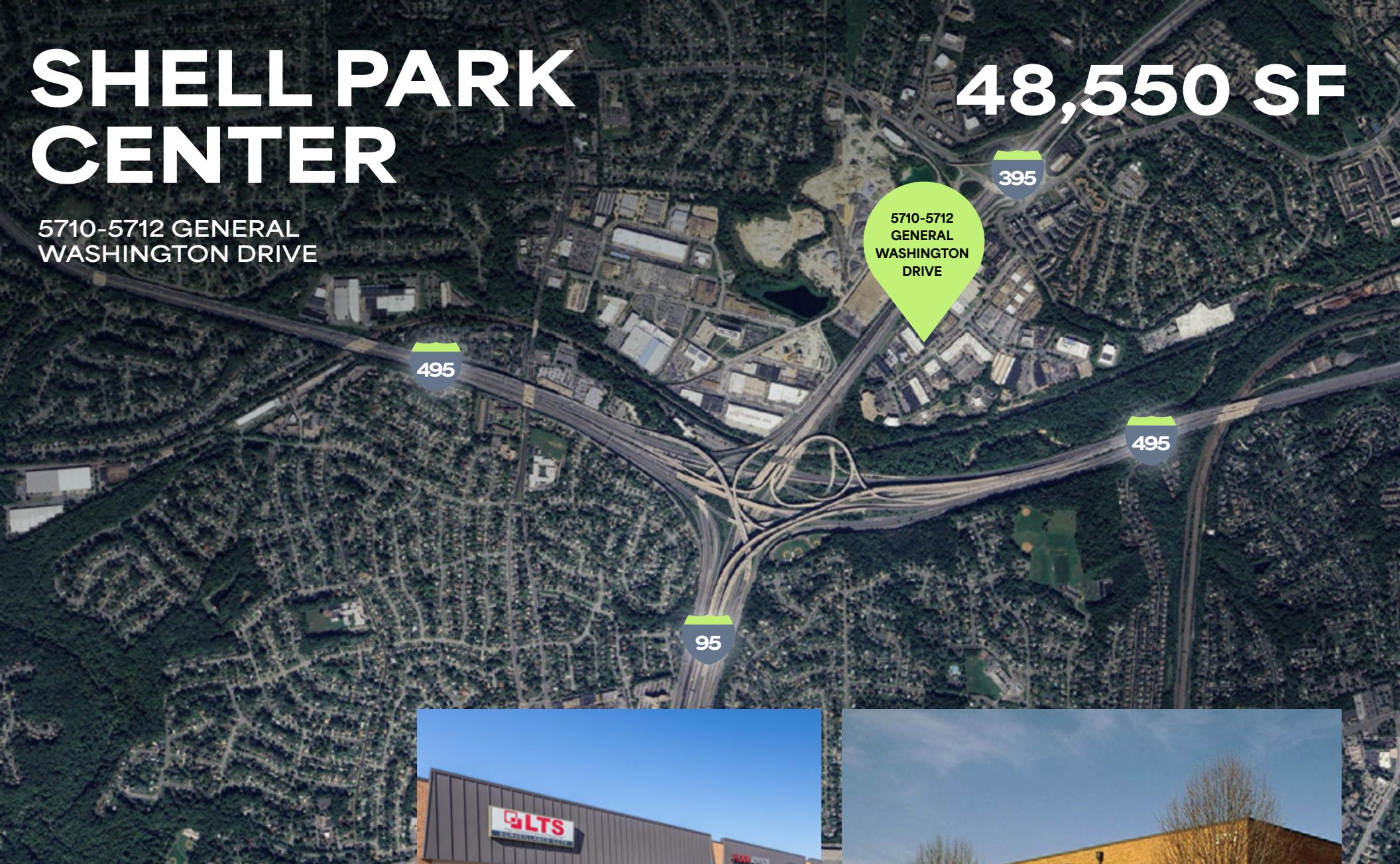


# SHELL PARK CENTER

5710-5712 GENERAL  
WASHINGTON DRIVE

48,550 SF



BEV SHEFFLER

O: 703.749.9453 • M: 703.362.3547

BEV.SHEFFLER@TRANSWESTERN.COM



**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

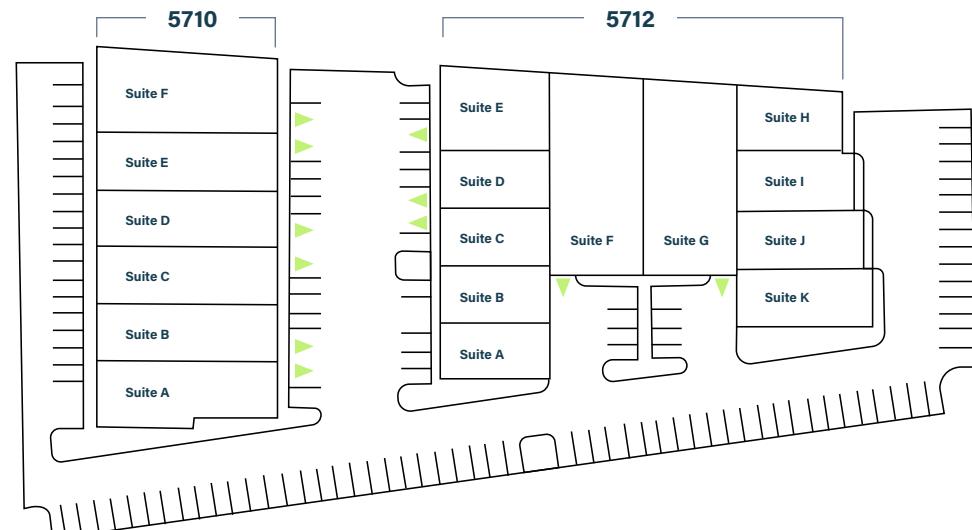
**\*NO BUYER BROKER COMMISSION**



## 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



# BUILDING SPECIFICATIONS

## GENERAL SPECIFICATIONS

<b>Property Address</b>	5710-5712 General Washington Drive, Alexandria, VA 22312 (Fairfax County)
<b>Year Built</b>	1983
<b>Parcel (SSL) #</b>	0802-09-0009
<b>Lot Size</b>	2.73 Acres
<b>Number of Floors</b>	One (1) Floor
<b>Rentable Building Area</b>	48,550 SF
<b>Docks</b>	None
<b>Drive-Ins</b>	(5710 GW) 6 Total (5712 GW) 5 Total
<b>Load Levers</b>	None
<b>Clear Height</b>	15'-20'
<b>Sprinklers</b>	Wet System
<b>Parking Ratio</b>	2.00/1,000 SF
<b>Zoning</b>	I-5
<b>Construction</b>	Masonry
<b>Utilities</b>	Public water, sewer, electricity and IT services are available to the site. All utilities are connected.



# TENANT PROFILES

## 5710 GENERAL WASHINGTON DRIVE



6,133 SF

Since 1917, Lutheran Social Services of the National Capital Area (LSSNCA), a human services and immigration relief and refugee welcome agency, has accompanied those in need throughout Maryland, Virginia, and Washington, D.C. to foster resiliency, self-sufficiency, and access to opportunities. We provide services that last beyond the initial arrival for families, youth, children, and individuals rebuilding their lives in the D.C. metro area.



4,212 SF

Premier destination for cutting-edge calibration services in the automotive industry. As pioneers in precision calibrations we specialize in ensuring your vehicle's Advanced Driver Assistance Systems (ADAS) are calibrated to the vehicle manufacturers specifications, ensuring proper performance and safety. Trust us to deliver unparalleled accuracy and expertise, setting the standard for automotive calibration excellence.



2,930 SF

A professional supplier for drywall finishing, offering tool rentals (taping, finishing), sales, and training, serving contractors for various projects like drywall, EIFS, and decorative finishes. They are known for automatic taping tools, expert advice, and a wide range of related equipment for construction pros and DIYers in the NoVa/DC area.



2,930 SF

