

**±15,480 SF INDUSTRIAL SPACE** — AVAILABLE FOR LEASE

8600 Morrisette Dr | Springfield, VA 22152



**CAMERON COLEMAN**

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**FAIRFAX INDUSTRIAL BUILDING**

West Springfield Corporate Center

Industrial Space Available For Lease



**COLDWELL BANKER  
COMMERCIAL  
ELITE**



# PROPERTY OVERVIEW



## ADDRESS

8600 Morrisette Drive  
Springfield, VA 22152

## TOTAL BUILDING AREA

±107,880 SF

## AVAILABLE SPACE

±15,480 SF

## ZONING

I-4

## PROPERTY TYPE

Industrial / Warehouse

## PROPERTY DESCRIPTION

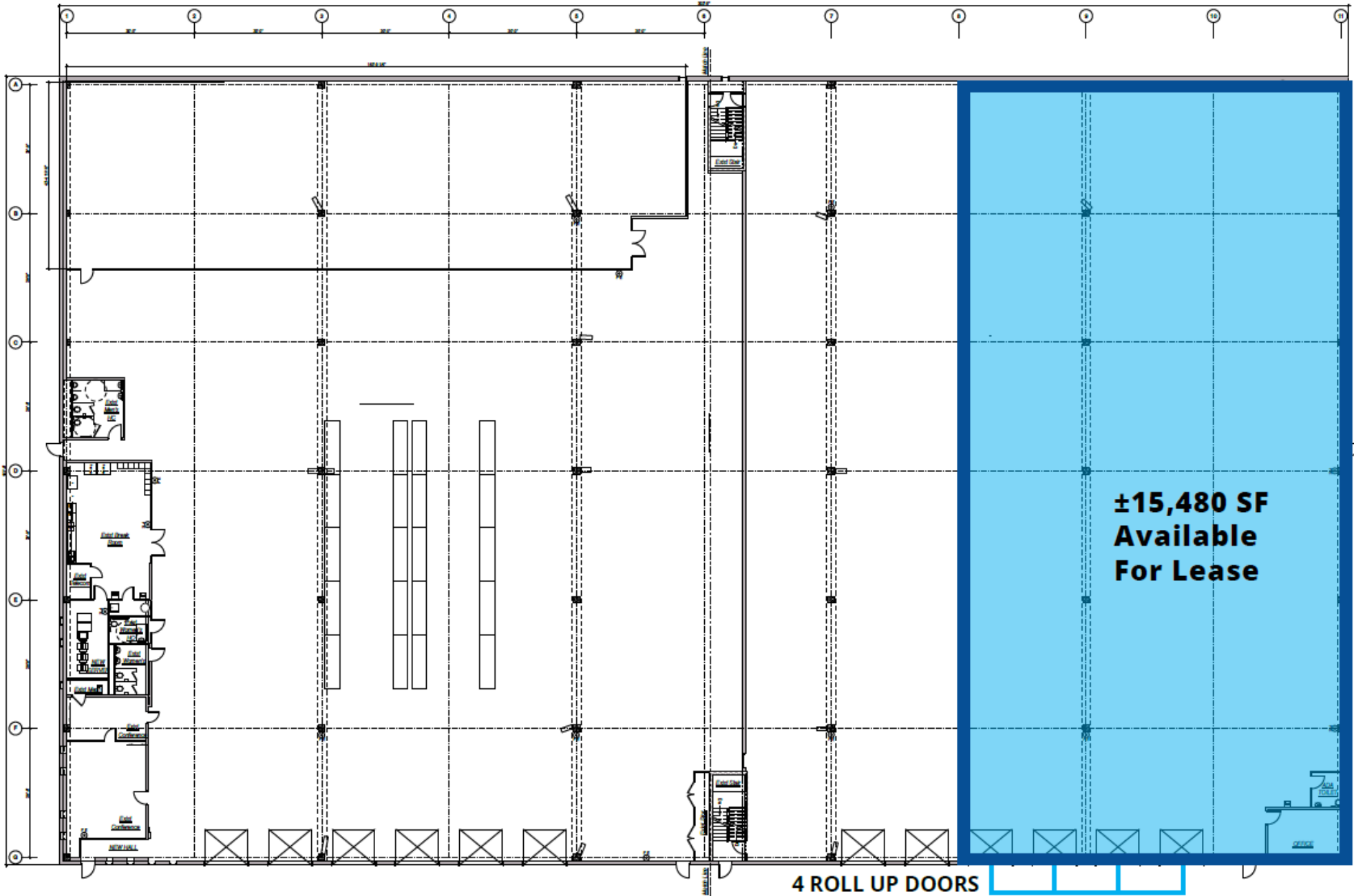
8600 Morrisette Drive is a 107,880 square foot industrial building located on a 30-acre campus. The property is located in the West Springfield Corporate Center in the heart of Northern Virginia. Only minutes off the main road arteries and local amenities, the property is well situated in an area of high commercial activity.

