

NEWINGTON COMMERCE CENTER

8390 Terminal Rd, Lorton, VA 22079

Heavy Industrial Buildings w/ Interstate 95

(I-95) Frontage & Signage For Lease



Property Address:

8390 Terminal Road, Lorton, Virginia 22079, Springfield / I-95 & VA-7100 / Newington Industrial Submarket, Fairfax County

Fairfax County Property Zoning Information:

I-6 Heavy Industrial (Heaviest Industrial Zoning Permitted)

Newington Commerce Center Property Information:

Total SF Avail: 16,257 SF ±; Land Area: 3.64 AC site; Total Building Area: 54,557 SF ±; Building Height: 24'; 2nd Story Office Levels; Loading Docks: Five 12'w x 14'h, Drive Ins: Five 12'w x 14'h; Good Access to Loading & Truck Maneuvering Areas; Abundant Parking; Interstate 95 (I-95) Visibility, Frontage & Signage Available

For Leasing & Property Information:

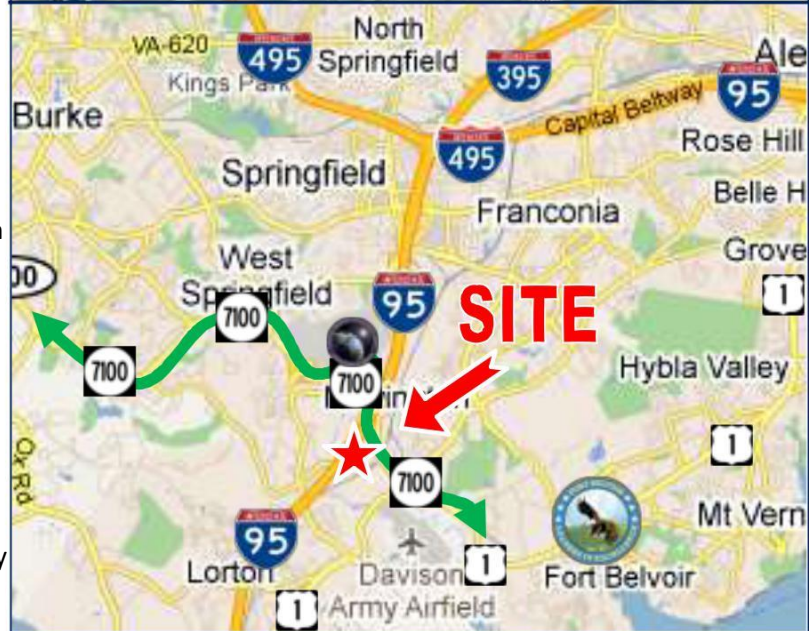
8390-E: 5,419 SF ± Flex Warehouse / 1,400 SF Office & Showroom w/ HVAC; One 12'w x 14'h Drive In Bay Door; Wash Bay Location w/ Plumbing, Concrete Raised Floor sloped toward Trench Drain; Metal Halide Lighting; Separate Entrances; Great 2nd Story Window Line, Professional Executive Offices & Conference Room:

Rent / SF / Yr: / nnn; **Terms & Occupancy:** Negotiable

8390-C: 5,419 SF ± Flex Warehouse / 1,400 SF Office & Showroom w/ HVAC; One 12'w x 14'h Drive In Bay Door; Built Out as Vehicle Transportation Limousine Dispatching Service Establishment & Vehicle Light Service Establishment w/ Ancillary Servicing & Maintenance of Company Vehicles; Great 2nd Story Window Line, Professional Executive Offices & Conference Room:

Rent / SF / Yr: / nnn; **Terms & Occupancy:** Negotiable

8390-B: 5,419 SF ± Flex Warehouse / 1,400 SF Office & w/ HVAC; One 12'w x 14'h Drive In Bay Door; Kitchen / Catering Previous use; Ventilation, Gas, Plumbing Systems in place; Air-Conditioned Warehouse Space; Additional Mezzanine Storage; Great 2nd Story Window Line, Professional Executive Offices & Conference Room:



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Front Exterior Property & Aerial Photo:



