

# GIBSON WAREHOUSE

5751 GENERAL  
WASHINGTON DRIVE

49,896 SF

5751  
GENERAL  
WASHINGTON  
DRIVE

495

395

495

95



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 TRANSWESTERN



A **rare and unique opportunity** to acquire an **iconic and well-located industrial asset with established tenants**. The Fairfax County submarket provides a thriving workforce for industrial and service-oriented businesses.

## HIGHLIGHTS

### In a 10-mile radius:

- » **1.3M** Residents
- » **93%** Workforce is employed in Industrial, Logistics, and Service-Related Sectors
- » **60%** Workforce Holds a Bachelor's Degree
- » **\$150,000** Median Household Income

### I-5 Zoning (Fairfax County)

#### Permitted Uses Include:

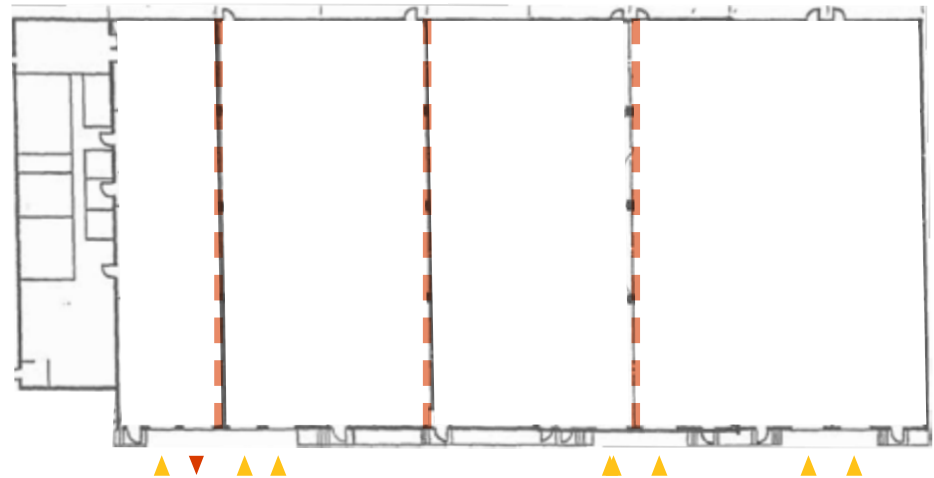
- » Light manufacturing
- » Warehousing and distribution
- » Contractor services
- » Research and development



## THE MARKET

Recognized as the most highly desirable submarket of Northern Virginia, coupled with a limited supply of industrial product, the I-495 / I-95 Springfield submarket enjoys a high volume of demand. The submarket historically has maintained a low vacancy rate, due to the limited supply of developable ground. The appetite for industrial real estate is predicted to remain robust especially within those easily accessible markets.

### Floor Plan



#### LEGEND

- Existing Demising Walls
- ▼ Drive-In
- ▲ Loading Docks

# BUILDING SPECIFICATIONS

## GENERAL SPECIFICATIONS

<b>Property Address</b>	5751 General Washington Drive, Alexandria, VA 22312 (Fairfax County)
<b>Year Built</b>	1979
<b>Parcel (SSL)#</b>	0802-09-0017
<b>Lot Size</b>	2.75 Acres
<b>Number of Floors</b>	One (1) Floor
<b>Rentable Building Area</b>	49,896 SF
<b>Docks</b>	8 Exterior
<b>Drive-Ins</b>	1 total / 12' Wide
<b>Load Levers</b>	2 Exterior
<b>Clear Height</b>	24'
<b>Sprinklers</b>	Wet System
<b>Parking Ratio</b>	1.00/1,000 SF (50 Spaces Total)
<b>Zoning</b>	I-5
<b>Construction</b>	Reinforced Concrete
<b>Utilities</b>	Public water, sewer, electricity and IT services are available to the site. All utilities are connected.

# TENANT PROFILES



10,875 SF

ABCO is a private, family-owned business serving the finest Restaurants, Hotels, Schools, Healthcare Facilities, Military, and Government Agencies since 1968. Specializing in various restaurant equipment supplies.



11,550 SF

MHD Service specializes in providing logistic white glove services and handling special needs for a wide range of projects serving residential and large corporations.