Since 1994, locally-owned and operated company with deep roots in the communities we serve. Based in Virginia, we proudly extend our services to Maryland, Washington, D.C., and beyond. At My Kitchen and Bath, we believe that every home tells a story, and it's our mission to bring yours to life through thoughtful design, premium materials, and expert execution.

# TENANT PROFILES

## 5712 GENERAL WASHINGTON DRIVE



1,720 SF

Since our inception in 1991, LifeSafer Ignition Interlock has been at the forefront of ignition interlock technology. Our pioneering efforts began with becoming the first ignition interlock company to meet the National Highway Traffic Safety Association (NHTSA) standards in 1992. With nearly three decades of innovation and service, LifeSafer continues to define excellence in the industry, offering reliable technology and unparalleled customer care. Our commitment to restoring your freedom to drive quickly, affordably, and easily stands as our core mission.



1,720 SF

Specializing in musical instruments, particularly accordions (like Titano accordions), serving the industry for years.



3,440 SF

One Federal Solution (OFS) is an innovative Professional Services provider with over 17 years experience supporting Defense and Civilian. OFS specializes in Business Intelligence, Data Analytics, Healthcare Support, and Technical and Professional Support services. We are pioneers, builders, thought leaders, and pride ourselves in thinking outside the box to co-create with our customers, helping them achieve excellent enterprise-wide outcomes. As a certified Service-Disabled Veteran Owned Small Business (SDVOSB), OFS is committed to providing people who deliver high performance and excellence to our government partners.



2,437 SF

Serving the DC Metro area with interior renovations, general contracting for multi-family properties, and property management, alongside other locations like Ocean City, MD, and Raleigh, NC. They specialize in large-scale renovations, custom homes, and asset management, focusing on integrity and quality for residential and commercial project.



10,242 SF

Heating, Ventilating, Air Conditioning, & Refrigeration (HVACR) Wholesaler in the Mid-Atlantic region. Aireco has over 70 years in the industry, offering the best brands in the business backed by the most experienced personnel in the industry.



