



### Summary

Floor: 1st  
 Available SF: 8,500 SF  
 Lease Rate: Withheld + NNN  
 Available: May 1, 2024

### Property Highlights

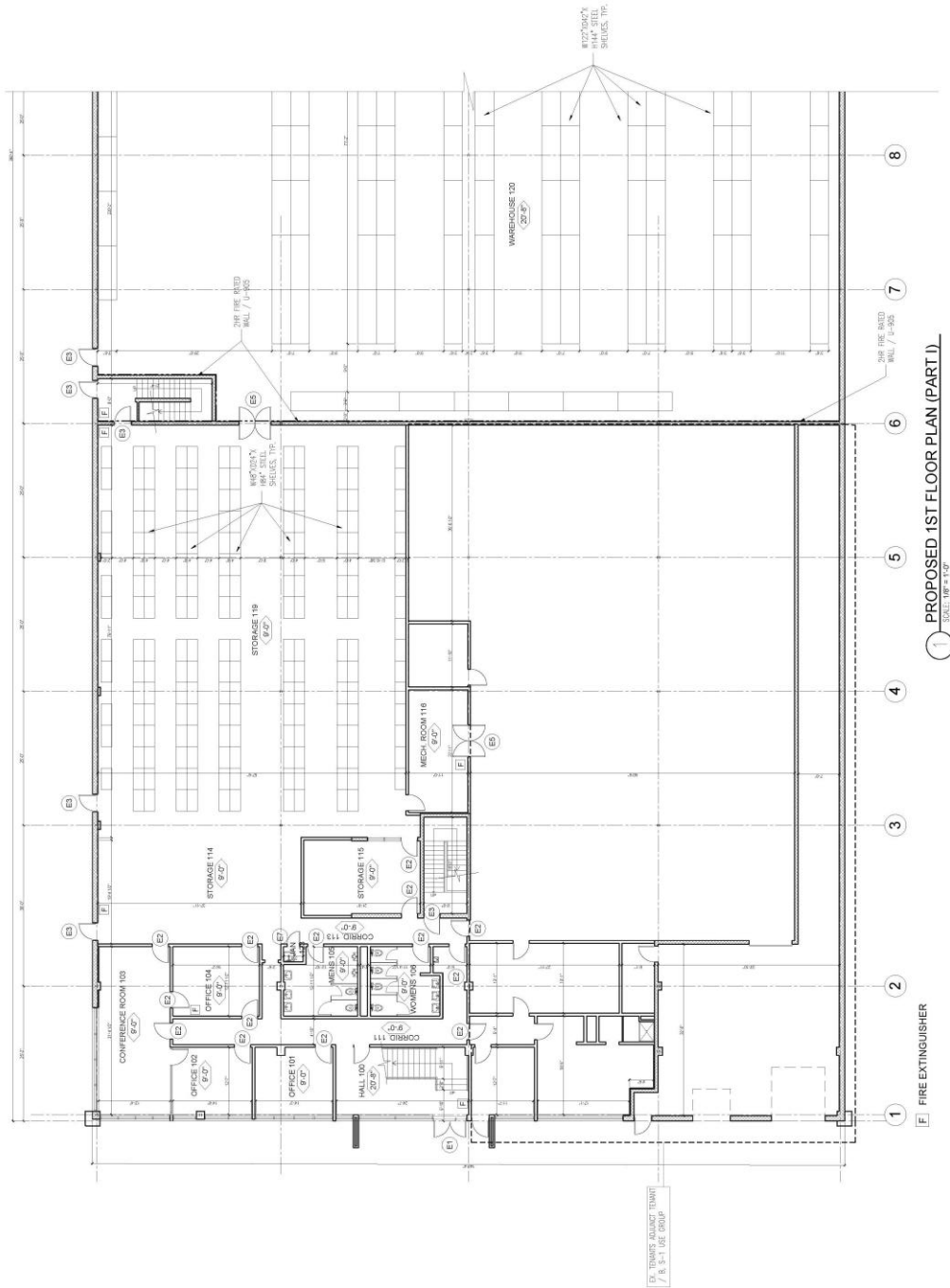
- Fast and easy access to Route 1 and 95 both north and south bound
- Within 2 miles of the main entrance to Fort Belvoir
- I-4 zoning
- Surrounded by other industrial warehouses
- Space has approximately 1000 SF office and one dock.