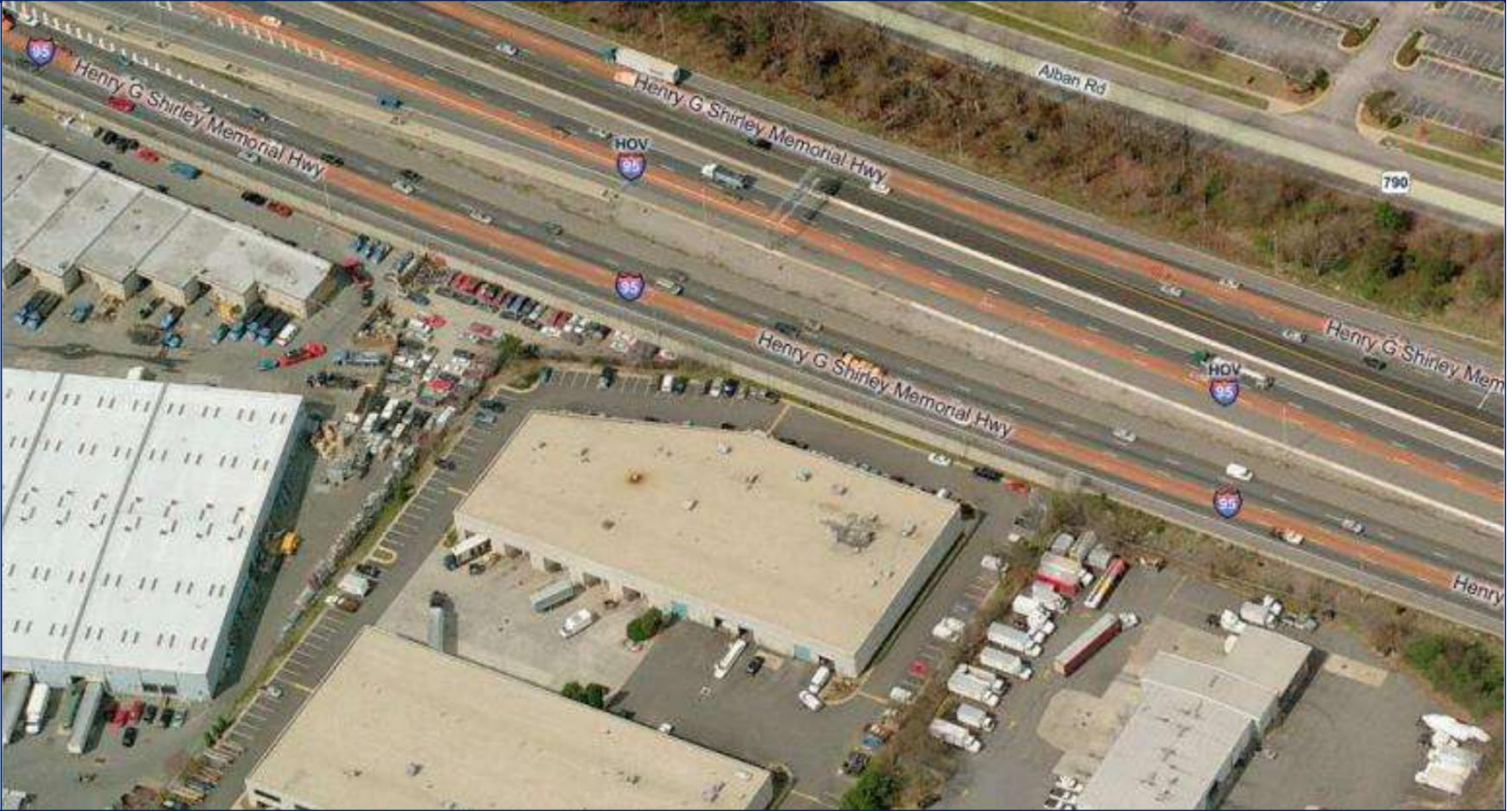
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Rear Exterior Property & Aerial Photo:



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8390-E Property Photos: (5,419 SF ± Flex Warehouse For Lease: / nnn)



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8390-C Property Photos: (5,419 SF ± Flex Warehouse For Lease: / nnn)



