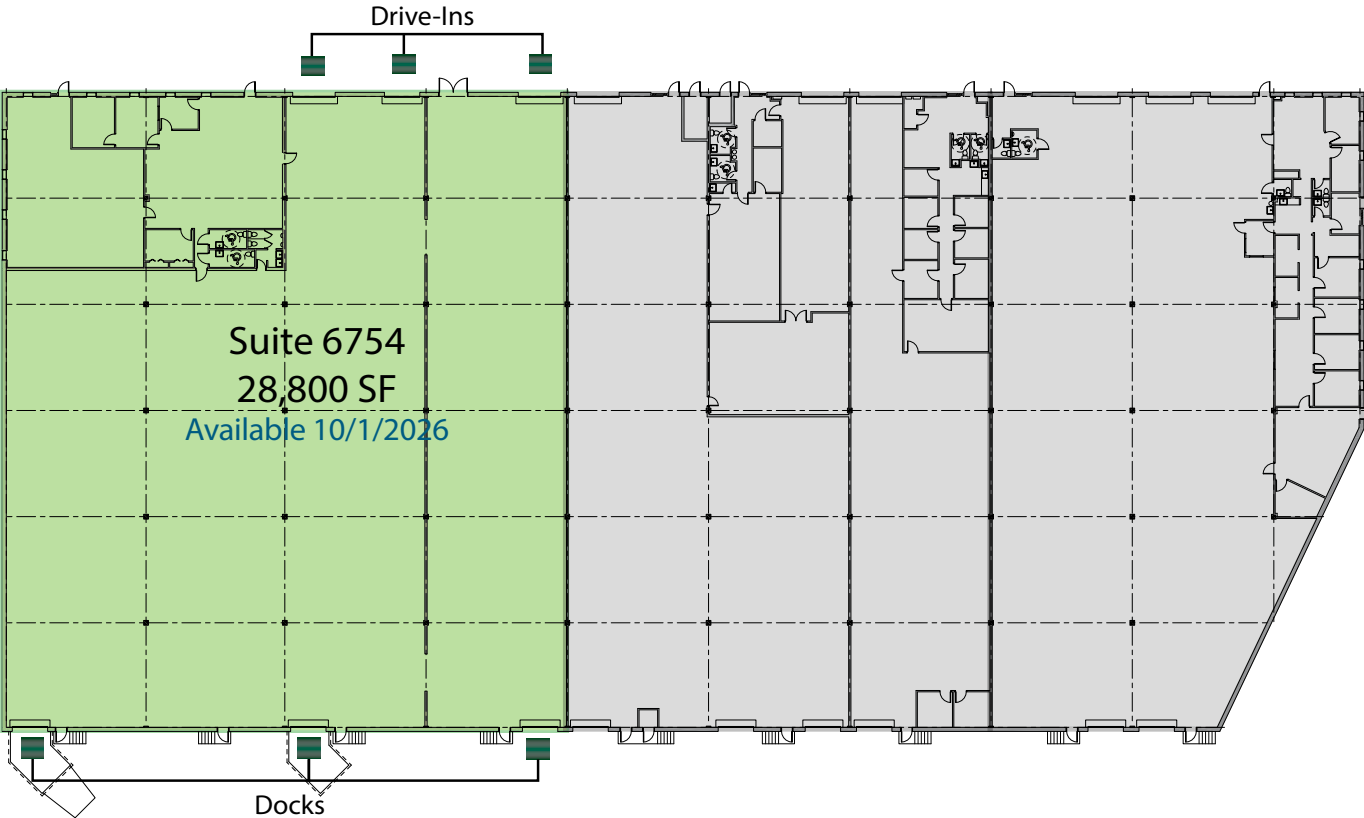
Fleet Industrial Park is a **491,325 SF business park** consisting of **8 Industrial warehouse buildings**. It is located in Alexandria, Virginia, just **minutes from Interstate 95 and 495**. The park offers **clear heights ranging from 18 to 24 feet**, and contains **63 loading docks** and **50 drive-ins**, creating a highly functional warehouse facility for industrial and flex users.

