

# Newington Business Center

For Lease | Lorton, VA



## Get more information

**Tripp Tarro**

Vice President

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VELSOR PROPERTIES, LLC



## The opportunity

Newington Business Center is located at 8532-8540 Terminal Road in Lorton, VA. The properties are easily accessible from Fairfax County Parkway/VA-286 and I-95. Only 35 minutes from Washington Dulles International Airport, 25 minutes from Washington National Airport, less than 20 miles from Washington, DC, 20 miles from Quantico, and just minutes from Fort Belvoir; Newington Business Center is a logistically sound location for a variety of business purposes.

## Summary of facts

Number of Buildings:	Seven
Total Size:	255,600 square feet
Availability:	One story (plus mezzanine) flex/light industrial/warehouse
Year Built:	1986
Zoning:	I-6
Construction Type:	Brick and block
Fire Safety:	Fully sprinklered
Loading:	Plentiful drive-ins and docks; varies by space
Ceiling Height:	20'
Parking:	Surface adjacent to the premises



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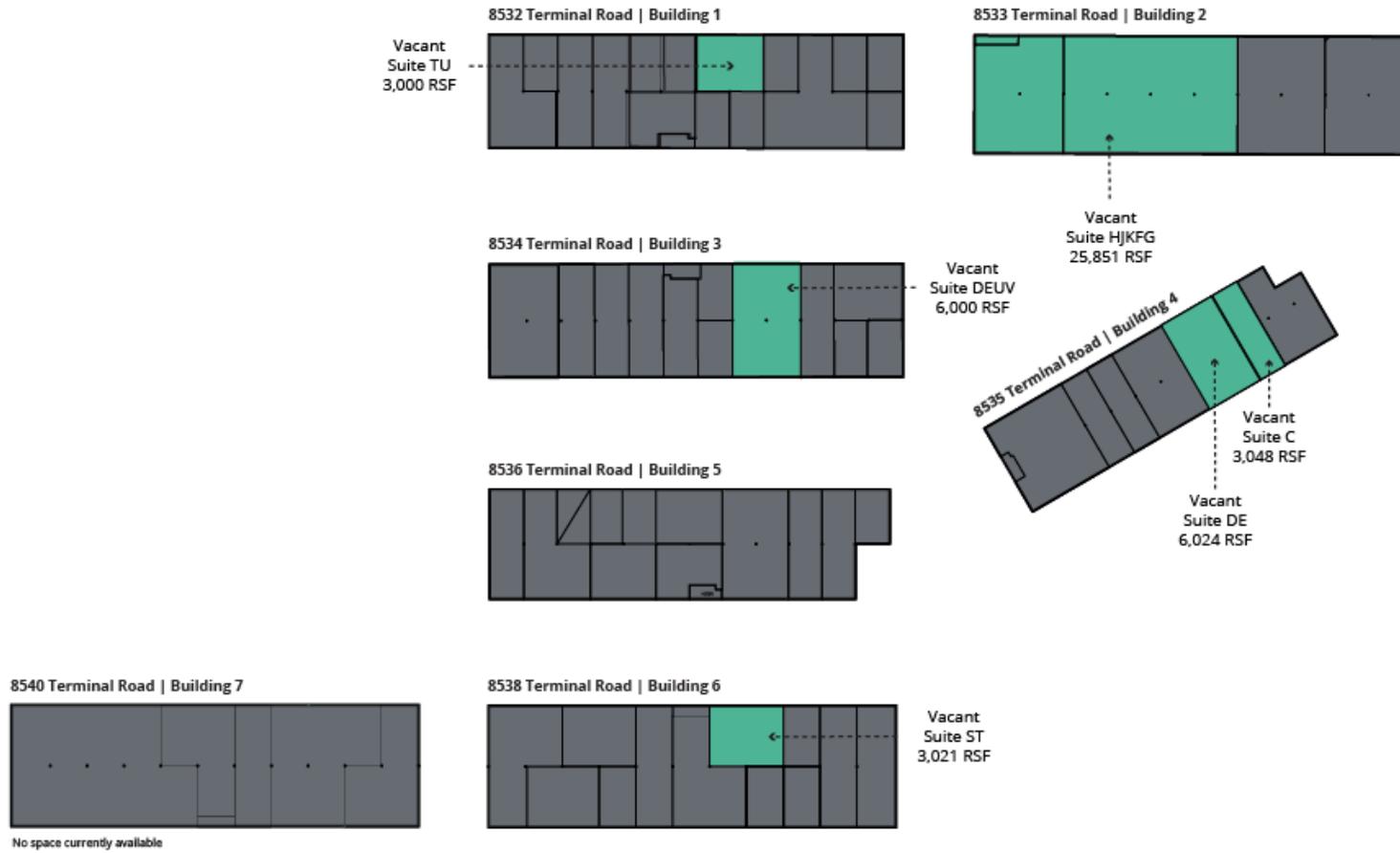


