

±10,960 SF CLIMATE CONTROLLED WAREHOUSE

AVAILABLE FOR LEASE

8704-8706 Morrisette Dr | Springfield, VA 22152



CAMERON COLEMAN

Senior Associate Broker

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FAIRFAX INDUSTRIAL BUILDING

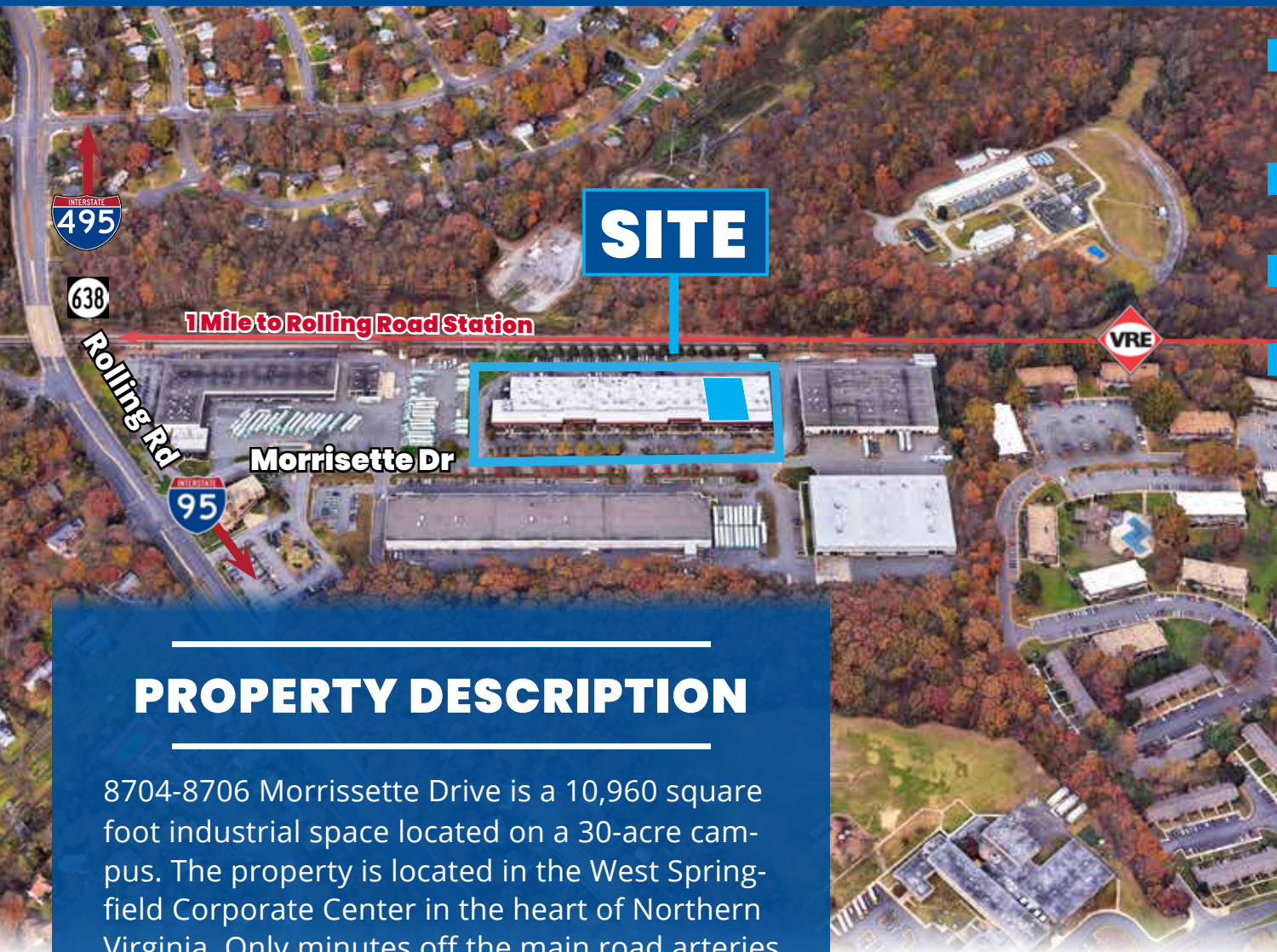
West Springfield Corporate Center

Industrial Space Available For Lease



**COLDWELL BANKER
COMMERCIAL
ELITE**

PROPERTY OVERVIEW



ADDRESS

8704-8706 Morrisette Drive
Springfield, VA 22152

