

PLAZA 500

6295 Edsall Rd, Alexandria, VA



Last Mile Distribution Warehouse

Immediate Access to I-495, I-395, and I-95 • Easy Access to the Metro

FOR MORE INFORMATION PLEASE CONTACT:

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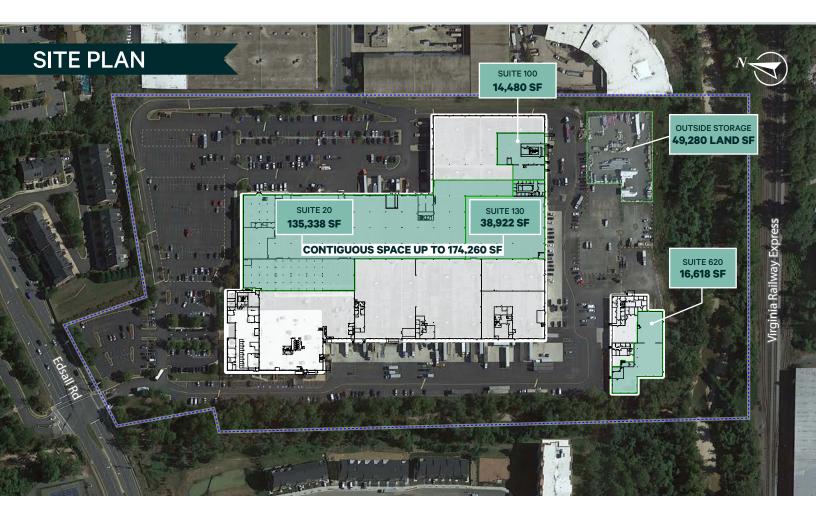
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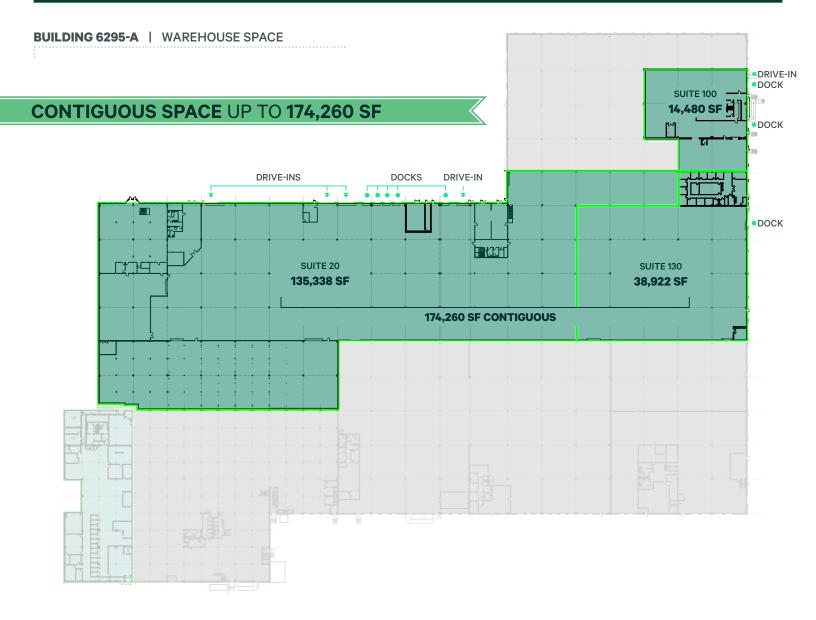
Plaza 500

Plaza 500, a last mile industrial complex located in Alexandria, with a total of 503,962 SF and approximately 141,880 SF of yard storage. The property's location is within immediate access to major interstate highways, including I-95, I-495, and I-395, and less than 1 mile from The Van Dorn Metro Station.

Highlights

- Two (2) Industrial Buildings: 532,702 SF
- 174,260 SF of Potential Contiguous Space
- 23' Clear Heights
- 40' x 40' Column Spacing

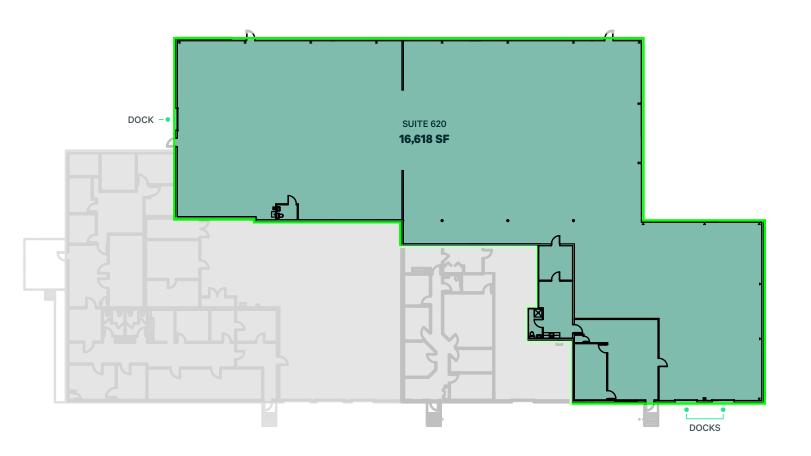
- **Zoned I-3, I-5** (Fairfax County)
- Ample Free Parking (2.22/1,000 SF)
- Immediate Access to I-495, I-395 & I-95
- Less than 1 mile to the Van Dorn Metro Station



