

8196 Terminal Road

Lorton, VA 22079

Backlick Center South II Industrial Park

Flex Industrial Warehouse Space for Lease



Property Address:

8196 Terminal Road, Suite P, Lorton, VA 22079
Fairfax County, Springfield/Newington Submarket, I-95 Corridor

Property Information

7,020 Square Feet Flex Warehouse with Two (2) Loading Docks; **\$16.50 NNN** (\$3.38 PSF); Terms & Occupancy: Negotiable Zoned: I-6 Heavy Industrial

Property Highlights & Area Amenities:

- Close Proximity to Major Transportation Nodes, Air / Rail, Growing Highway Infrastructure & Major Metro Markets
- Easy access to Major Highway Interstate Systems including the Fairfax County Pkwy / VA-286 (7100), Capital Beltway (I-495, I-395, & I-95), Rolling Rd & Fullerton Rd, Telegraph Rd, Richmond Highway / US-1
- Public Transportation to / from the site, & nearby Restaurants, Shopping, Hospitals, and Schools
- Pro-Business Community, and High Availability of Skilled & Quality Labor, and Trainable Work Force in the area
- Experienced On-Site Property Management & Leasing



R. L. Travers & Associates, Inc.

Post Office Box 686
Springfield, Virginia 22150
P: 703.339.0100
F: 703.550.8815
www.rltinc.net

For more information, please contact:

Guy Travers, Principal Broker

703.339.0100

gtravers@rltinc.net

Disclaimer: We have in preparing this information, used our best endeavors to ensure that the information contained herein is true and accurate, and deemed to be a reliable reflection of market values or has been secured from sources we believe to be reliable, but we make no representation, guarantee or warranties, expressed or implied, as to the accuracy of the information complete, or reliable, current or error-free and assume no responsibility for any errors or omissions contained therein. All references to age, square footage, income, and expenses are approximate. This is not a survey, any pictures, images, or drawings are only for illustrative purposes. Any party should conduct their own independent investigations and rely solely on those results. *This is not intended as a listing solicitation for a property currently listed with another broker.*

