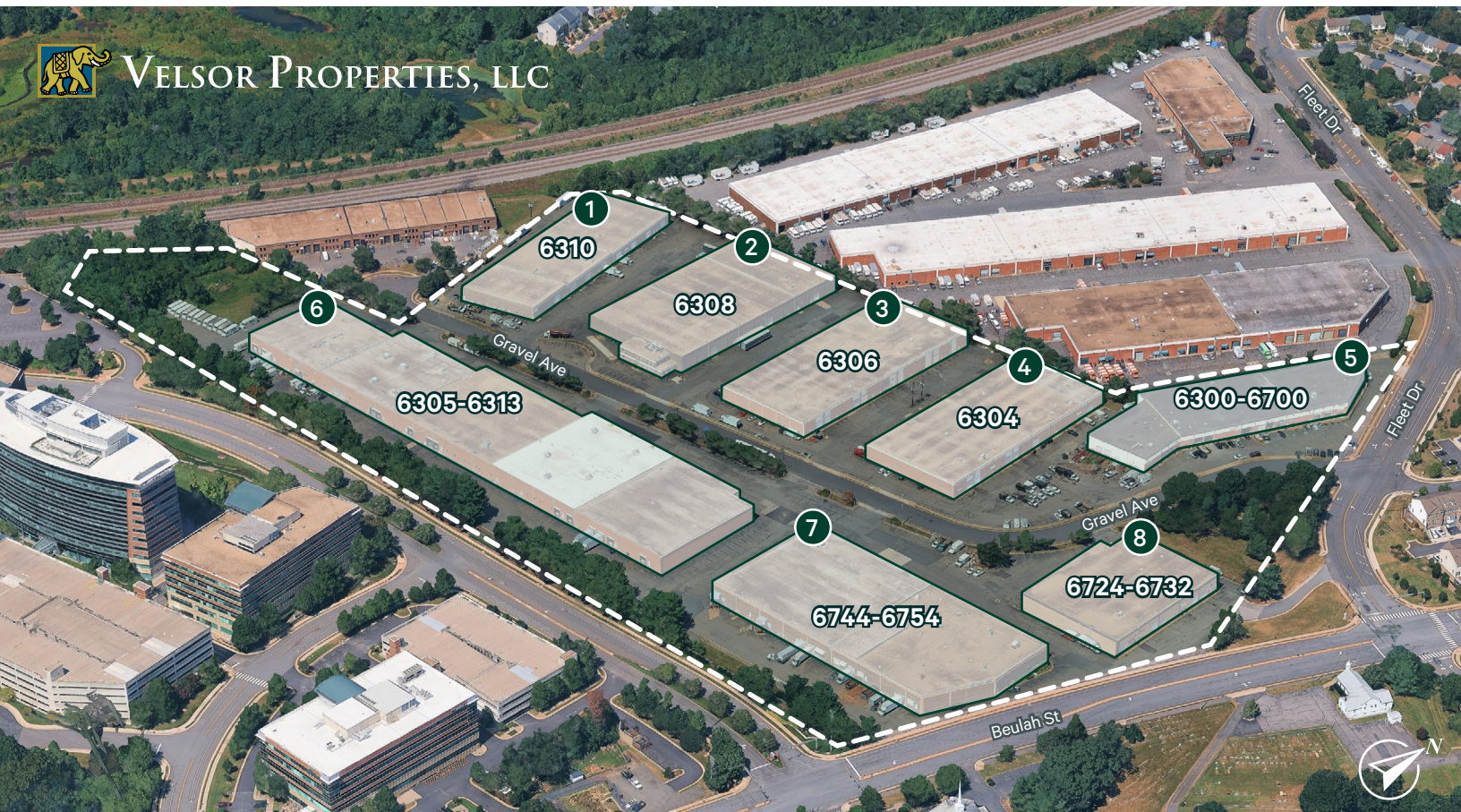


# FLEET INDUSTRIAL PARK

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

Contact Us:

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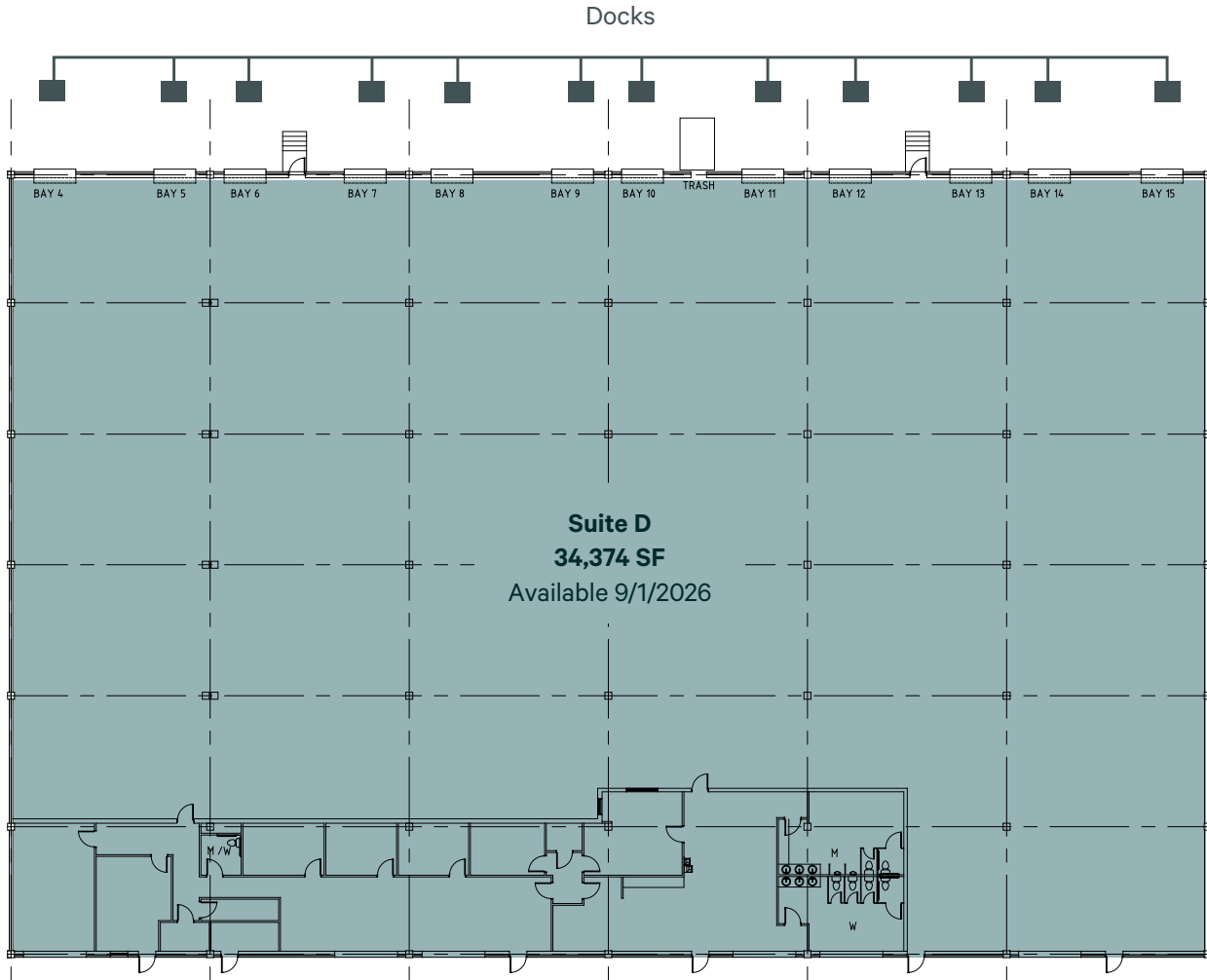
# Fleet Industrial Park