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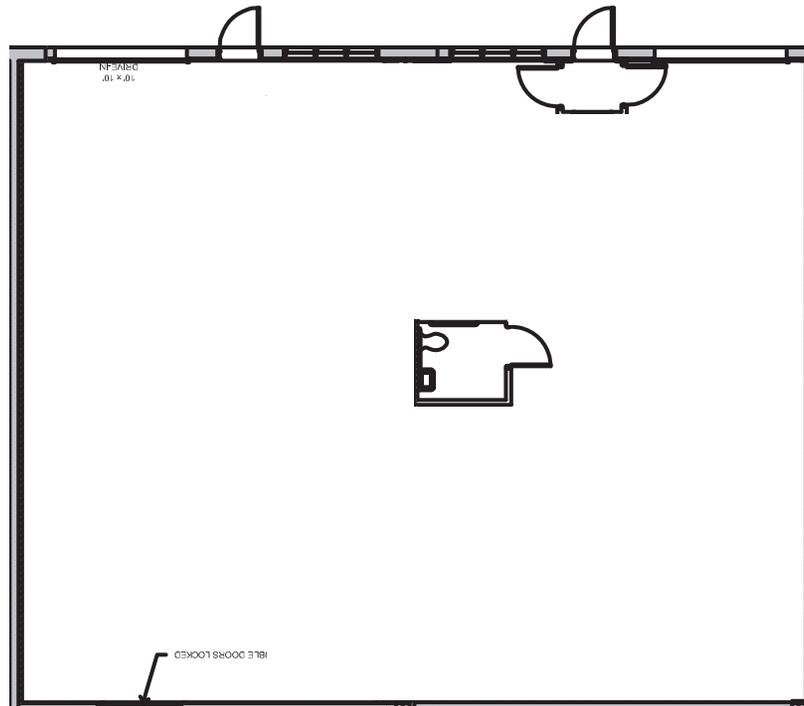