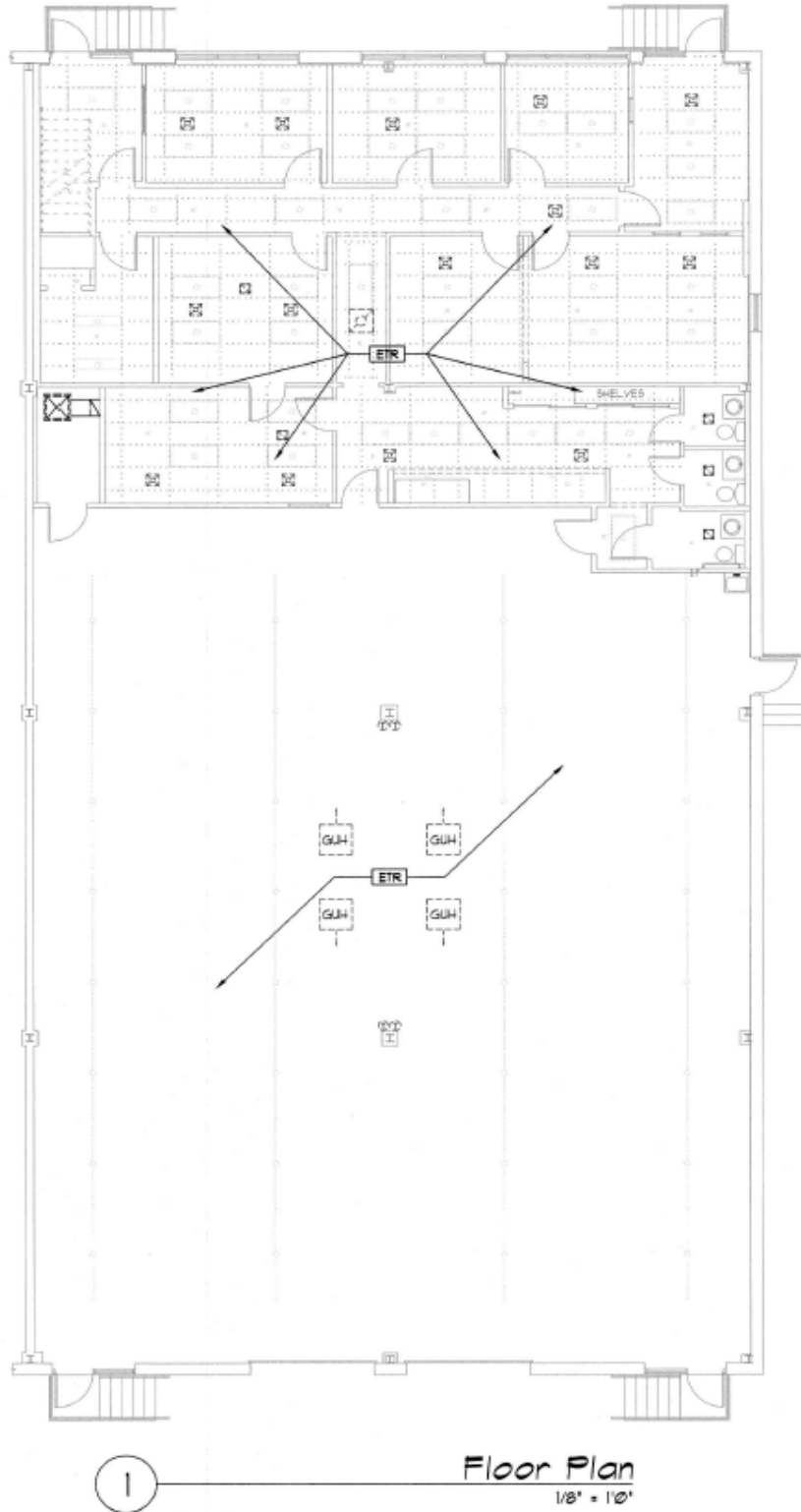
8196 Terminal Road

Lorton, VA 22079

Backlick Center South II Industrial Park

Flex Industrial Warehouse Space for Lease

Floor Plan:



R. L. Travers & Associates, Inc.

Post Office Box 686
Springfield, Virginia 22150
P: 703.339.0100
F: 703.550.8815
www.rltinc.net

For more information, please contact:

Guy Travers, Principal Broker

703.339.0100

gtravers@rltinc.net

Disclaimer: We have in preparing this information, used our best endeavors to ensure that the information contained herein is true and accurate, and deemed to be a reliable reflection of market values or has been secured from sources we believe to be reliable, but we make no representation, guarantee or warranties, expressed or implied, as to the accuracy of the information complete, or reliable, current or error-free and assume no responsibility for any errors or omissions contained therein. All references to age, square footage, income, and expenses are approximate. This is not a survey, any pictures, images, or drawings are only for illustrative purposes. Any party should conduct their own independent investigations and rely solely on those results. *This is not intended as a listing solicitation for a property currently listed with another broker.*

8196 Terminal Road

Lorton, VA 22079

Backlick Center South II Industrial Park

Flex Industrial Warehouse Space for Lease

Interior Photos:



R. L. Travers & Associates, Inc.

Post Office Box 686
Springfield, Virginia 22150
P: 703.339.0100
F: 703.550.8815
www.rltinc.net

For more information, please contact:

Guy Travers, Principal Broker

703.339.0100

gtravers@rltinc.net

Disclaimer: We have in preparing this information, used our best endeavors to ensure that the information contained herein is true and accurate, and deemed to be a reliable reflection of market values or has been secured from sources we believe to be reliable, but we make no representation, guarantee or warranties, expressed or implied, as to the accuracy of the information complete, or reliable, current or error-free and assume no responsibility for any errors or omissions contained therein. All references to age, square footage, income, and expenses are approximate. This is not a survey, any pictures, images, or drawings are only for illustrative purposes. Any party should conduct their own independent investigations and rely solely on those results. *This is not intended as a listing solicitation for a property currently listed with another broker.*