AVAILABLE SPACE

±10,960 SF

ZONING

I-4

PROPERTY TYPE

Industrial / Warehouse

PROPERTY DESCRIPTION

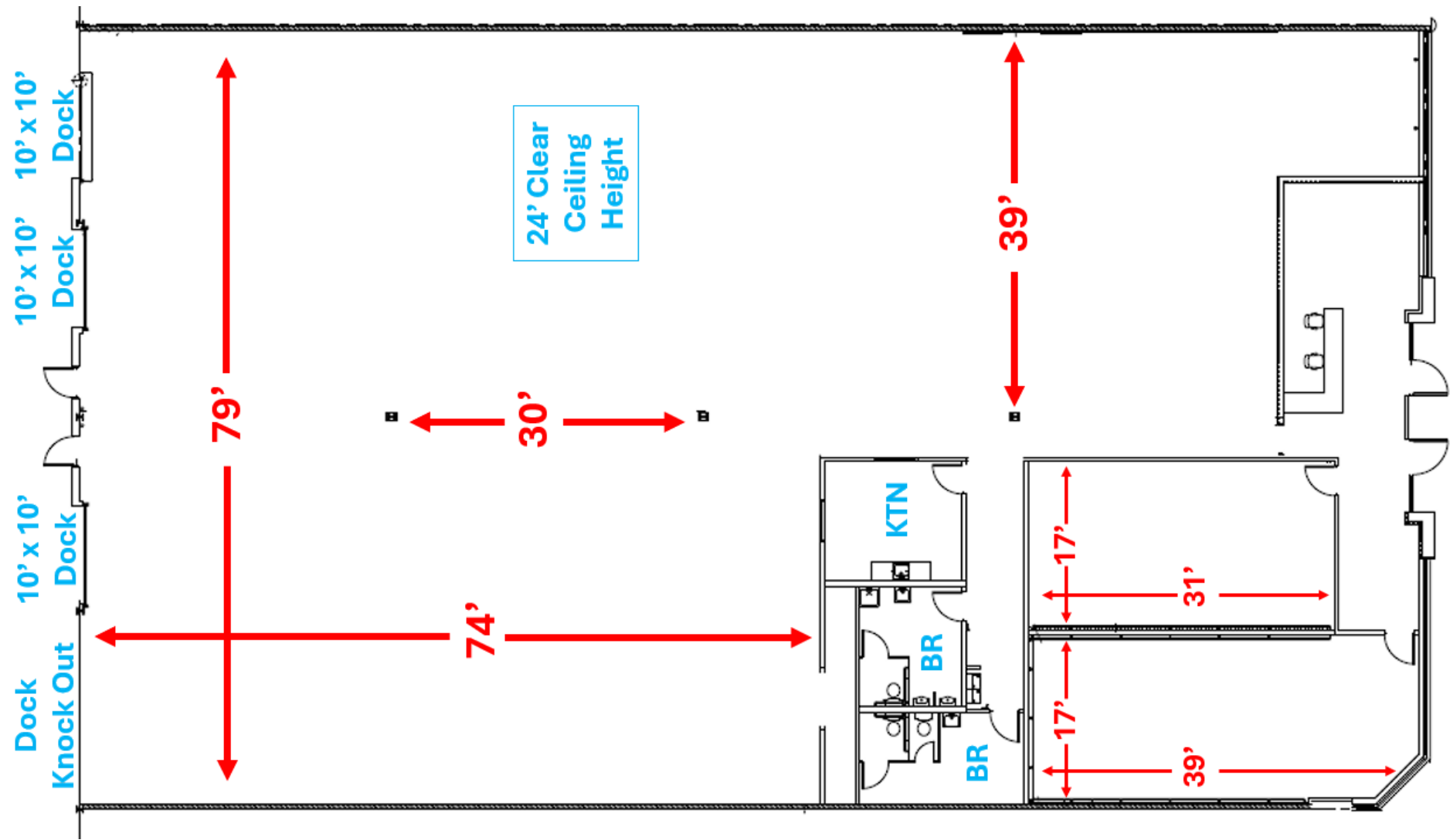
8704-8706 Morrisette Drive is a 10,960 square foot industrial space located on a 30-acre campus. The property is located in the West Springfield Corporate Center in the heart of Northern Virginia. Only minutes off the main road arteries and local amenities, the property is well situated in an area of high commercial activity.

