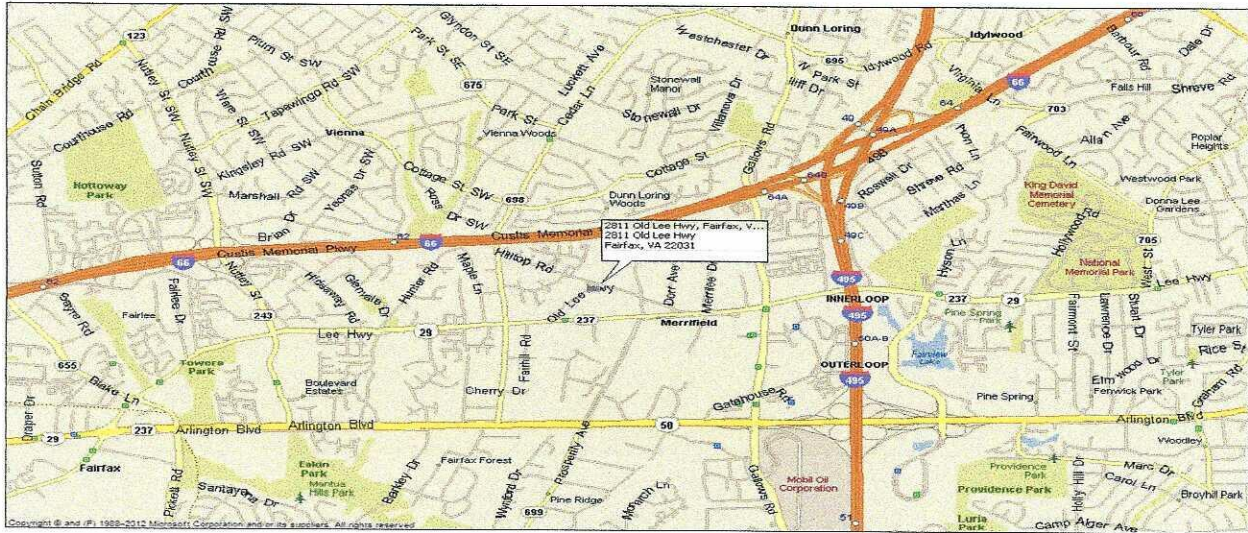


2811-A Old Lee Hwy Fairfax, VA 22031 For Lease



2811-A Old Lee Highway Fairfax, VA 22031

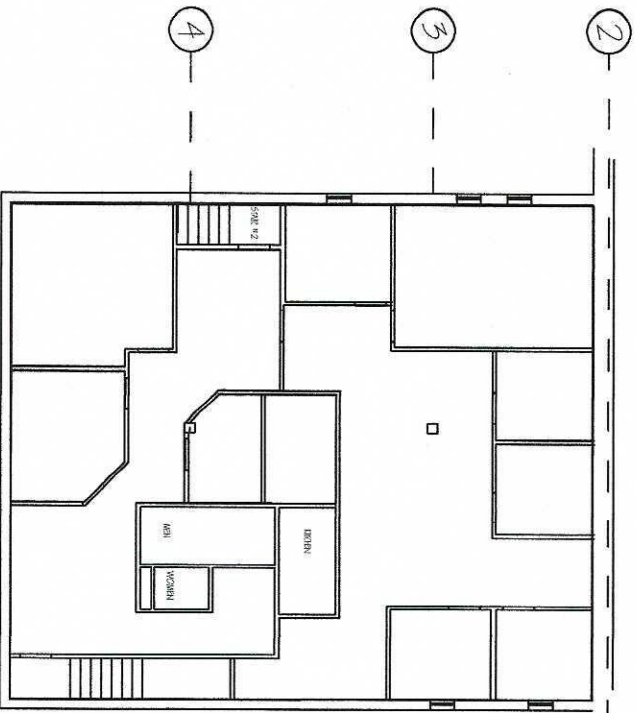
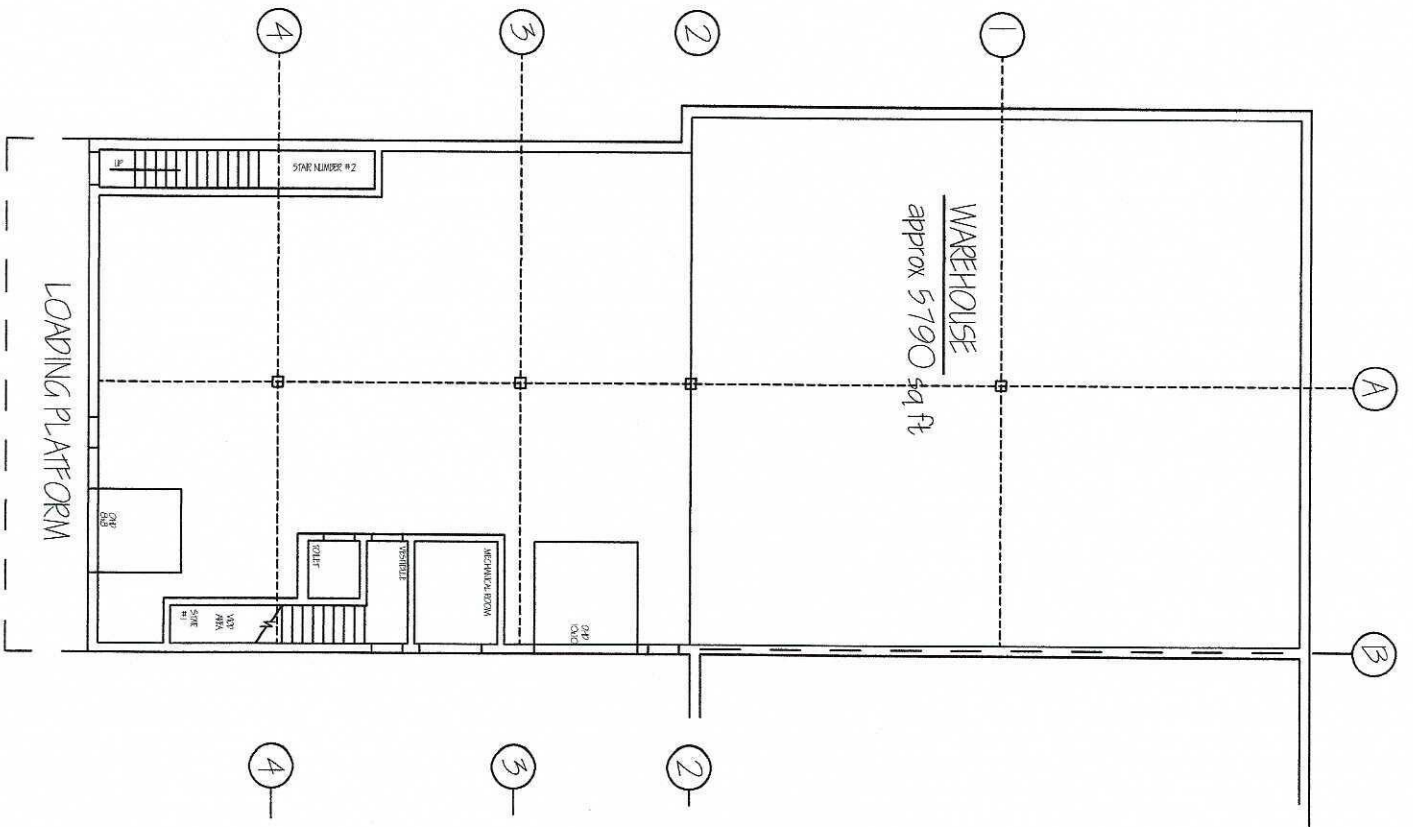
Warehouse / Office (available March 1, 2026)

Great Merrifield location: Close to Rt 29 / 50, I-66, I-495

- ❑ Unit A Warehouse 5790 Square Feet Unit A Office (2nd floor) 2752 Square Feet Total of 8542 sq ft
- ❑ Zoned I-5 (County of Fairfax) many allowed uses
- ❑ Conditioned office space, gas heat, updated bathrooms
- ❑ Oversized drive in door, loading dock, dock door, warehouse space high ceilings 18'
- ❑ Ample parking, 18 designated spots
- ❑ Lease terms: 5 year minimum

RENT: \$16/ ft, NNN \$3.56/ft, contact Lyndsay Saffer 703-906-3082

Email: safferlyndsay@gmail.com



SECOND FLOOR PLAN
N.T.S.

EXHIBIT A-1
2ND Floor Office Space
approx 2752 sq. ft.