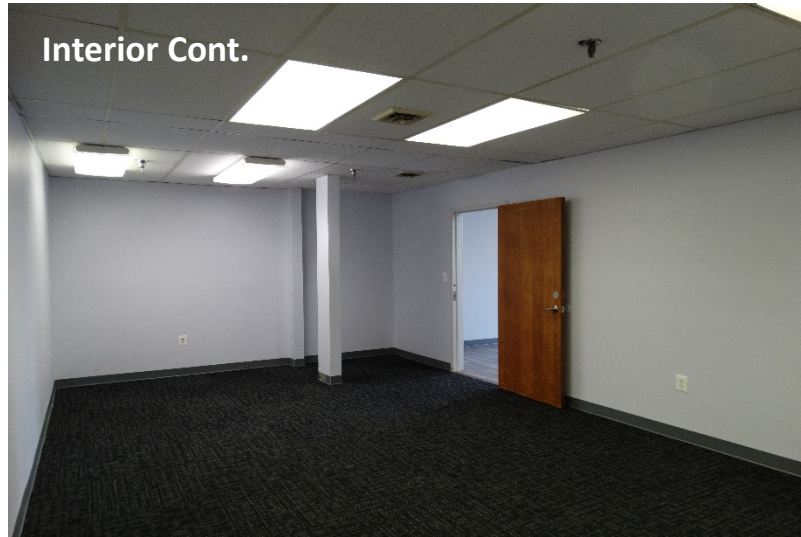
8196 Terminal Road

Lorton, VA 22079

Backlick Center South II Industrial Park

Flex Industrial Warehouse Space for Lease

Interior Cont.



R. L. Travers & Associates, Inc.

Post Office Box 686
Springfield, Virginia 22150
P: 703.339.0100
F: 703.550.8815
www.rltinc.net

For more information, please contact:

Guy Travers, Principal Broker

703.339.0100

gtravers@rltinc.net

Disclaimer: We have in preparing this information, used our best endeavors to ensure that the information contained herein is true and accurate, and deemed to be a reliable reflection of market values or has been secured from sources we believe to be reliable, but we make no representation, guarantee or warranties, expressed or implied, as to the accuracy of the information complete, or reliable, current or error-free and assume no responsibility for any errors or omissions contained therein. All references to age, square footage, income, and expenses are approximate. This is not a survey, any pictures, images, or drawings are only for illustrative purposes. Any party should conduct their own independent investigations and rely solely on those results. *This is not intended as a listing solicitation for a property currently listed with another broker.*

8196 Terminal Road

Lorton, VA 22079

Backlick Center South II Industrial Park

Flex Industrial Warehouse Space for Lease

Exterior Photos:



R. L. Travers & Associates, Inc.

Post Office Box 686
Springfield, Virginia 22150
P: 703.339.0100
F: 703.550.8815
www.rltinc.net

For more information, please contact:
Guy Travers, Principal Broker
703.339.0100
gtravers@rltinc.net

Disclaimer: We have in preparing this information, used our best endeavors to ensure that the information contained herein is true and accurate, and deemed to be a reliable reflection of market values or has been secured from sources we believe to be reliable, but we make no representation, guarantee or warranties, expressed or implied, as to the accuracy of the information complete, or reliable, current or error-free and assume no responsibility for any errors or omissions contained therein. All references to age, square footage, income, and expenses are approximate. This is not a survey, any pictures, images, or drawings are only for illustrative purposes. Any party should conduct their own independent investigations and rely solely on those results. *This is not intended as a listing solicitation for a property currently listed with another broker.*

8196 Terminal Road

Lorton, VA 22079

Backlick Center South II Industrial Park

Flex Industrial Warehouse Space for Lease

Demographics:

Fairfax County, VA

County in: [Virginia, United States](#)