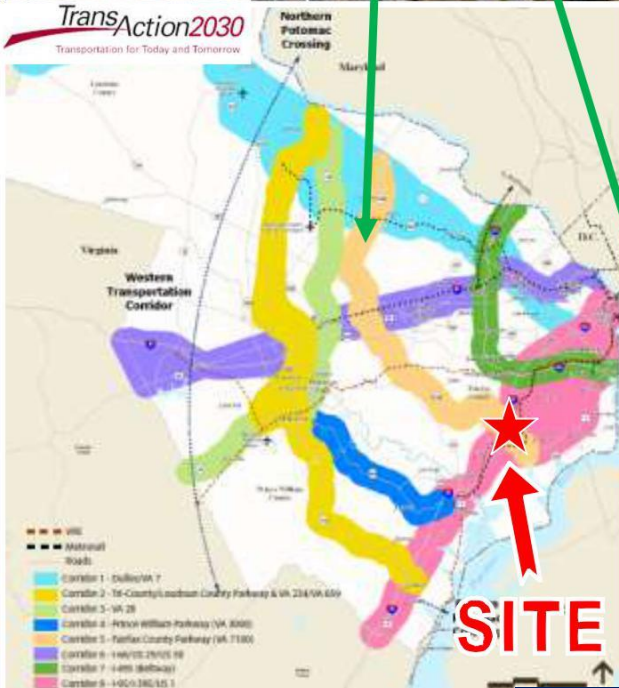
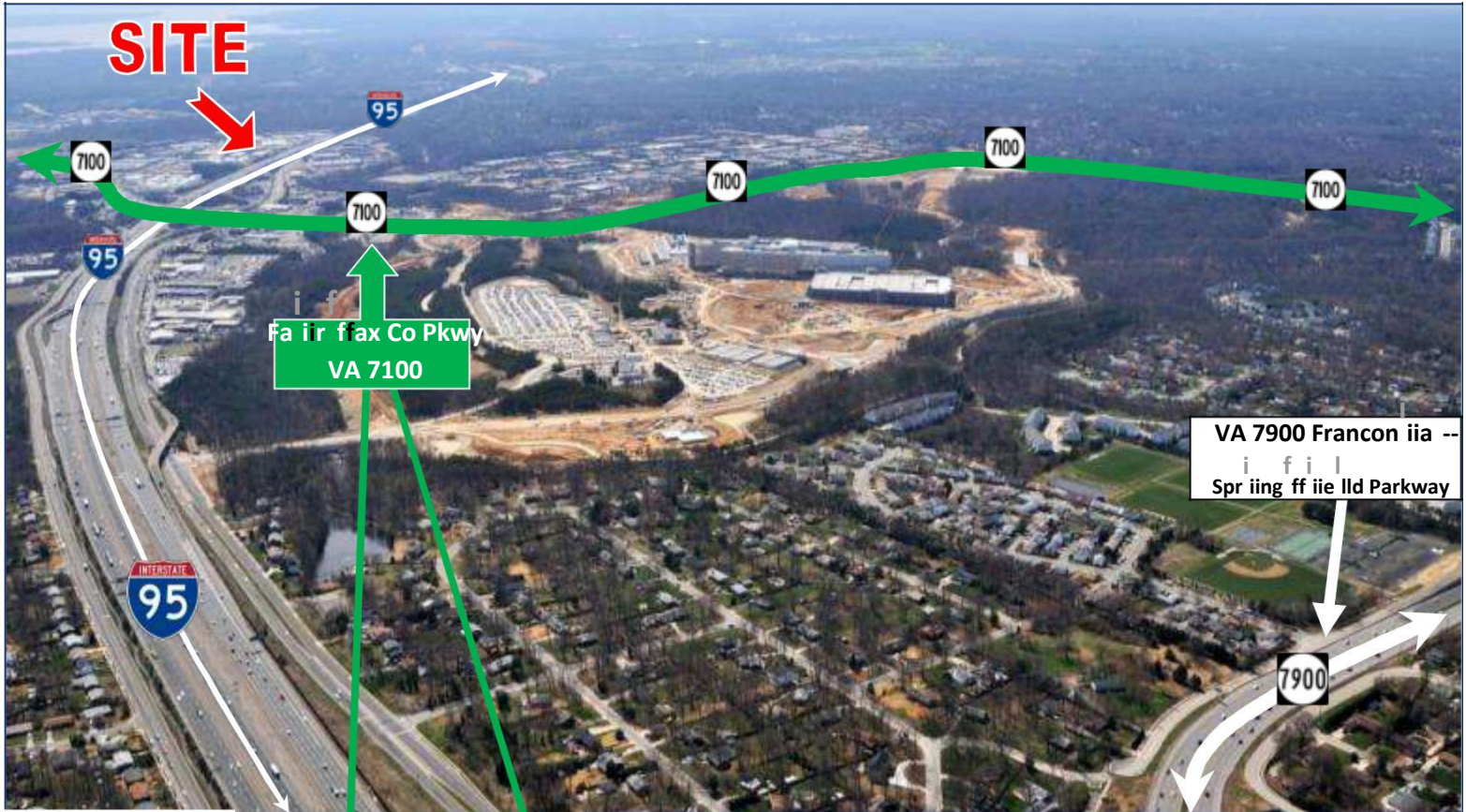
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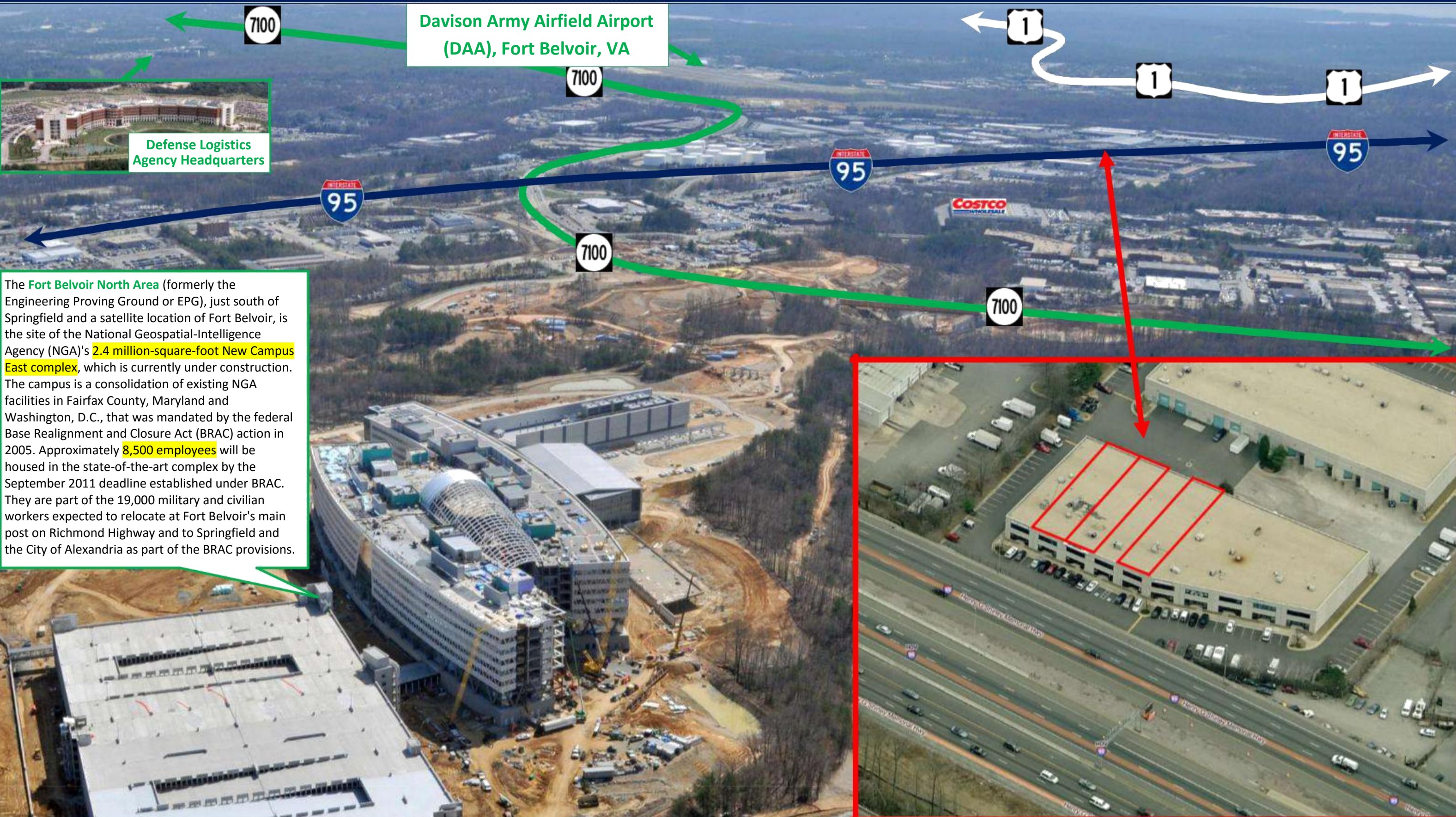


