

WAREHOUSE & STORAGE LOT SUBLEASE

6619 IRON PLACE
SPRINGFIELD, VA 22151

TARTAN
PROPERTIES



OFFERING SUMMARY

Lease Rate:	\$13.50/sf, NNN
Available SF:	18,212 SF
Fenced in Storage:	7,500 SF
Sublease Expires:	3/31/2030
Year Built:	1960
Zoning:	I-6
Operating expense:	\$3.81/ sf

PROPERTY OVERVIEW

Industrial warehouse space offering close access to key highways - the Capital Beltway, I-95 and I-395 - connecting Virginia to the District of Columbia and Maryland. Excellent location for serving Northern Virginia, downtown District of Columbia

PROPERTY HIGHLIGHTS

- Prime warehouse space available for immediate sublease through March 28, 2030
- 7,500 SF fenced outdoor storage yard
- 1 - loading dock door
- 3 - Drive-in doors
- 2,783 sf of professional office space including conference room and kitchen
- M&W bathrooms located in the office
- Separate locker room and shower facility
- 14' clear height warehouse ceilings
- I-6 Zoning-Fairfax County

Presented by:

Mike Porterfield 703.836.6558 | mike@tartanproperties.com



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FOR LEASE

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ALL MEASUREMENTS ARE APPROXIMATE, ACTUAL MAY VARY

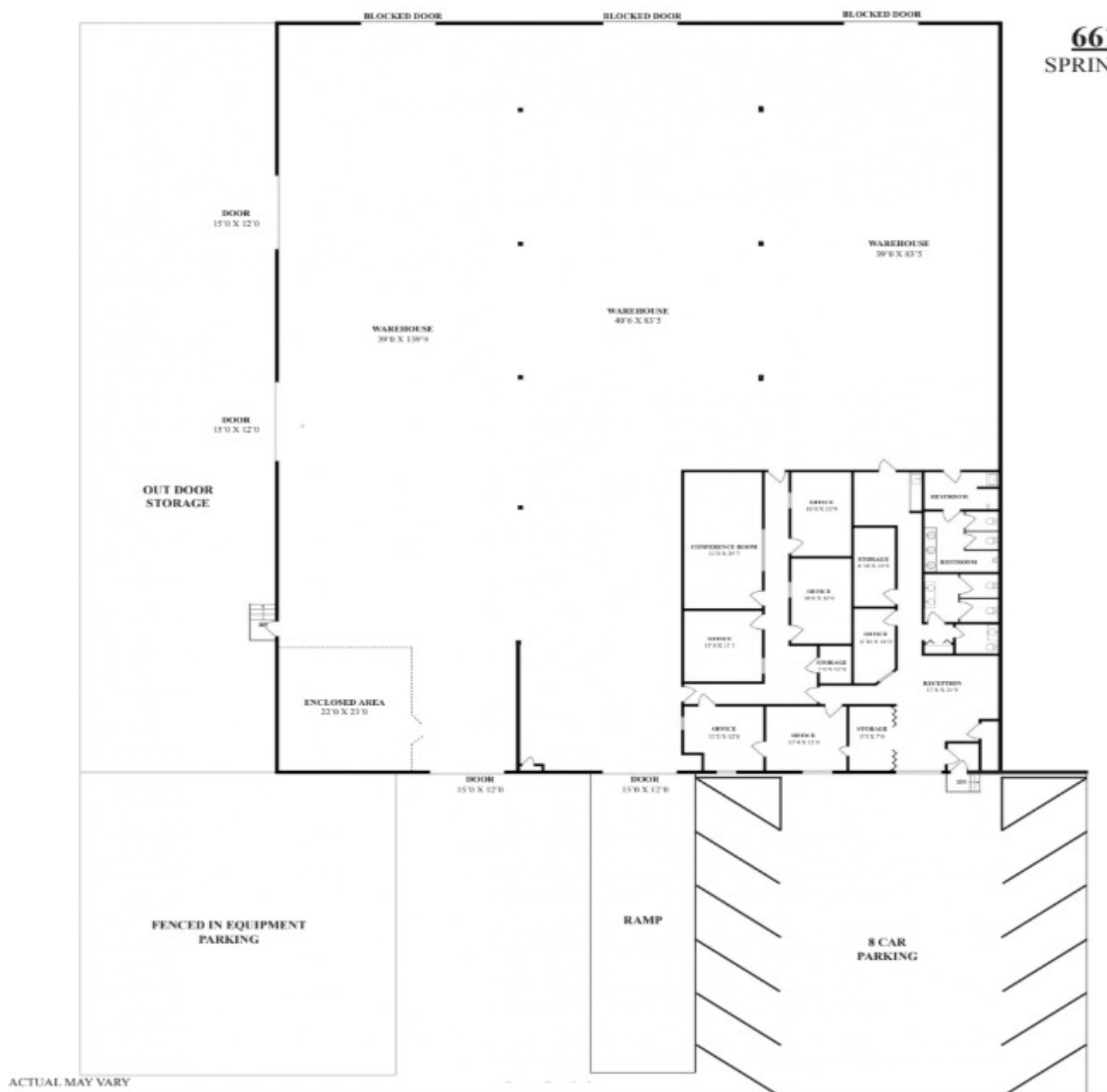
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EXCLUSIVELY MARKETING BY:



MIKE PORTERFIELD

Principal Broker

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