Demographics	2 Mile	5 Mile	10 Mile
Total Households:	25,862	178,203	841,582
Total Population:	8,934	62,761	311,337
Average HH Income	\$141,763	\$145,820	\$139,974

The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**Oyku Hanna**  
 703.435.4007 x 109  
 ohanna@veritycommercial.com

Floor Plan



Photos



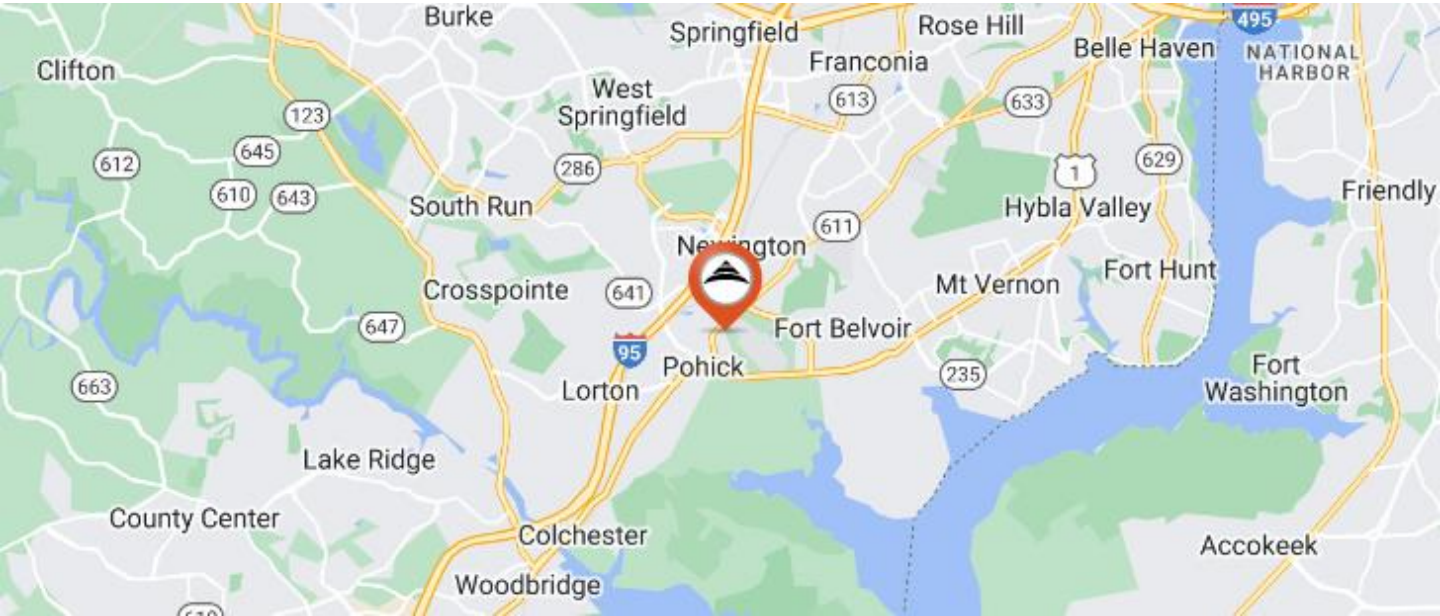
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For Lease | Free Standing Building  
7201 Lockport Place

Maps



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**Verity Commercial** | 1821 Michael Faraday Drive | Suite 208 | Reston, VA 20190 | [veritycommercial.com](http://veritycommercial.com)