The available space features three (3) dock doors, 24' clear height, with 2 offices, 2 restrooms, kitchenette, and the remaining square footage as open warehouse space. Just a few minutes off several main highway arteries, the property is well located in Springfield, VA.

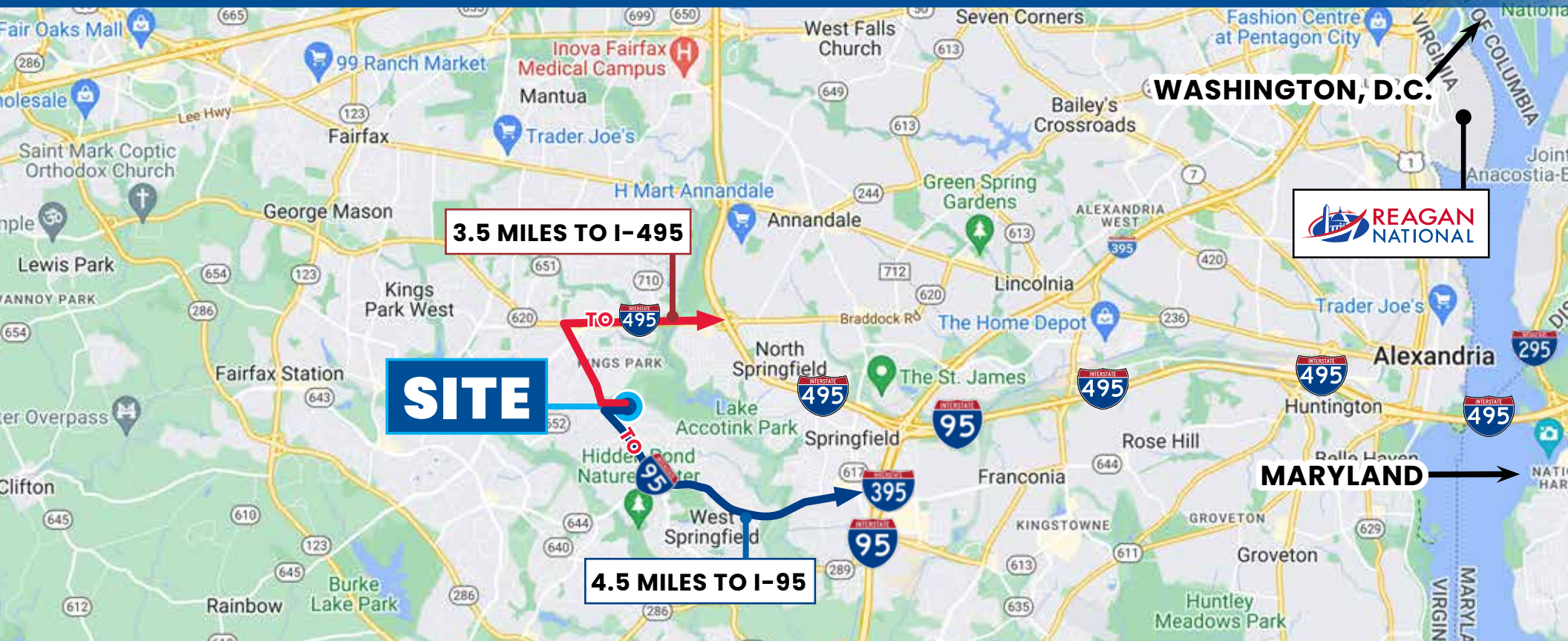
AVAILABLE SPACE HIGHLIGHTS

- Climate Control
- 3 Dock Doors (10' x 10')
- Clear Height: 24'
- Column Spacing: 30' x 49'
- 2 Offices, 2 Bathrooms & Kitchenette
- Centralized Location