1,138,331

Population

391 square miles

2,911.2 people per square mile

Census data: ACS 2022 1-year unless noted

Age

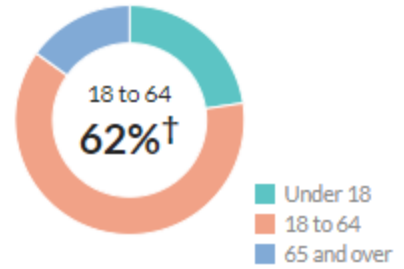
39.4

Median age

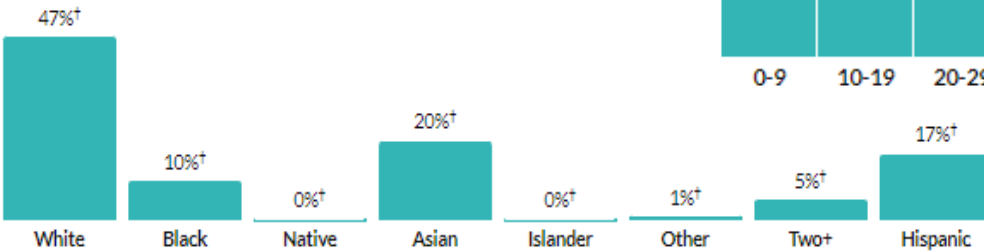
about the same as the figure in Virginia: 39

about the same as the figure in United States: 39

Population by age category

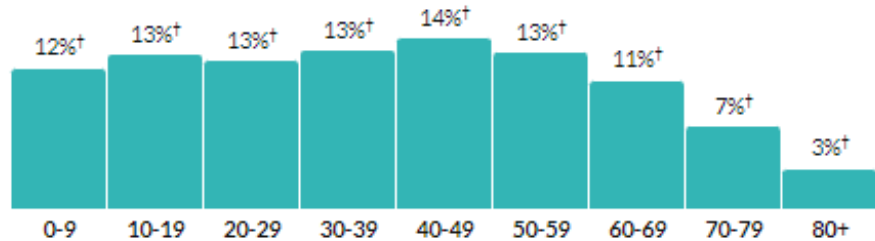


Race & Ethnicity



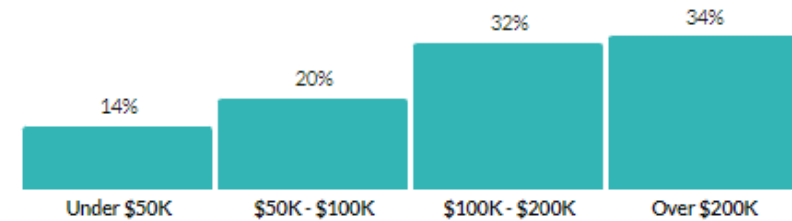
* Hispanic includes respondents of any race. Other categories are non-Hispanic.

Population by age range



Economics:

Household income



Income

\$68,057

Per capita income

about 1.4 times the amount in Virginia: \$47,199

more than 1.5 times the amount in United States: \$41,804

\$145,164

Median household income

more than 1.5 times the amount in Virginia: \$85,873

nearly double the amount in United States: \$74,755

Poverty

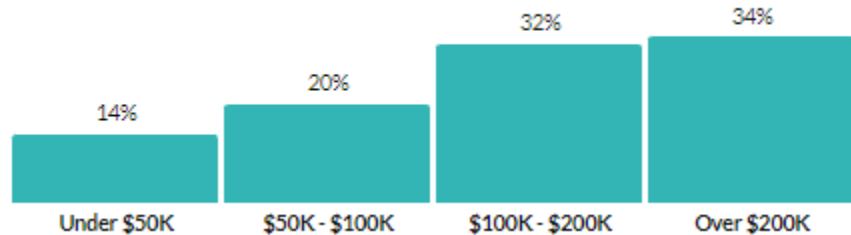
5.6%

Persons below poverty line

about half the rate in Virginia: 10.6%

about two-fifths of the rate in United States: 12.6%

Household income



*Citation: U.S. Census Bureau (2022). American Community Survey 1-year estimates. Retrieved from Census Reporter Profile page for Fairfax County, VA <<http://censusreporter.org/profiles/05000US51059-fairfax-county-va/>>



R. L. Travers & Associates, Inc.

Post Office Box 686
Springfield, Virginia 22150
P: 703.339.0100
F: 703.550.8815
www.rltinc.net