# Building 1 / 8532 Terminal Rd

Newington Business Center

Suite TU / 3,000 RSF



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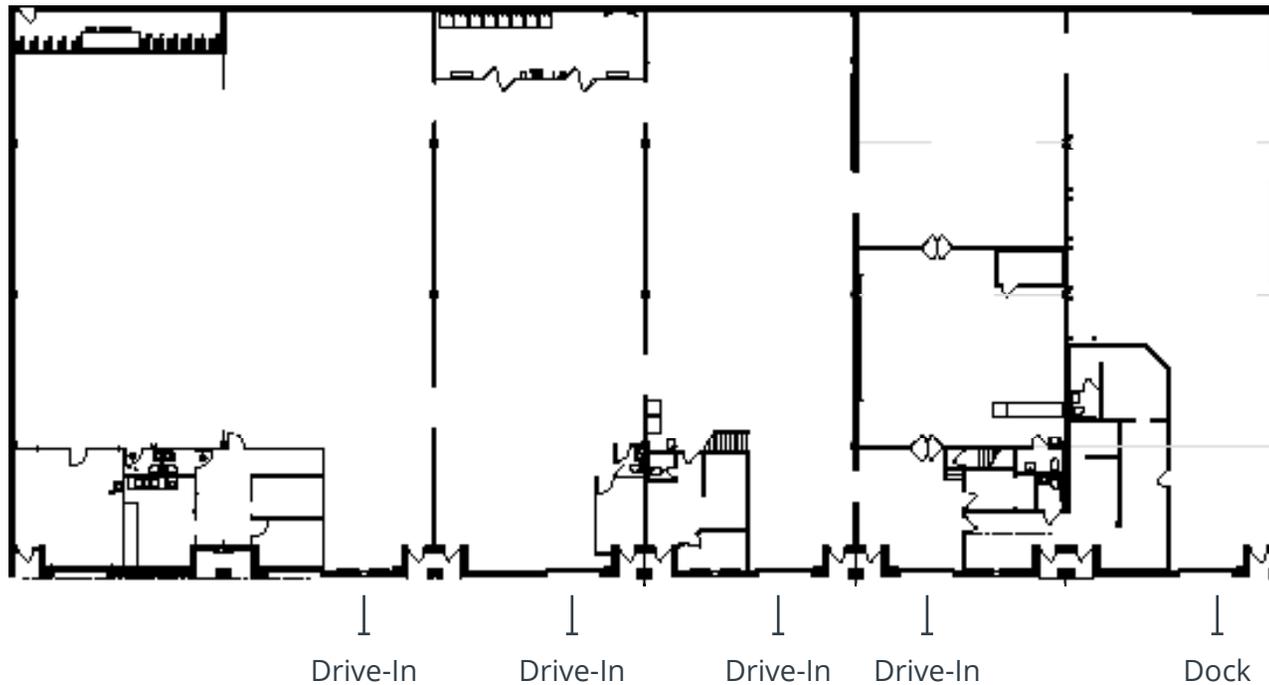
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Suite HJKFG / 25,851 RSF  
Available 03/01/2026



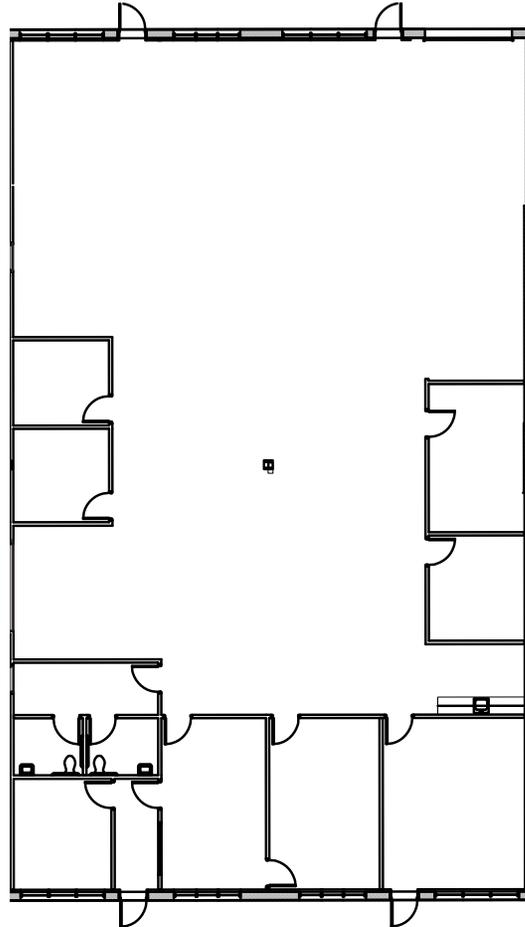
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Suite DEUV / 6,000 RSF



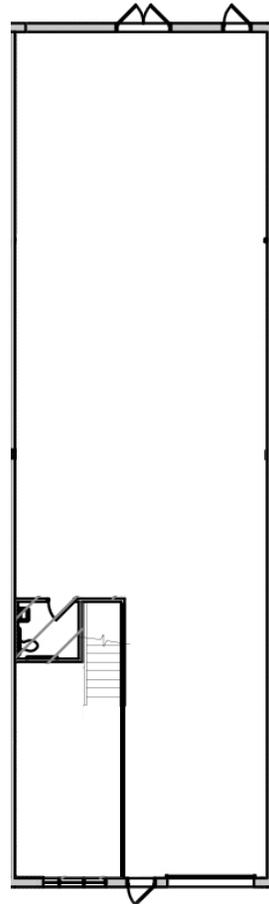
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Suite C / 3,048 RSF