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Fairfax County Parkway (VA 7100) Extension Information:



- Trans Action 2030 - Long-Range Transportation Plan for Northern Virginia**
- ■ ■ VRE
 - ■ ■ Metro Rail
- Northern Virginia Roads & Infrastructure Improvements**
- Corridor 1 - Dulles / VA 7
 - Corridor 2 - Tri-County / Loudoun County Parkway & VA 234 / VA 659
 - Corridor 3 - VA 28
 - Corridor 4 - Prince William Parkway (VA 3000)
 - Corridor 5 - Fairfax County Parkway (VA 7100)
 - Corridor 6 - I-66 / US 29 / US 50
 - Corridor 7 - I-495 (Beltway)
 - Corridor 8 - I-95 / I-395 / US 1



Davison Army Airfield Airport
(DAA), Fort Belvoir, VA

Defense Logistics
Agency Headquarters

The **Fort Belvoir North Area** (formerly the Engineering Proving Ground or EPG), just south of Springfield and a satellite location of Fort Belvoir, is the site of the National Geospatial-Intelligence Agency (NGA)'s **2.4 million-square-foot New Campus East complex**, which is currently under construction. The campus is a consolidation of existing NGA facilities in Fairfax County, Maryland and Washington, D.C., that was mandated by the federal Base Realignment and Closure Act (BRAC) action in 2005. Approximately **8,500 employees** will be housed in the state-of-the-art complex by the September 2011 deadline established under BRAC. They are part of the 19,000 military and civilian workers expected to relocate at Fort Belvoir's main post on Richmond Highway and to Springfield and the City of Alexandria as part of the BRAC provisions.



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Fairfax County Zoning Ordinance - Industrial District Regulations: *(For Reference Purpose Only - Not A Legal Document)*

I-6 Heavy Industrial District

I-6 Heavy Industrial District Purpose and Intent:

The I-6 District is established to provide areas for heavy industrial activities with minimum performance standards where the uses may require that some noise, vibration & other environmental pollutants must be tolerated, & where the traffic to & from the district may be intensive. This district is intended for use by the largest manufacturing operations, heavy equipment, construction & fuel yards, major transportation terminals & other basic industrial activities required in an urban economy.

I-6 Heavy Industrial District Permitted Uses

1. Accessory uses and accessory service uses as permitted by Article 10. (Please see Article 10 provided on the next page)
2. Bus or railroad terminals, car barns, garages, storage and inspection yards, railroad switching and classification yards, and railroad car and locomotive repair shops.
3. Child care centers and nursery schools.
4. Churches, chapels, temples, synagogues & other such places of worship.
5. Contractor's offices and shops.
6. Crematory, human or animal.
7. 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.
8. Establishments for scientific research, development and training.
9. Financial institutions.
10. Funeral homes.
11. Heavy equipment and specialized vehicle sale, rental and service establishments.
12. Junk yards, to include motor vehicle storage and impoundment yards.
13. Light public utility uses (Category 1).
14. Lumber yards, fuel yards and building material yards to include rock, sand and gravel.
15. Mobile and land based telecommunication facilities.
16. Motor freight terminals.
17. New vehicle storage.
18. Offices.
19. Private schools of general education.
20. Public uses, Quasi-public athletic fields and related facilities.
21. Recycling centers.
22. Storage yards.
23. Truck rental establishments.
24. Vehicle light service establishments.
25. Vehicle major service establishments.
26. Vehicle transportation service establishments.
27. Veterinary hospitals and Kennels.
28. Warehousing and associated retail establishments.
29. Wholesale trade establishments.



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I-95 / I-495 HOT Lane Access Points:



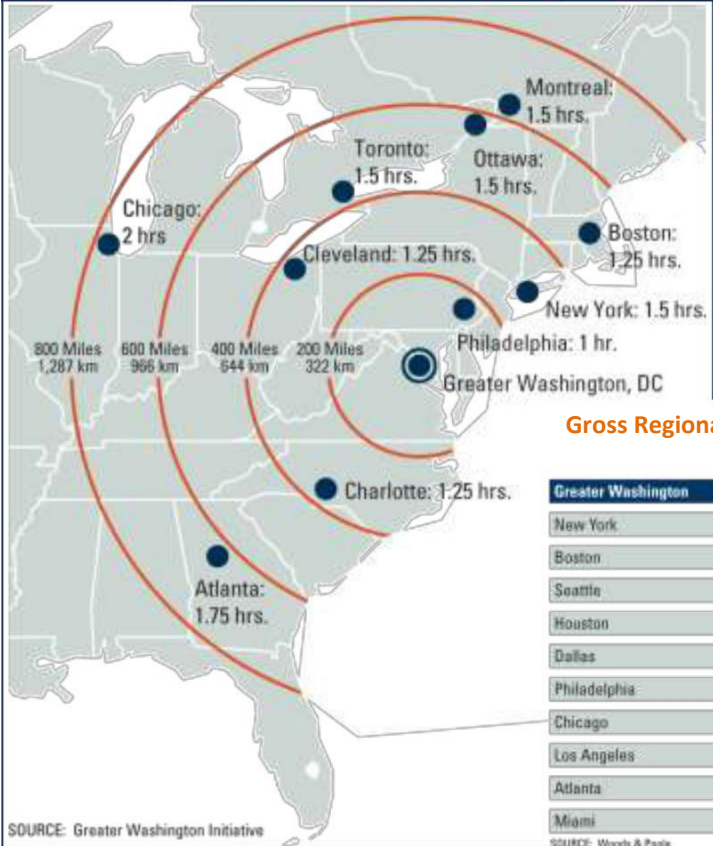
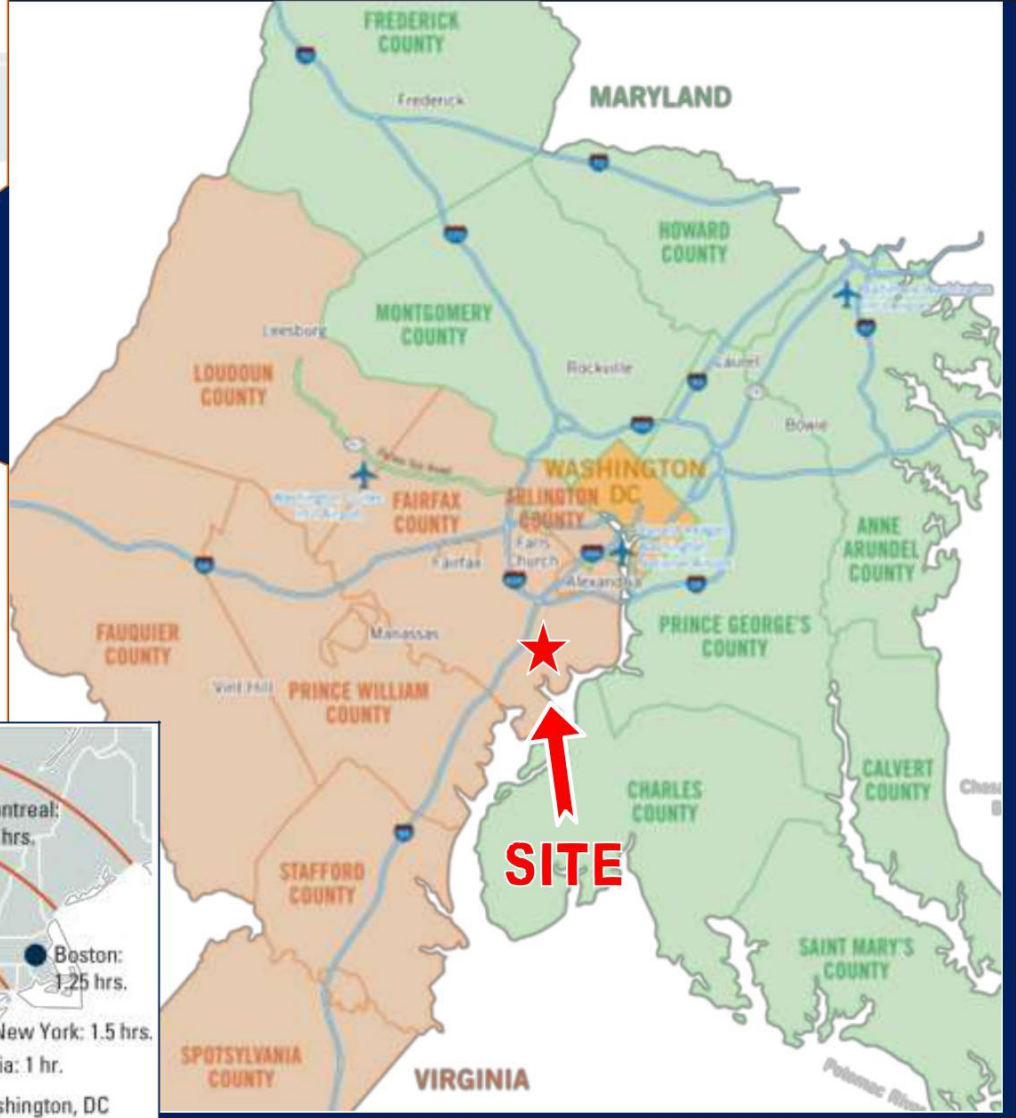
This map shows proposed Improvements and does not reflect final design.

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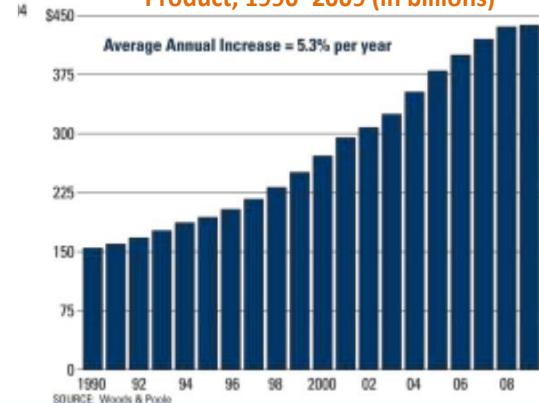
Greater Washington Region:



Gross Regional Product per Capita, 2009



Greater Washington Gross Regional Product, 1990-2009 (in billions)



SOURCE: Greater Washington Initiative

SOURCE: Woods & Poole

SOURCE: Woods & Poole

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Greater Washington Region - A Major World Capital Connection and Global Center Of Commerce