For more information, please contact:

Guy Travers, Principal Broker

703.339.0100

gtravers@rltinc.net

Disclaimer: We have in preparing this information, used our best endeavors to ensure that the information contained herein is true and accurate, and deemed to be a reliable reflection of market values or has been secured from sources we believe to be reliable, but we make no representation, guarantee or warranties, expressed or implied, as to the accuracy of the information complete, or reliable, current or error-free and assume no responsibility for any errors or omissions contained therein. All references to age, square footage, income, and expenses are approximate. This is not a survey, any pictures, images, or drawings are only for illustrative purposes. Any party should conduct their own independent investigations and rely solely on those results. This is not intended as a listing solicitation for a property currently listed with another broker.

8196 Terminal Road

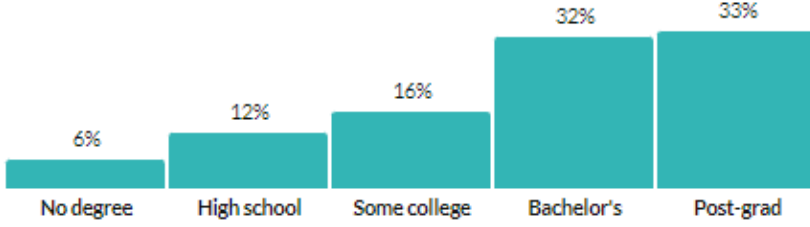
Lorton, VA 22079

Backlick Center South II Industrial Park

Flex Industrial Warehouse Space for Lease

Social:

Population by highest level of education



* Universe: Population 25 years and over

Educational attainment

93.8%

High school grad or higher

a little higher than the rate in Virginia: 91.5%

a little higher than the rate in United States: 89.6%

65.5%

Bachelor's degree or higher

about 1.5 times the rate in Virginia: 42.2%

nearly double the rate in United States: 35.7%

Population by highest level of education (Table B15002)

Column	Fairfax County		Virginia		United States							
No degree	6.2%	±0.6%	48,294	±4,461.9	8.5%	±0.2%	505,775	±13,500.4	10.4%	±0%	23,825,064	±94,535.1
High school	12%	±0.7%	94,366	±5,729.6	24%	±0.3%	1,431,624	±18,978.6	26.1%	±0.1%	59,908,662	±146,697.9
Some college	16.3%	±0.8%	128,087	±6,075.7	25.4%	±0.4%	1,519,349	±21,707.3	27.9%	±0.1%	64,065,077	±148,326.3
Bachelor's	32.2%	±0.9%	252,014	±6,956.5	23.6%	±0.3%	1,409,942	±16,799.3	21.6%	±0.1%	49,641,034	±135,060.8
Post-grad	33.3%	±0.9%	261,118	±7,236.8	18.6%	±0.3%	1,112,092	±16,047.9	14.1%	±0.1%	32,267,301	±111,787.1

Housing:

Units & Occupancy

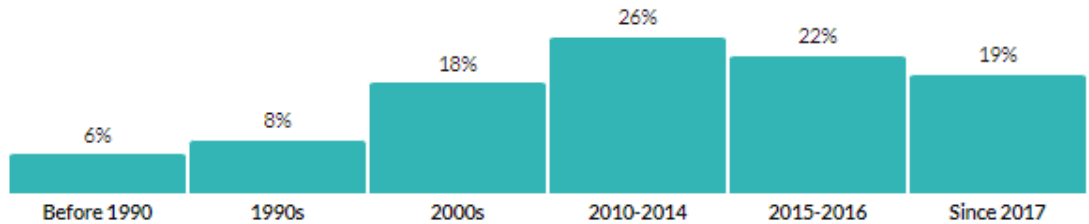
429,802

Number of housing units

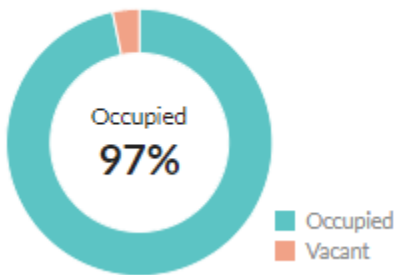
Virginia: 3,685,233

United States: 143,772,900

Year moved in, by percentage of population



Occupied vs. Vacant



Geographical mobility

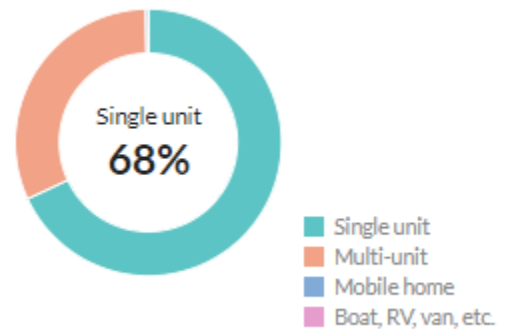
14.8%

Moved since previous year

about 10 percent higher than the rate in Virginia: 13.4%

about 20 percent higher than the rate in United States: 12.6%

Types of structure



*Citation: U.S. Census Bureau (2022). American Community Survey 1-year estimates. Retrieved from Census Reporter Profile page for Fairfax County, VA <<http://censusreporter.org/profiles/05000US51059-fairfax-county-va/>>



R. L. Travers & Associates, Inc.

Post Office Box 686
Springfield, Virginia 22150
P: 703.339.0100
F: 703.550.8815
www.rltinc.net

For more information, please contact:

Guy Travers, Principal Broker
703.339.0100
gtravers@rltinc.net

Disclaimer: We have in preparing this information, used our best endeavors to ensure that the information contained herein is true and accurate, and deemed to be a reliable reflection of market values or has been secured from sources we believe to be reliable, but we make no representation, guarantee or warranties, expressed or implied, as to the accuracy of the information complete, or reliable, current or error-free and assume no responsibility for any errors or omissions contained therein. All references to age, square footage, income, and expenses are approximate. This is not a survey, any pictures, images, or drawings are only for illustrative purposes. Any party should conduct their own independent investigations and rely solely on those results. This is not intended as a listing solicitation for a property currently listed with another broker.