Drive In



*Contiguous suite for a total of 9,072 SF*

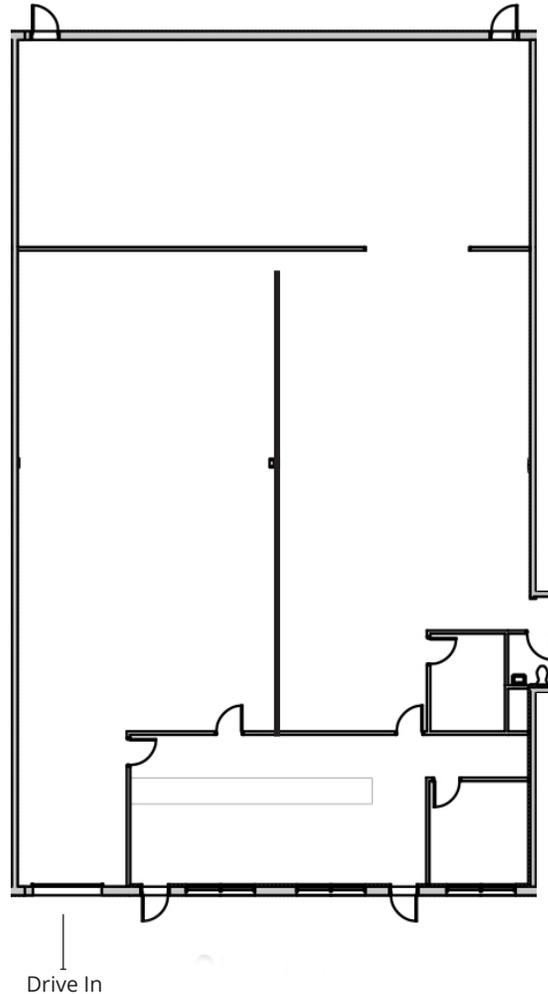
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Suite DE / 6,024 RSF



*Contiguous suite for a total of 9,072 SF*

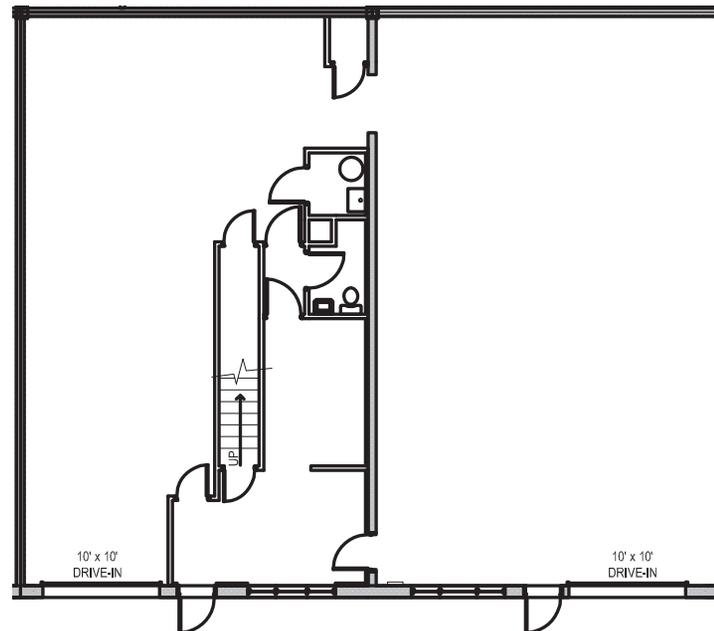
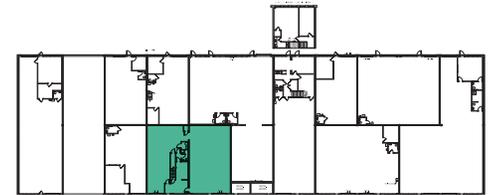
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Suite ST / 3,021 SF RSF



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