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

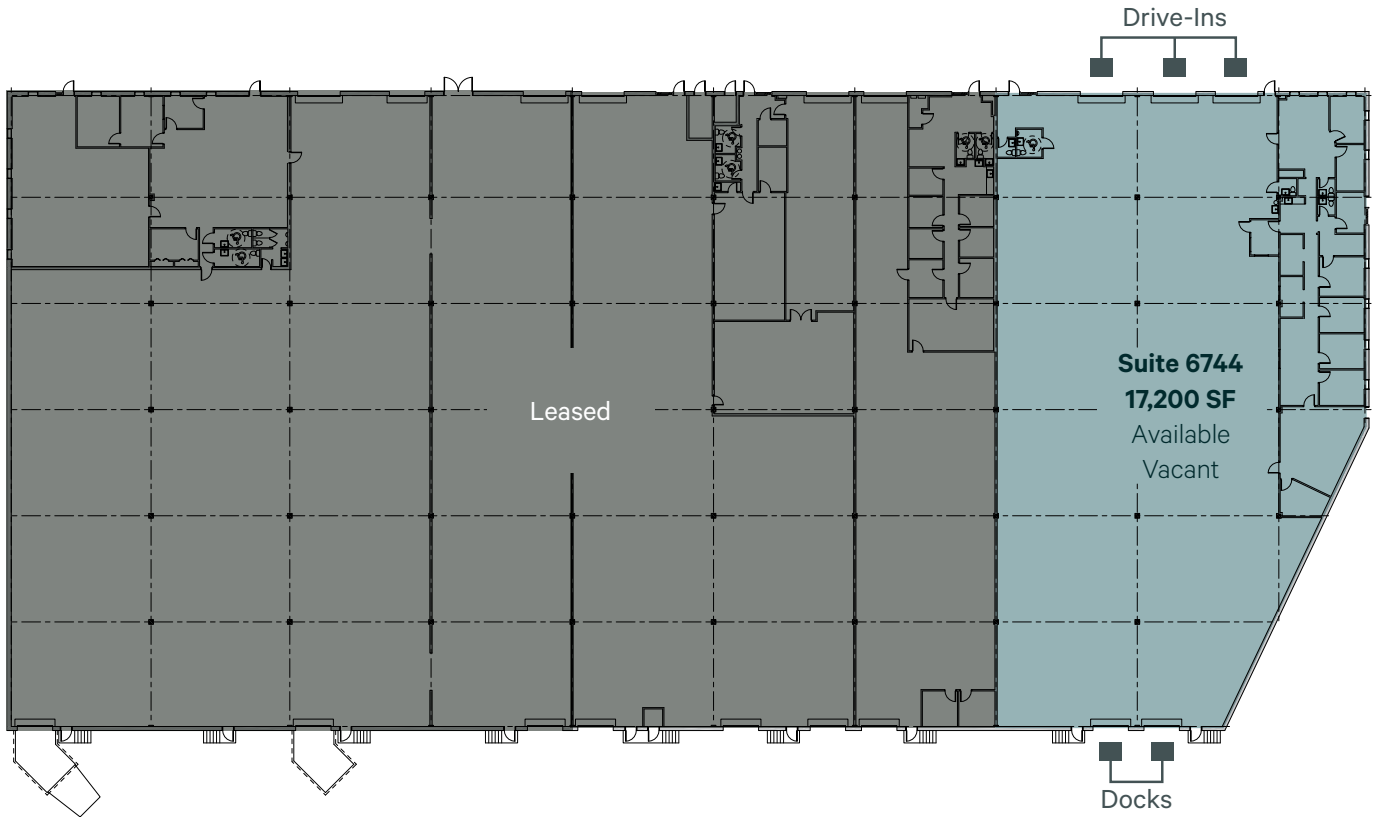
**Building 3**  
6306 Gravel Avenue



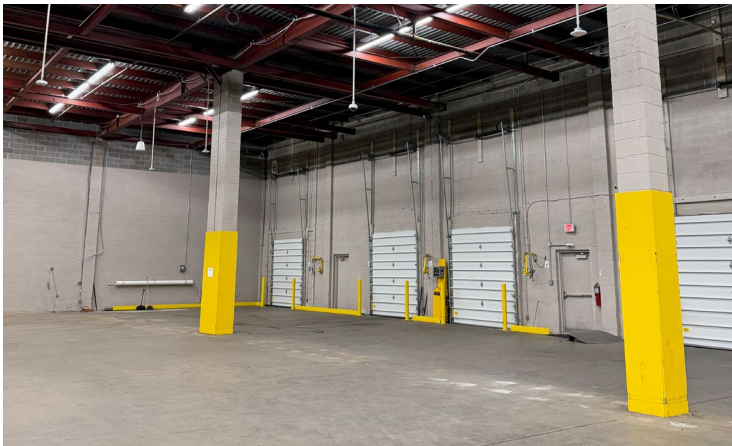
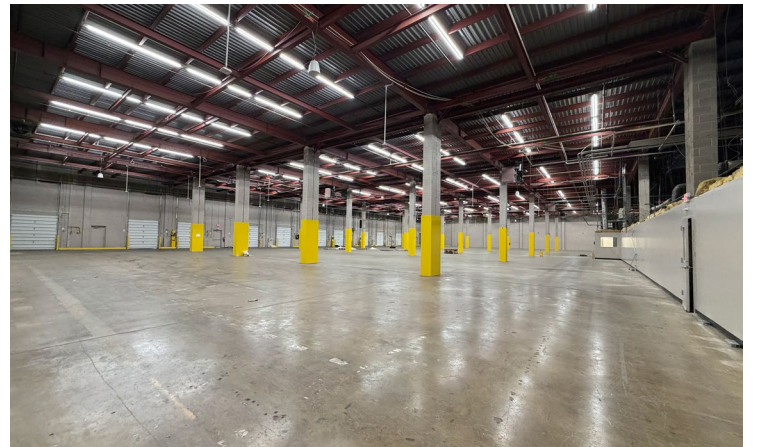
<b>Rental Rate:</b>	Negotiable
<b>Space:</b>	Total Available: 34,374 SF ±4,527 SF of Office Space
<b>Parking:</b>	Abundant
<b>Column Spacing:</b>	25' x 38'
<b>Zoning:</b>	I-4
<b>Ceiling Height:</b>	22'
<b>Operating Expenses:</b>	\$3.04 / SF
<b>Loading Docks:</b>	12

