

## FLEET INDUSTRIAL PARK

ALEXANDRIA, VIRGINIA 22310



# 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

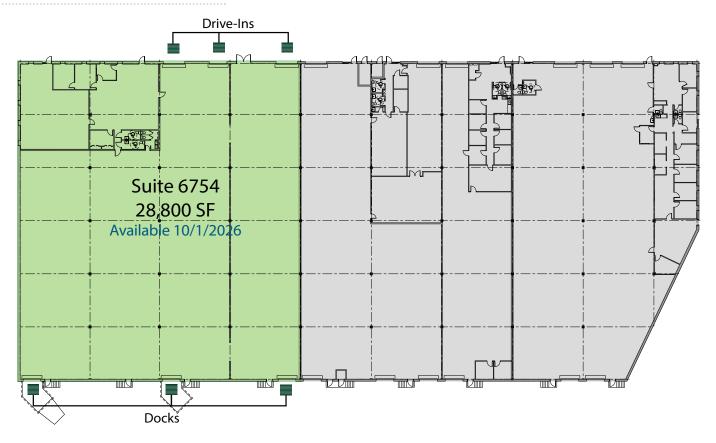
Fleet Industrial Park is a 491,325 SF business park consisting of 8 Industrial warehouse buildings. It is located in Alexandria, Virginia, just minutes from Interstate 95 and 495. The park offers clear heights ranging from 18 to 24 feet, and contains 63 loading docks and 50 drive-ins, creating a highly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

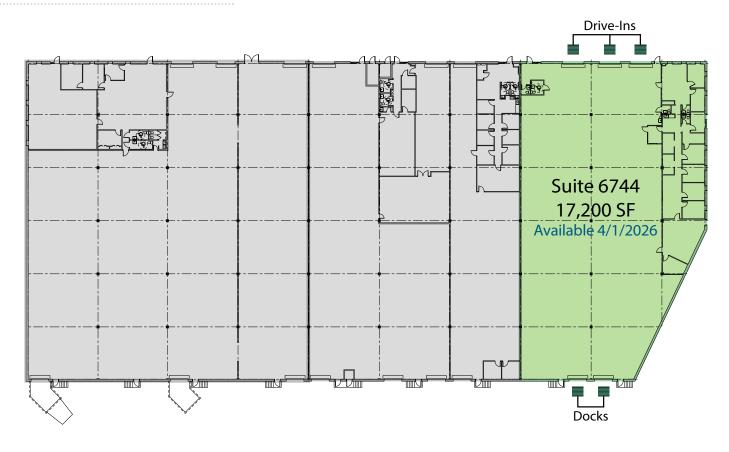
#### **BUILDING 7** | 6744 - 6760 GRAVEL AVE





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

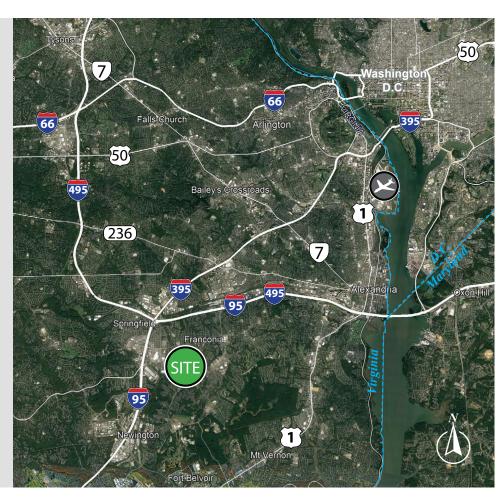




Rental Rate	Negotiable	
Space	Suite 6744: <b>17,200 SF</b> ±2,575 SF of Office Space Available April 1, 2026	
Parking	Abundant	
Column Spacing	30' x 40'	
Zoning	I-4	
Ceiling Height	20'	
Operating Expenses	\$2.57 PSF	
Loading	Two (2) Docks Three (3) Drive-Ins	

### 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 Airport8 Miles
I-495 1.5 Miles	I-66 8.5 Miles
I-3952 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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