8196 Terminal Road

Lorton, VA 22079

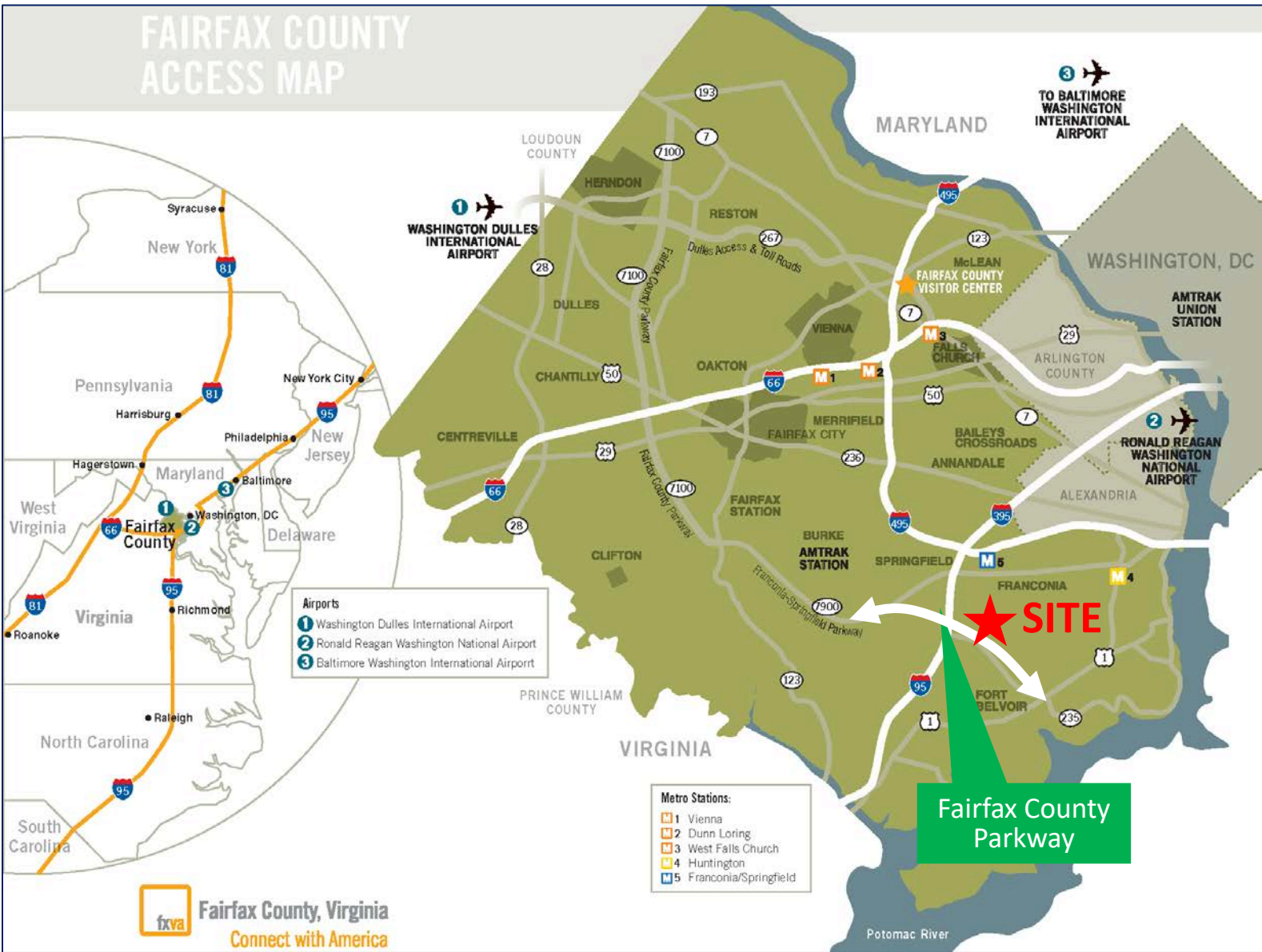
Backlick Center South II Industrial Park


Flex Industrial Warehouse Space for Lease

Location and Infrastructure Advantages

Interstates	
Name	Distance from 8198 Terminal Rd
I-395	3 miles (6 minutes.)
I-495	4.2 miles (7 minutes.)
I-66	12 miles (15 minutes.)
I-295	13 miles (21 minutes.)
I-695	15.5 miles (27 minutes.)
I-270	29 miles (54 minutes.)

Commercial Air Service / Airports	
Name & Distance from 8198 Terminal Rd, Lorton, VA 22079	
Washington Dulles International Airport, Dulles --	30 miles (34 minutes.)
Ronald Reagan Washington National Airport, Arlington --	14.7 miles (20 minutes.)
Baltimore/Washington International Thurgood Marshall Airport, Baltimore, MD --	53 miles (84 minutes.)
Metro Rail and Train Service	
Franconia-Springfield Metro & VRE Station --	4.9 miles (13 minutes.)
Lorton VRE / Amtrak Station --	4.9 miles (13 minutes.)





R. L. Travers & Associates, Inc.

Post Office Box 686
Springfield, Virginia 22150
P: 703.339.0100
F: 703.550.8815
www.rltinc.net

For more information, please contact:
Guy Travers, Principal Broker
703.339.0100
gtravers@rltinc.net

Disclaimer: We have in preparing this information, used our best endeavors to ensure that the information contained herein is true and accurate, and deemed to be a reliable reflection of market values or has been secured from sources we believe to be reliable, but we make no representation, guarantee or warranties, expressed or implied, as to the accuracy of the information complete, or reliable, current or error-free and assume no responsibility for any errors or omissions contained therein. All references to age, square footage, income, and expenses are approximate. This is not a survey, any pictures, images, or drawings are only for illustrative purposes. Any party should conduct their own independent investigations and rely solely on those results. *This is not intended as a listing solicitation for a property currently listed with another broker.*