Greater Washington Offers Unparalleled Global Connectivity:

Greater Washington tops U.S., worldwide lists in business, employment - Washington Business Journal, June 11, 2010

“The nation's capital is emerging from the recession better than any other major metropolitan area in the country.” –

Forbes **Greater Washington Dominates Inc. 500 List of Fastest-Growing Companies** - CityBizList, August 13, 2009

“Washington DC is the only metropolitan area east of the Mississippi River characterized by high levels of growth, diversity, and educational attainment.” - Brookings Institute

Report says greater Washington's economy is strong and ready to flourish post-recession - Virginia Business, June 11, 2010

Easier to do Business in Greater Washington than Rest of U.S., by a wide margin of 71-to-15 percent - Clarus Research

Group **Greater Washington Ranks #2 In Median Household Income among U.S. Metropolitan Regions** – 2008 U.S. Census data **No. 1 – Metros Where the Recession Is Easing** – Forbes

No. 2 – Top Metros for Quality of Life and 10 Best Places for Young Adults - Portfolio.com

“The region is chock-full of job prospects, entertainment venues and great neighborhoods, and it is booming.” - Kiplinger's

“Washington, DC is increasingly drawing in the ‘young and wealthy’.” - Nielsen Claritas

Washington DC Area Outranks All USA Cities for Real Estate Investment - Association of Foreign Investors in Real Estate (AFIRE)

2010 Greater Washington Initiative Regional Report Highlights:

- Greater Washington's Economy is Best Positioned in the US to Excel Post-Recession - New jobs, diverse industry, and low unemployment make Greater Washington a region without peer
- 5th largest regional economy in the US with a 2009 GRP of \$443 billion
- Unemployment rate consistently below national average
- #1 among major metropolitan regions for female executives — 56% higher than national average
- Home to 18 Fortune 500® company headquarters representing \$308 billion in annual revenues
- 48 Inc. 500 fastest-growing companies — #1 region in US for 13 consecutive years
- Home to more than 1,000 foreign-owned companies, representing more than 50 countries
- #1 US city and #2 global city for real estate investment

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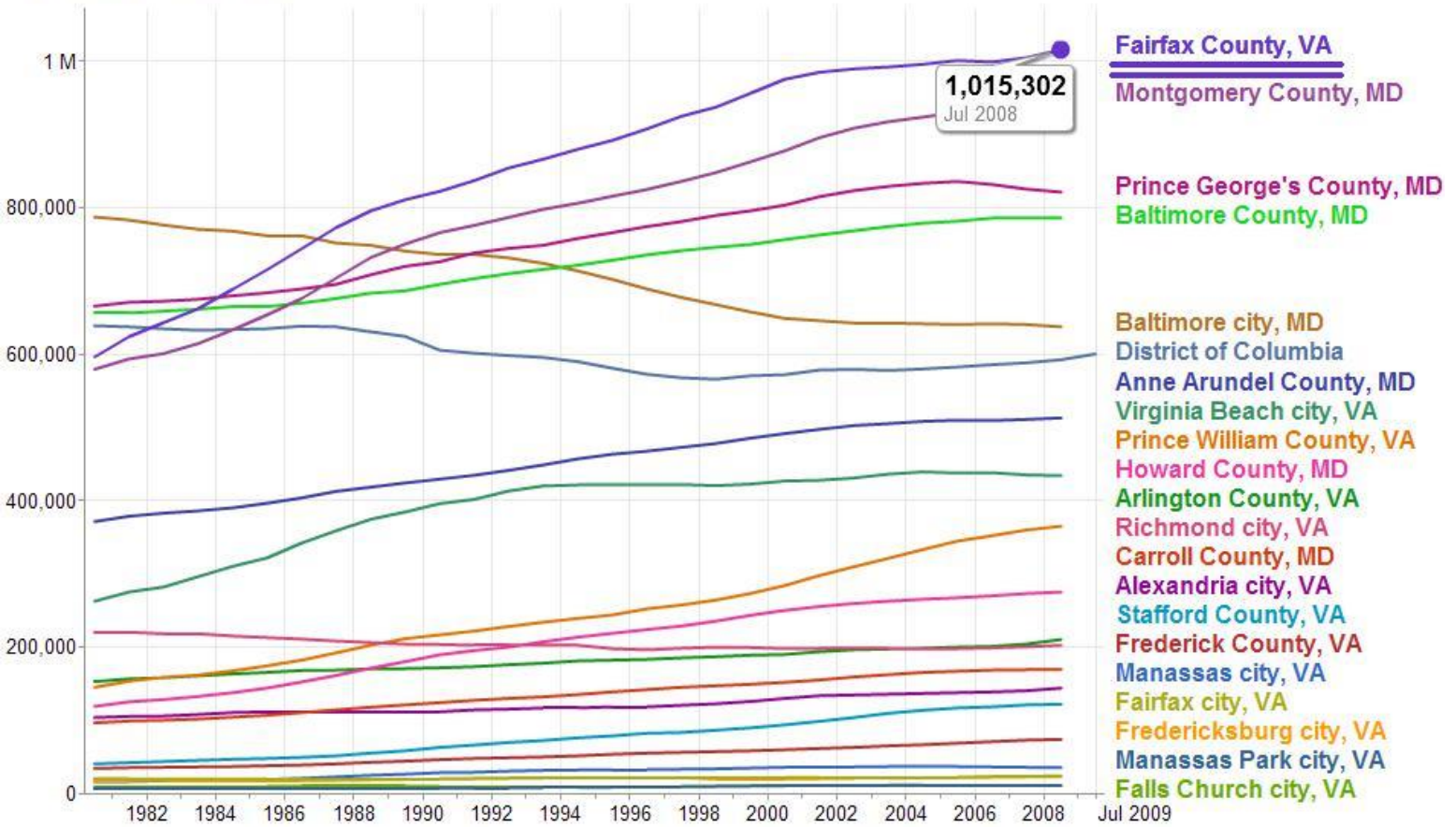
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Fairfax County Population Estimates:

Population

Estimates of the resident population.

