

WAREHOUSE FOR SUBLEASE

3921 WHEELER AVENUE
ALEXANDRIA, VA 22304

TARTAN
PROPERTIES



OFFERING SUMMARY

Lease Rate: \$20.00/ sf (NNN)
Building Size: 5,972 SF
Term: Lease Exp. Date 11/30/29

PROPERTY OVERVIEW

Ideal for tenants seeking affordable space with a long sublease term through November 2029. 5,972 SF available at \$20/SF NNN. Utilities paid by subtenant. Water/sewer billed quarterly by landlord. Located in Alexandria with easy access to major thoroughfares.

PROPERTY HIGHLIGHTS

- 2 gas fired warehouse heaters
- Includes small office with HVAC and two bathrooms
- 2 loading docks
- 16'-5" ceiling height
- 2- Loading Dock Doors 10'h x 12'w
- Parking is non-reserved

Presented by:

Mike Porterfield 703.836.6558 | mike@tartanproperties.com



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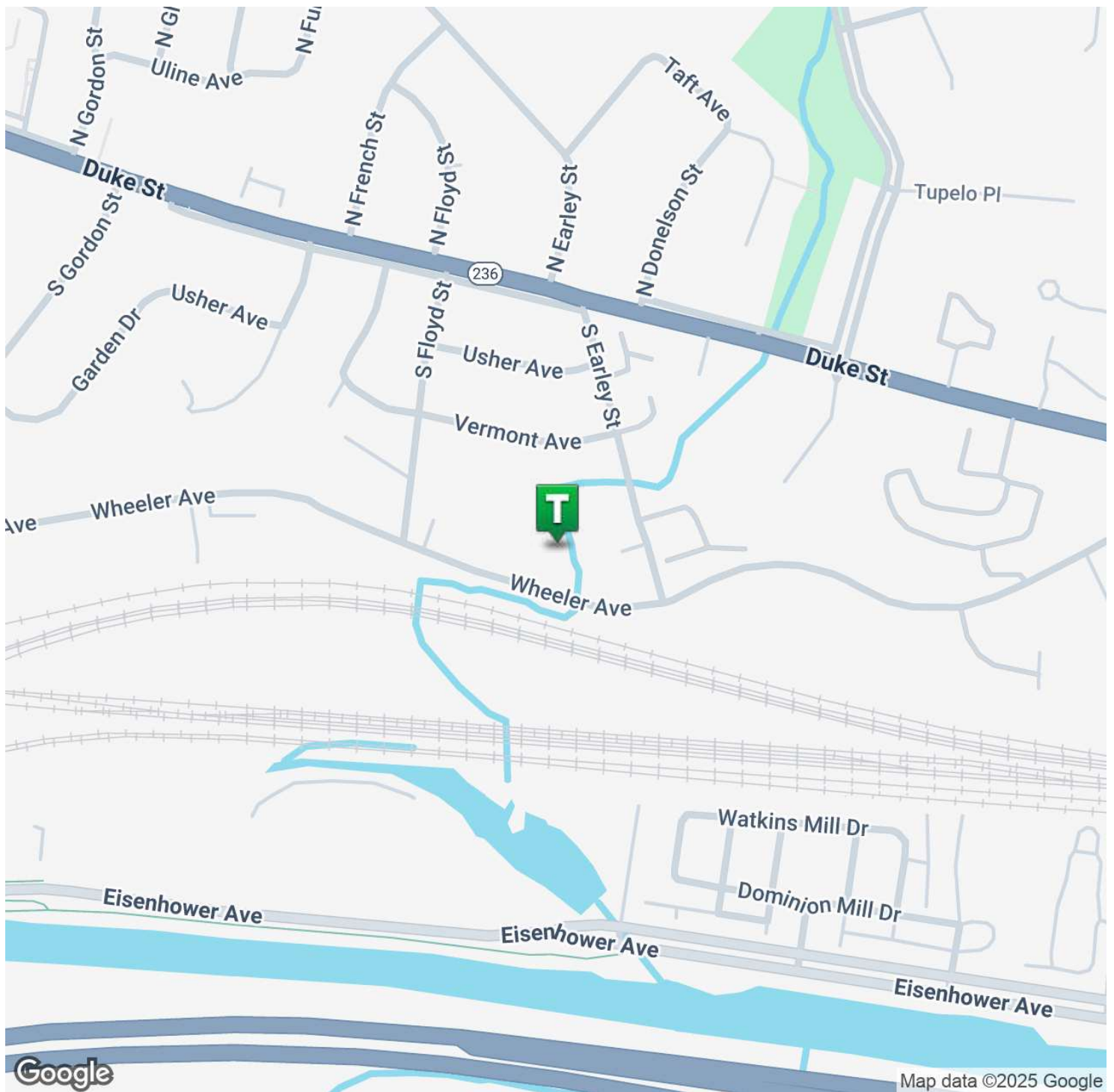


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