8196 Terminal Road

Lorton, VA 22079

Backlick Center South II Industrial Park

Flex Industrial Warehouse Space for Lease

Fairfax County I-6 Heavy Industrial Zoning Ordinance – Permitted Uses:

- Accessory uses and accessory service uses, including:
 - Business service and supply service establishments. (“provision of services or supplies principally to the business, commercial, industrial or institutional community, but not including retail sales to the general public except as a secondary and subordinate ancillary activity. This term shall also include establishments such as catering and printing establishments which serve the general public.”)
 - Eating establishments.
 - Garment cleaning establishments.
 - Health clubs, spas, sauna and steam baths, swimming pools, tennis courts and other such similar facilities.
 - Personal service establishments. (“primary occupation is the repair, care of, maintenance or customizing of personal properties that are worn or carried about the person or are a physical component of the person”, including the following: a) Barber shops and beauty salons; b) Establishments in which massage is administered to the upper body of a fully clothed client while seated in a chair and/or to the scalp, face, neck, shoulders, arms, hands and or feet; c) Laundries/laundromats which provide self-service type washing, drying and ironing facilities for the use of retail customers; d) Cleaning pickup stations; e) Pet grooming establishments; Tailors, dressmaking shops, shoe cleaning or repair shops, and other similar places of business; f) Prescription establishments and the selling of pharmaceutical supplies; g) Repair service establishments; h) Retail sales establishments selling convenience merchandise.)
- Child care centers and nursery schools.
- Churches, chapels, temples, synagogues and other such places of worship.
- Contractor's offices and shops.
- Craft beverage production establishments.
- Crematory, human or animal.
- Establishments for printing of any size, production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, repair or storage of materials, goods or products, and associated retail sales.
- Establishments for scientific research, development and training.
- Heavy equipment and specialized vehicle sale, rental and service establishments.
- Heavy and Light public utility uses.
- Kennels and Veterinary hospitals.
- Motor freight terminals.
- Offices.
- Private schools of general education.
- Quasi-public athletic fields and related facilities.
- Recycling centers.
- Storage yards.
- Truck rental establishments.
- Vehicle light service establishments.
- Vehicle major service establishments.
- Vehicle transportation service establishments.
- Warehousing and associated retail establishments.
- Wholesale trade establishments.



R. L. Travers & Associates, Inc.

Post Office Box 686
Springfield, Virginia 22150
P: 703.339.0100
F: 703.550.8815
www.rltinc.net

For more information, please contact:

Guy Travers, Principal Broker

703.339.0100

gtravers@rltinc.net

Disclaimer: We have in preparing this information, used our best endeavors to ensure that the information contained herein is true and accurate, and deemed to be a reliable reflection of market values or has been secured from sources we believe to be reliable, but we make no representation, guarantee or warranties, expressed or implied, as to the accuracy of the information complete, or reliable, current or error-free and assume no responsibility for any errors or omissions contained therein. All references to age, square footage, income, and expenses are approximate. This is not a survey, any pictures, images, or drawings are only for illustrative purposes. Any party should conduct their own independent investigations and rely solely on those results. *This is not intended as a listing solicitation for a property currently listed with another broker.*

8196 Terminal Road

Lorton, VA 22079

Backlick Center South II Industrial Park

Flex Industrial Warehouse Space for Lease



R. L. Travers & Associates, Inc.

Post Office Box 686
Springfield, Virginia 22150
P: 703.339.0100
F: 703.550.8815
www.rltinc.net

For more information, please contact:

Guy Travers, Principal Broker

703.339.0100

gtravers@rltinc.net

Disclaimer: We have in preparing this information, used our best endeavors to ensure that the information contained herein is true and accurate, and deemed to be a reliable reflection of market values or has been secured from sources we believe to be reliable, but we make no representation, guarantee or warranties, expressed or implied, as to the accuracy of the information complete, or reliable, current or error-free and assume no responsibility for any errors or omissions contained therein. All references to age, square footage, income, and expenses are approximate. This is not a survey, any pictures, images, or drawings are only for illustrative purposes. Any party should conduct their own independent investigations and rely solely on those results. *This is not intended as a listing solicitation for a property currently listed with another broker.*