10,746 SF

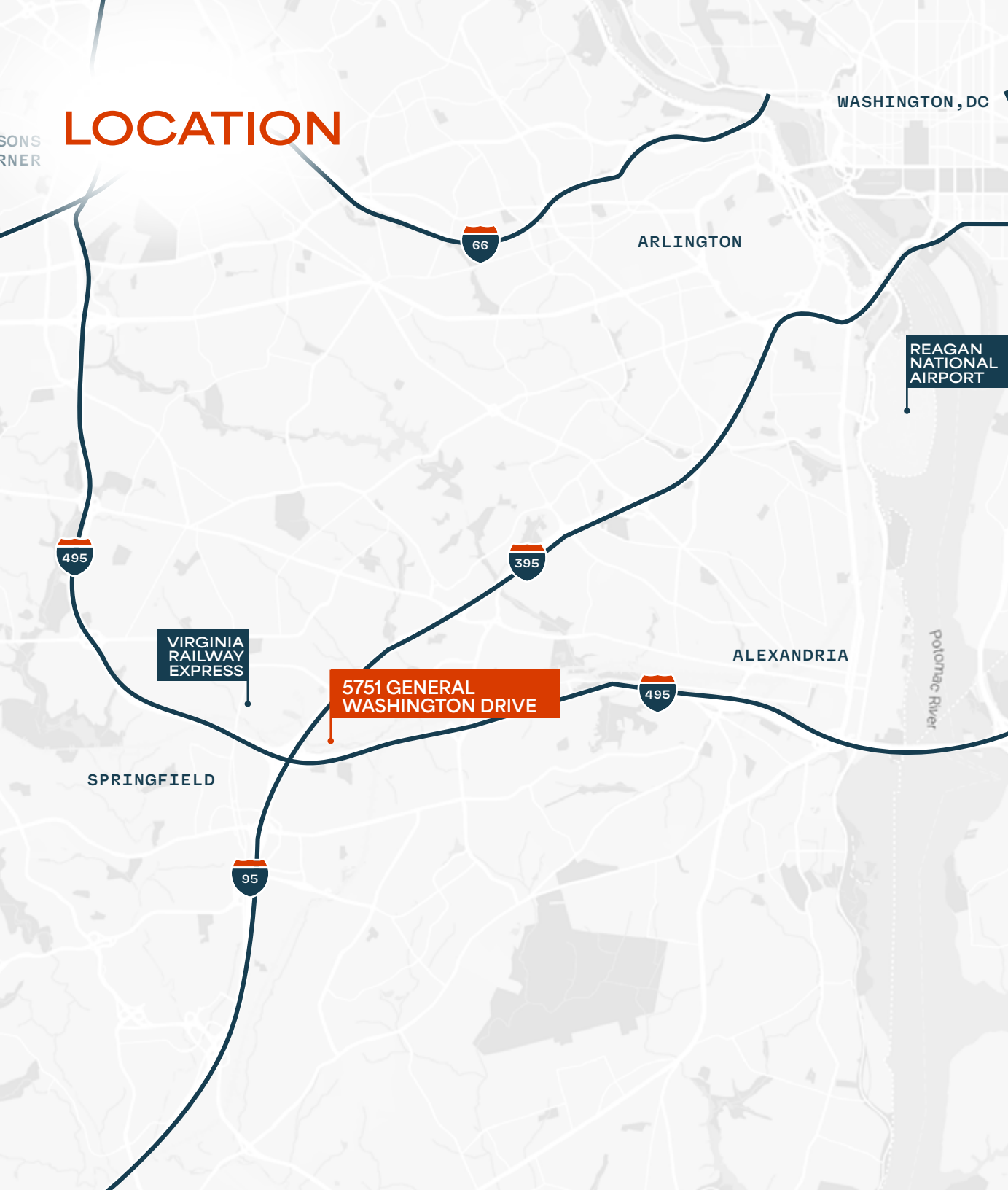
MobilityWorks is a leading retail sales and service provider of wheelchair accessible vans, cars, and SUV's. Through their national network of over 90 locations, they have the largest inventory of vehicles, along with other products that improve mobility.

## REGENCY COFFEE & SUPPLY, INC.

16,725 SF

Regency Coffee is one of the largest specialty coffee roasters on the east coast and specializes in the roasting and wholesale distribution to the food service industry.

# LOCATION



## Prime Location for Connectivity and Accessibility

Strategically located, 5751 General Washington Drive is in the heart of the region's primary highway network, providing seamless connectivity to Washington, D.C., Northern Virginia, and beyond. The easy access to these arterials ensures efficient transportation and an ideal location for businesses involved in warehousing, distribution, and logistics.

Direct Access to:



**3 MI.**

From Virginia  
Railway Express  
(VRE)

**11 MI.**

From Reagan  
National Airport (DCA)  
& Washington, DC

**25 MI.**

From Dulles  
International  
Airport (IAD)

**98 MI.**

From Richmond

**230 MI.**

From New York



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*Broker has not made any investigation and makes no warranty or representation with respect to the income or expenses for the property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the property.*

*An opportunity to inspect the property will be made available upon written request of interested and qualified prospective purchasers at the broker's sole discretion. Ownership and broker each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the property, and/or to terminate discussions with any party at any time with or without notice. Ownership reserves the right to change the timing and procedures of the offering process at any time in ownership's sole discretion. Ownership shall have no legal commitment or obligations to any party reviewing this offering memorandum, unless and until a written agreement for the purchase of the property has been fully executed.*

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