3,808 SF

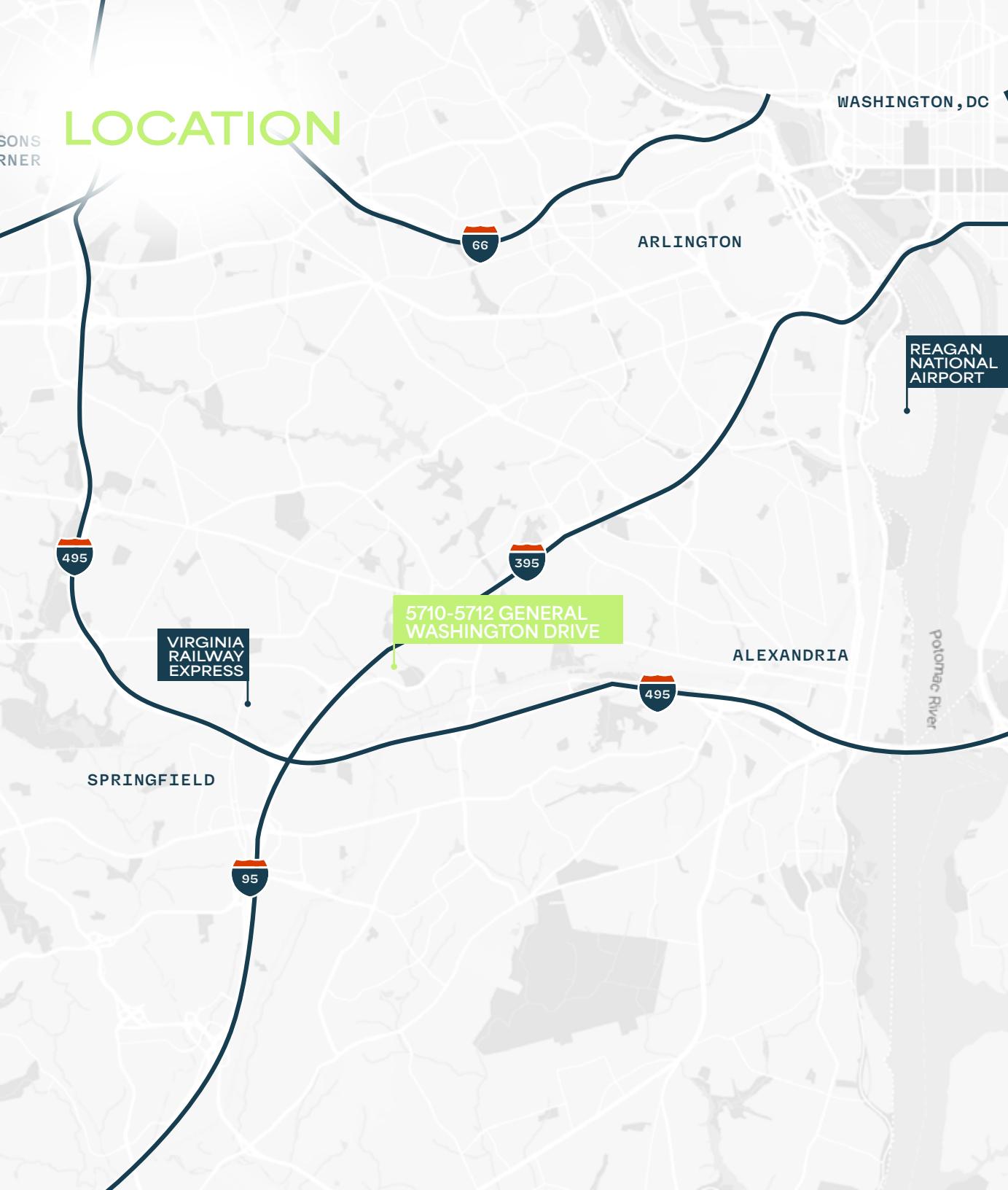
Physical therapy and strength training for all ages. We design customized strength and conditioning training programs for entire sports teams.



2,290 SF

Upholstery services, antique restoration, and furniture repairs.

# LOCATION



## Prime Location for Connectivity and Accessibility

Strategically located, 5710-5712 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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*Transwestern has been engaged by ownership as the exclusive broker for the sale of this property. This offering memorandum does not constitute a representation that the business or affairs of the property or ownership since the date of preparation of this offering memorandum have remained the same. Analysis and verification of the information contained in this offering memorandum are the sole responsibility of the prospective purchaser. 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.*

*The information contained in this offering memorandum is proprietary to broker and ownership and shall be kept strictly confidential. This offering memorandum is intended to be reviewed only by the party receiving it from broker and ownership and it should not be made available to any other person or entity without the prior written consent of broker or ownership. By taking possession of and reviewing this offering memorandum the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that it will not photocopy or duplicate any part of this offering memorandum.*