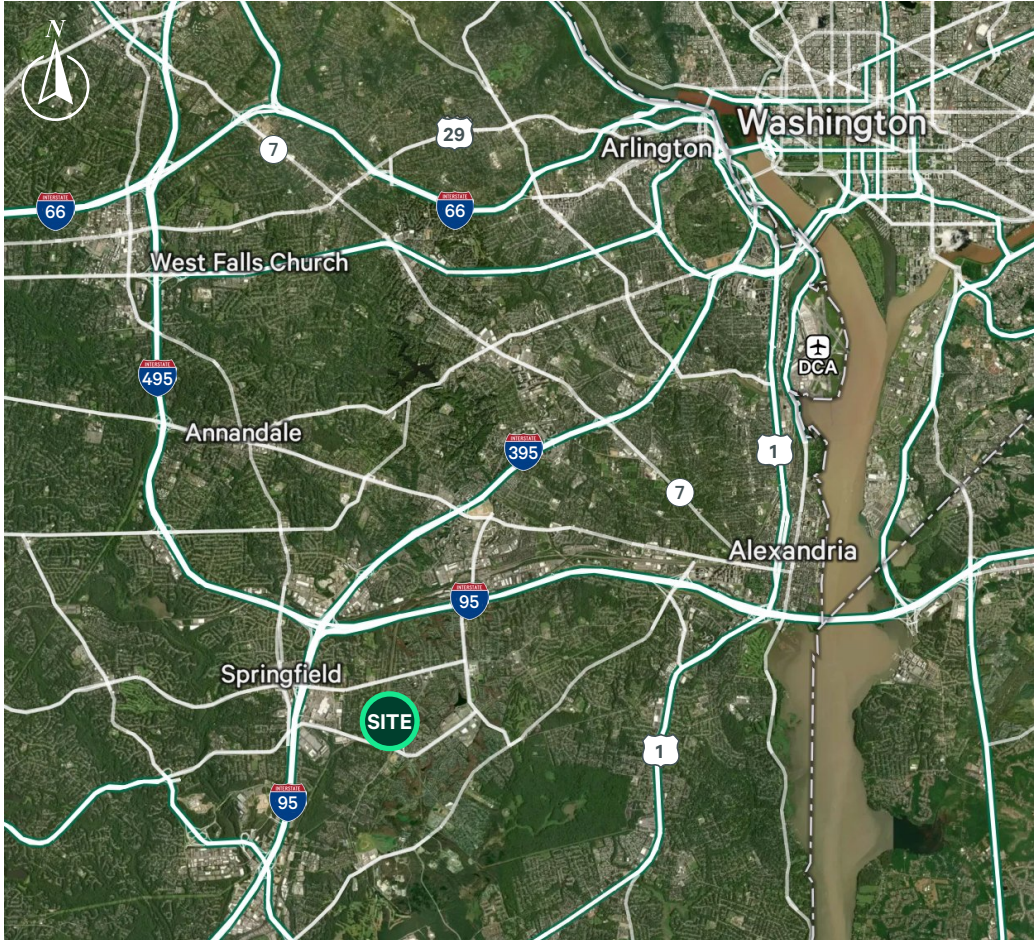
## Building 7

6744 - 6760 Gravel Avenue



<b>Rental Rate:</b>	Negotiable
<b>Space:</b>	Total Available: 17,200 SF ±2,575 SF of Office Space
<b>Parking:</b>	Abundant
<b>Column Spacing:</b>	30' x 40'
<b>Zoning:</b>	I-4
<b>Ceiling Height:</b>	20'
<b>Operating Expenses:</b>	\$3.04 / SF
<b>Loading:</b>	2 Docks 3 Drive-Ins





## The Location

- + Just 13 miles south of Washington, D.C.
- + Only 3 miles from the “Mixing Bowl,” where I-95, I-395, and I-495 join
- + Within walking distance to nearby restaurants and retail
- + Less than 1 mile from the Franconia–Springfield Metro Station

### Distance to Locations:

I-95	1.25 Miles	Reagan National 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 Miles	5 Miles
Daytime Employees	12,531	57,759	163,912
Avg. Household Income	\$176,719	\$174,238	\$163,235
Population	17,466	110,552	359,880

## Contact Us

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