PROPERTY FLOOR PLAN

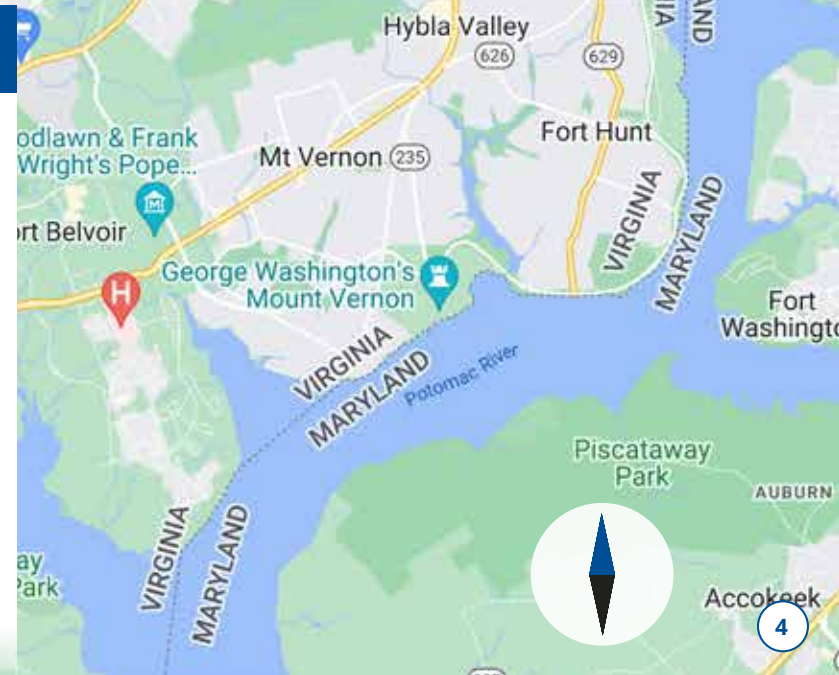


LOCATION OVERVIEW



LOCATION HIGHLIGHTS

- ▶ Located in Springfield, Fairfax County, Virginia, the most densely populated county in Virginia with over 1.2 million residents
- ▶ Fairfax County is also ranked the 2nd wealthiest county in the Nation with median HH income of \$112,436.
- ▶ Situated at the signalized intersection of Rolling Road and Morrisette Rd with traffic counts of 31,000 VPD.
- ▶ Just over 6 miles to the Springfield interchange where I-95, I-395, and I-495 meet ("the mixing bowl").
- ▶ Approximately 6.1 miles to Springfield/Franconia Metro
- ▶ Airports: Reagan National: 16.8 miles; Dulles International 24.5 miles.



AMENITIES AERIAL



Fair City Mall

Burlington SAFEWAY
MARSHALLS DSW LIFETIME
Wendy's ULTA FIRST WATCH
McDonald's

Pickett SC

TRADER JOE'S
Staples
Chuck Cheese's

Little River SC

SAFEWAY petco
DOLLAR TREE
Advance Auto Parts TACO BELL

Giant Chick-fil-A

ALDI BURGER KING

LIDL Starbucks

PETSMART
DOLLAR TREE

ROSS
DRESS FOR LESS
CHIPOTLE

GEORGE MASON UNIVERSITY

Burke Centre SC

KOHL'S SAFEWAY
Chick-fil-A FIVE GUYS
McDonald's
CVS pharmacy TACO BELL
CHIPOTLE

Giant CVS pharmacy McDonald's

LOTTE Market Walgreens

Giant Starbucks McDonald's

THE HOME DEPOT

VRE Rolling Road Train Station

SITE

Springfield Plaza
TRADER JOE'S CVS pharmacy
WHOLE FOODS MARKET Starbucks

LIDL ALDI

West Springfield SC
Panera Bread CHIPOTLE

Springfield Town Center
Target macy's REGAL H&M

West Springfield High School

Giant CVS pharmacy

Springfield Golf & Country Club

Walmart TRUIST
Wendy's 7 ELEVEN Shell
HAIR CUTTERY

SAFEWAY
CVS pharmacy McDonald's

LIDL petco
Staples
DOLLAR TREE
ROSS IHOP
Advance Auto Parts

Old Keene Mill SC
WHOLE FOODS MARKET
planet fitness Jersey Mike's Starbucks
Walgreens

KAISER PERMANENTE
Springfield Medical Center

THE HOME DEPOT BEST BUY OLD NAVY
ULTA
PETSMART Staples Starbucks

VRE Franconia-Springfield Train Station

amazon fresh DUNKIN' HOME SENSE



Gallery



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FOR MORE INFORMATION



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