## Highlights

- Allows for flexible tenant uses with **18' to 24' Clear Heights**
- **63 Loading Docks**
- **50 Drive-in Doors**
- Average of **90' Truck Court Radius**
- **Zoned I-4 (Fairfax County)**
- Located just **13 miles** south of **Washington, DC** and **3 miles** from the "Mixing Bowl" where **I-95, I-395 and I-495** join in Fairfax County
- Constructed of **brick and block**
- Built in 1971



BUILDING 7 | 6744 - 6760 GRAVEL AVE



Rental Rate	Negotiable
Space	Suite 6754: <b>28,200 SF</b> ± 4,200 SF of Office Space Available October 1, 2026
Parking	Abundant
Column Spacing	30' x 40'
Zoning	I-4
Ceiling Height	20'
Operating Expenses	\$2.57 PSF
Loading	Three (3) Docks Three (3) Drive-Ins



BUILDING 7 | 6744 - 6760 GRAVEL AVE

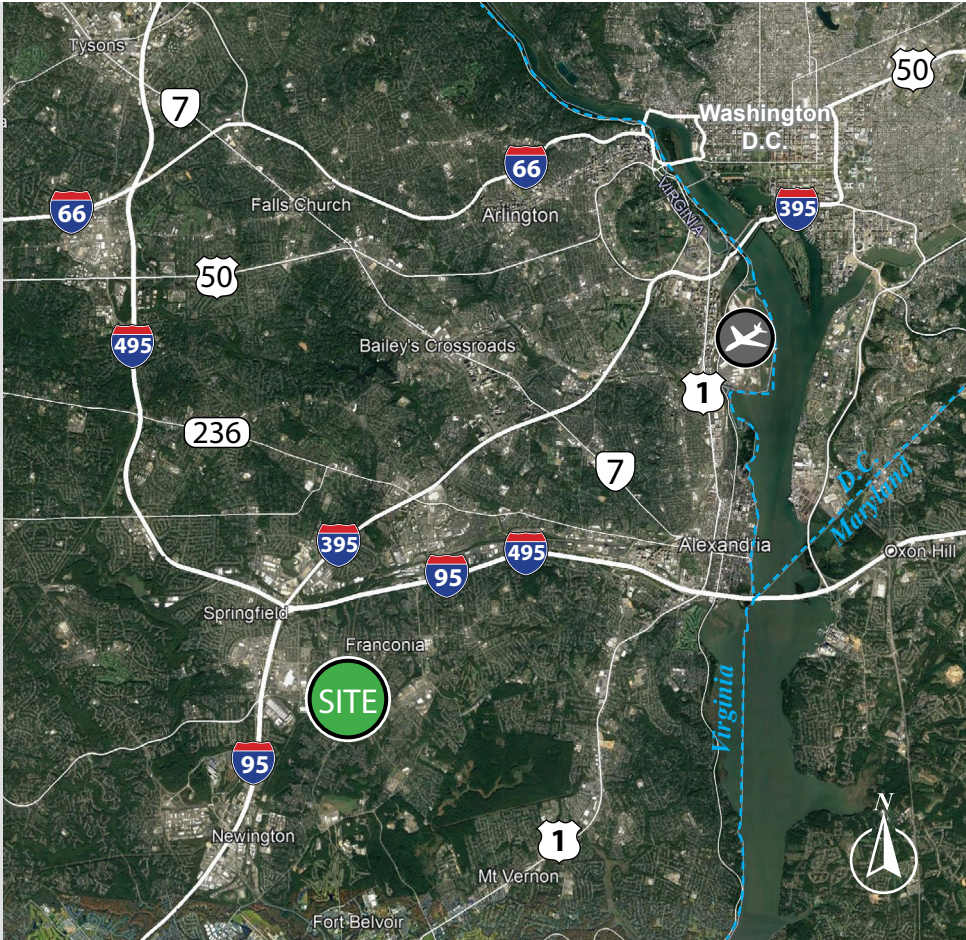


Rental Rate	Negotiable
Space	Suite 6744: <b>17,200 SF</b> ±2,575 SF of Office Space Available April 1, 2026
Parking	Abundant
Column Spacing	30' x 40'
Zoning	I-4
Ceiling Height	20'
Operating Expenses	\$2.57 PSF
Loading	Two (2) Docks Three (3) Drive-Ins



## The Location

- Located just **13 miles south of Washington, DC**
- **3 miles** from the “mixing bowl” where **I-95, I-395** and **I-495** join
- Within **walking distance to reasturants and shops**
- **Less than 1 mile to Franconia / Springfield Metro Station**



Distance To Locations:	
I-95 ..... 1.25 Miles	Ron. Reagan Airport .....8 Miles
I-495 ..... 1.5 Miles	I-66 ..... 8.5 Miles
I-395 ..... 2 Miles	Washington D.C. .... 13 Miles

Demographics	1 Mile	3 Mile	5 Mile
Daytime Employees	12,531	57,759	163,912
Avg. Household Income	\$176,719	\$174,238	\$163,235
Population	17,466	110,552	359,880

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