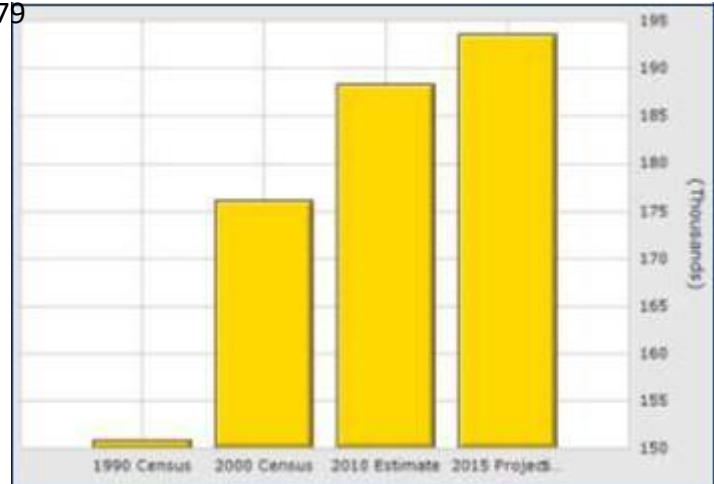


Data source: U.S. Census Bureau, Population Division - Last updated May 7, 2010

Population for 5 Mile Radius – Springfield / Newington Industrial Submarket

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	1 Mile	3 Mile	5 Mile
Population			
2010 Total Population:	6,423	70,212	188,329
Pop Growth 2010-2015:	2.00%	5.10%	2.80%
Per Capita Income:	\$41,544	\$40,325	\$42,320
Average Age:	36.60	35.60	36.80
Households			
2010 Total Households:	2,136	25,114	67,163
HH Growth 2010-2015:	2.20%	5.50%	2.90%
Median Household Inc:	\$95,744	\$100,383	\$102,226
Avg Household Size:	2.99	2.78	2.80
Avg HH Vehicles:	1.80	1.90	1.90
Avg Travel Time - Wrk:	36 min	34 min	34 min
Housing			
Median Housing Value:	\$294,545	\$317,152	\$342,043
Median Year Built:	1983	1987	1983



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Fairfax County Demographics & Geographic Comparisons

Income: With a 2007 median family income of \$122,027, Fairfax County ranks 3rd in the nation among large U.S. counties.

COUNTY (REGION)	MEDIAN FAMILY INCOME	MEDIAN HOUSEHOLD INCOME	PER CAPITA INCOME
Fairfax County, VA	122,027	105,241	48,428
Morris County, NJ (New York City area)	111,464	94,684	45,516
Montgomery County, MD (Washington, D.C. area)	108,464	91,835	46,568
Santa Clara County, CA (Silicon Valley area)	99,972	84,360	39,237
Middlesex County, MA (Boston area)	93,997	74,700	38,352
DuPage County, IL (Chicago area)	89,098	73,472	37,565
King County, WA (Seattle area)	85,828	67,010	37,717
Fulton County, GA (Atlanta area)	82,508	58,837	37,651

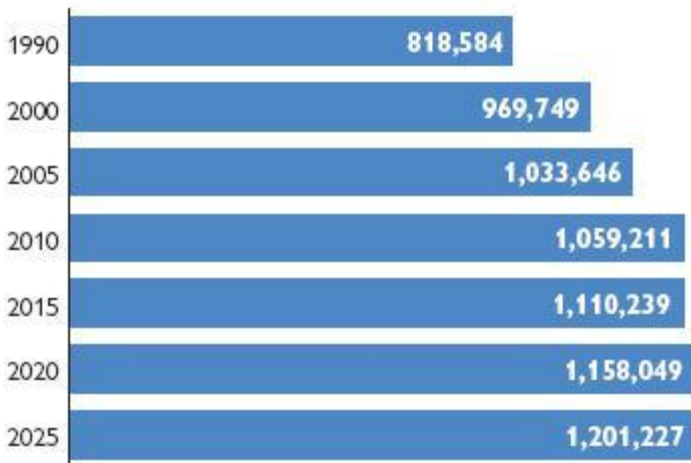
Source: U.S. Census Bureau, American Community Survey, 2007

FAIRFAX COUNTY EMPLOYMENT BY INDUSTRY



Source: Virginia Employment Commission (VEC), 2008

FAIRFAX COUNTY POPULATION GROWTH AND FORECASTS

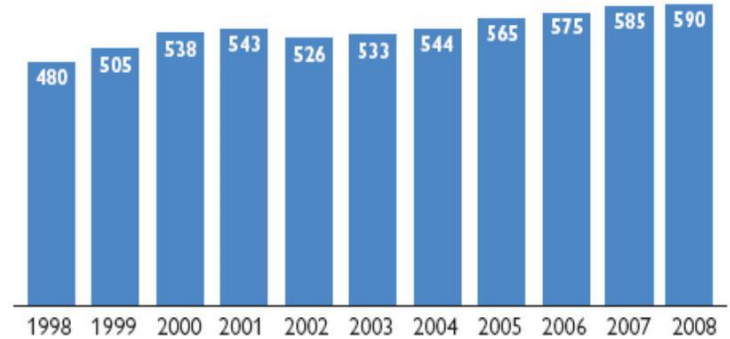


Source: Fairfax County Department of Systems Management for Human Services, 2007

With more than 1 million residents, Fairfax County is the Virginia most populous county in Virginia. Fairfax County's

population is larger than that of seven states - AK, DE, MO, ND, SD, VT, WY, and DC. (U.S. Census Bureau)

ANNUAL EMPLOYMENT GROWTH — Number of Jobs (thousands, rounded)



Source: VEC

The civilian labor force in Fairfax County is 599,217, and the number of jobs located in the county is 588,431 - enough jobs to employ everyone living in Wyoming.