The available space features four (4) roll up doors, 18' clear height, drive-in ramp with a small office, restroom 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

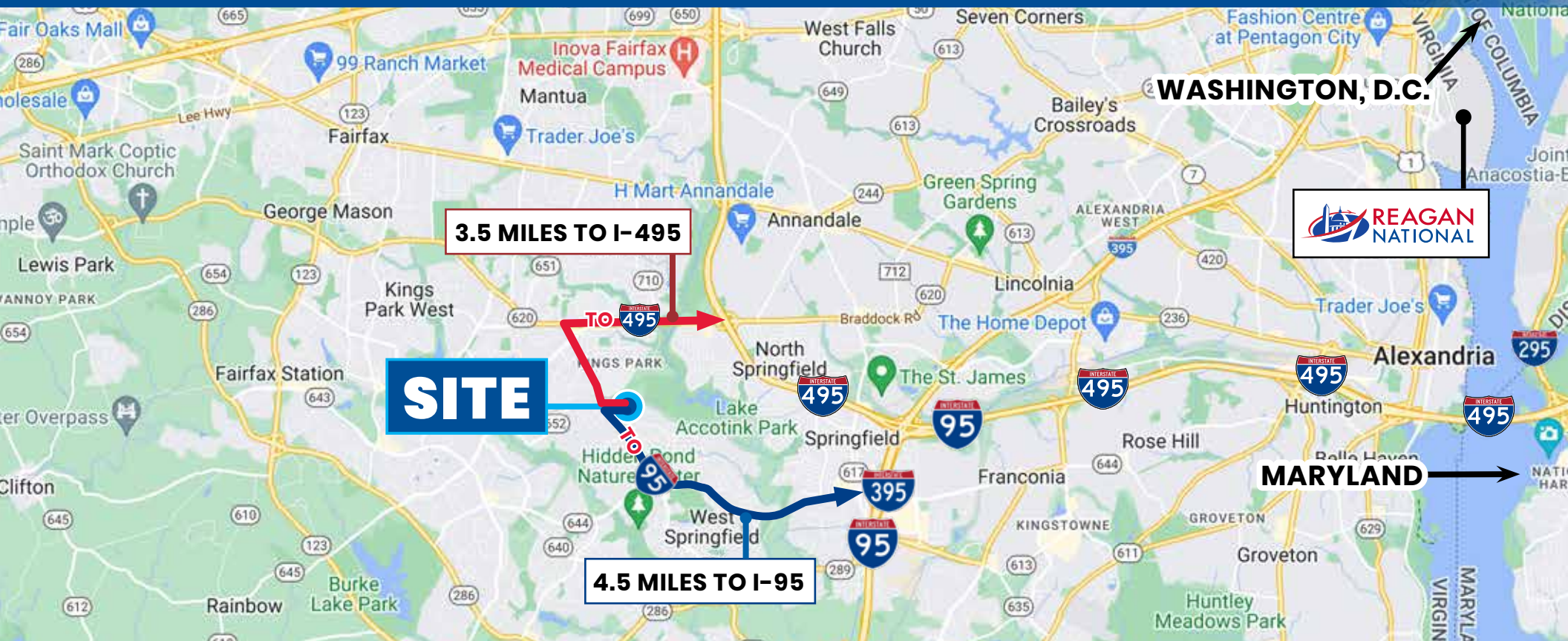
- Centralized Location
- 4 Roll Up Doors
- Drive-in Ramp
- Clear Height: 18'
- Column Spacing: 30' x 60'
- Small Office & Restroom

# PROPERTY FLOOR PLAN



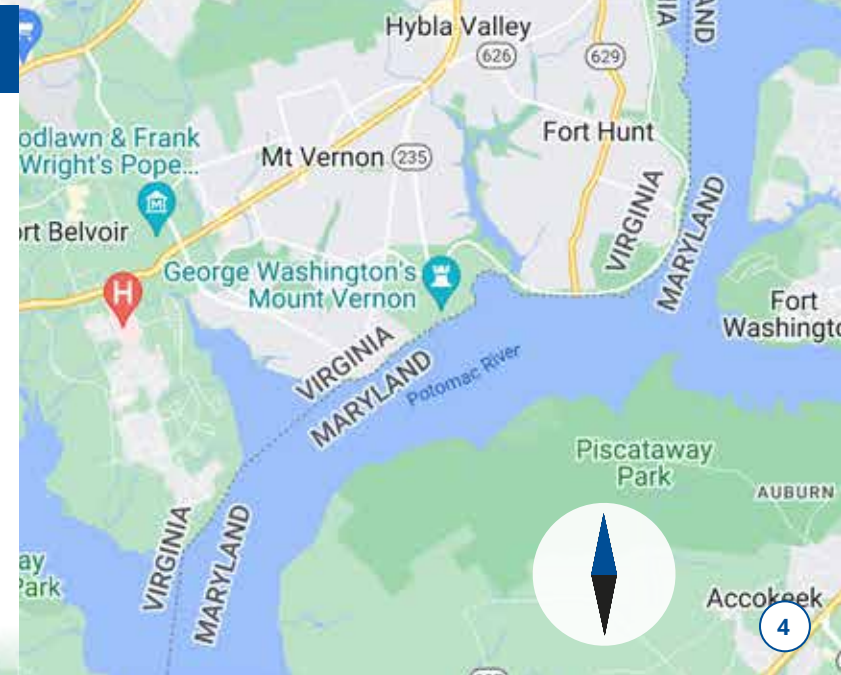


# LOCATION OVERVIEW



## 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

CHUCKE 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**

**West Springfield SC**

Panera BREAD CHIPOTLE

**Springfield Plaza**

TRADER JOE'S CVS pharmacy

WHOLE FOODS MARKET Starbucks

LIDL ALDI

Target

Giant Starbucks Jersey Mike's

West Springfield High School

Giant CVS pharmacy

Springfield Golf & Country Club

**Springfield Town Center**

Target macy's REGAL H&M

Walmart TRUIST

Wendy's 7 ELEVEN Shell

HAIR CUTTERY

SAFEWAY

CVS pharmacy McDonald's

LIDL petco

Staples

DOLLAR TREE

ROSS Dress for Less 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

PETSMART Staples Starbucks

VRE Franconia-Springfield Train Station

amazon fresh DUNKIN' HOME SENSE





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## FOR MORE INFORMATION



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The Morrisette Companies is proud of its 50+ year history of providing expert services in the areas of Acquisitions, Development, Property Management, Leasing Services, Property Services and Disposition.