AVAILABILITY				
Suites Available	Square Feet	Loading	Rental Rate	OPEX
Suite 20	135,338 SF	Five (5) Docks Four (4) Drive-Ins	Negotiable	\$3.43 PSF
Suite 130	38,922 SF	One (1) Dock	Negotiable	\$3.43 PSF
Suite 100	14,480 SF	Two (2) Docks One (1) Drive-In	Negotiable	\$3.43 PSF

SPECS				
Column Spacing	Ceiling Height	Power	Parking Spaces	
40' x 40'	23'	1,200 Amps	2.06 per 1,000 SF	

BUILDING 6295-B | WAREHOUSE SPACE



AVAILABILITY				
Suites Available	Square Feet	Loading	Rental Rate	OPEX
Suite 620	16,618 SF	Three (3) Docks	Negotiable	\$3.43 PSF

SPECS			
Column Spacing	Ceiling Height	Parking Spaces	
20' x 20'	14'	2.2 per 1,000 SF	

OFFICE SUITES



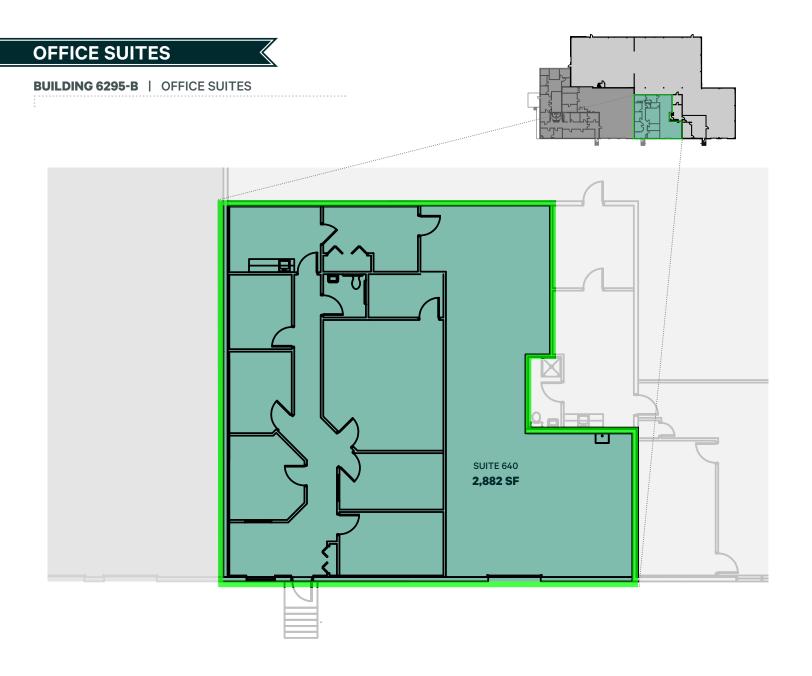
AVAILABILITY					
Office Suites Available	Square Feet	Rental Rate	OPEX		
Suite 203	13,402 SF	Negotiable	\$3.43 PSF		
Suite 205	1,536 SF	Negotiable	\$3.43 PSF		
Suite 215	3,100 SF	Negotiable	\$3.43 PSF		
Suite 210-220	14,800 SF	Negotiable	\$3.43 PSF		
Suite 250	15,762 SF	Negotiable	\$3.43 PSF		

OFFICE SUITES

BUILDING 6295-A | OFFICE SUITES



AVAILABILITY				
Office Suites Available	Square Feet	Rental Rate	OPEX	
Suite 190	16,570 SF	Negotiable	\$3.43 PSF	

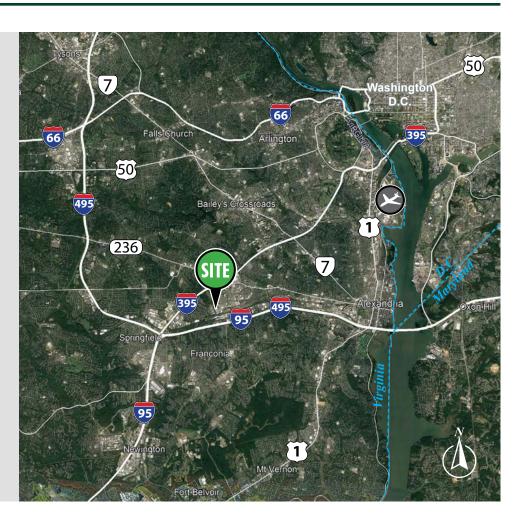


AVAILABILITY				
Suites Available Square Feet Rental Rate OPEX				
Suite 640	2,882 SF	Negotiable	\$3.43 PSF	



The Location

- Frontage along Edsall Rd
- Easy access to I-495, I-95, & I-395
- Within a mile to the Van Dorn
 Metro Station
- Proximity to key economic drivers including Amazon HQ2
- Within 15 minutes of driving to Washington D.C. and Ronald Reagan Airport



Distance To Locations:			
I-3951 Mile	Interstate 667 Miles		
I-951 Mile	Ron. Reagan Airport7 Miles		
I-4951 Mile	Washington D.C9 Miles		

Demographics	1 Mile	3 Mile	5 Mile
Daytime Employees	10,759	83,078	223,662
Avg. Household Income	\$104,872	\$131,090	\$139,146
Population	27,068	168,873	474,854

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