(Virginia Employment Commission and U.S. Census Bureau)

Fairfax County Business Community

- Fairfax County ranked number two on Entrepreneur Magazine's list of "Best Large Counties for Entrepreneurs" in 2006. (Entrepreneur Magazine)
- With a gross regional product of \$367 billion in 2006, the greater Washington area's economy is the fourth largest in the country. (Bureau of Economic Analysis)
- The Washington, D.C., area has more technology companies and technology workers than any other U.S. metro area.

Fairfax County Public Schools (FCPS) (www.fcps.edu)

Average SAT scores* (2008)

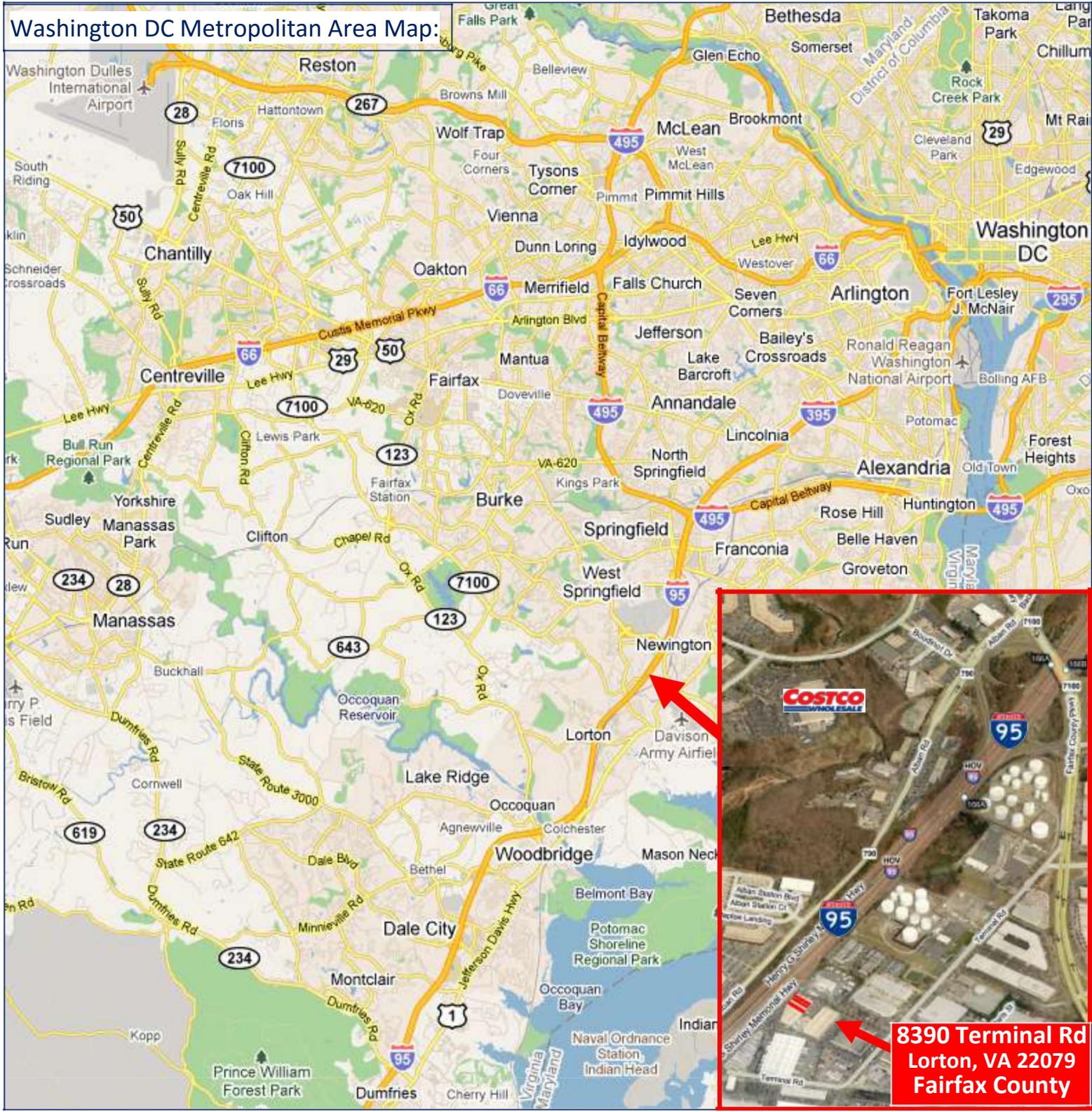
	Critical Reading	Math	Writing	Total
Fairfax County	547	565	542	1654
	511	512	499	1522
National	502	515	494	1511

*Maximum total SAT score is 2400

Source: Fairfax County Public Schools and College Board

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Washington DC Metropolitan Area Map:



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Fairfax County**