

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:

Bob Gibbs

Vice Chairman
+1 703 905 0301
bob.gibbs@cbre.com

Daniela Patino

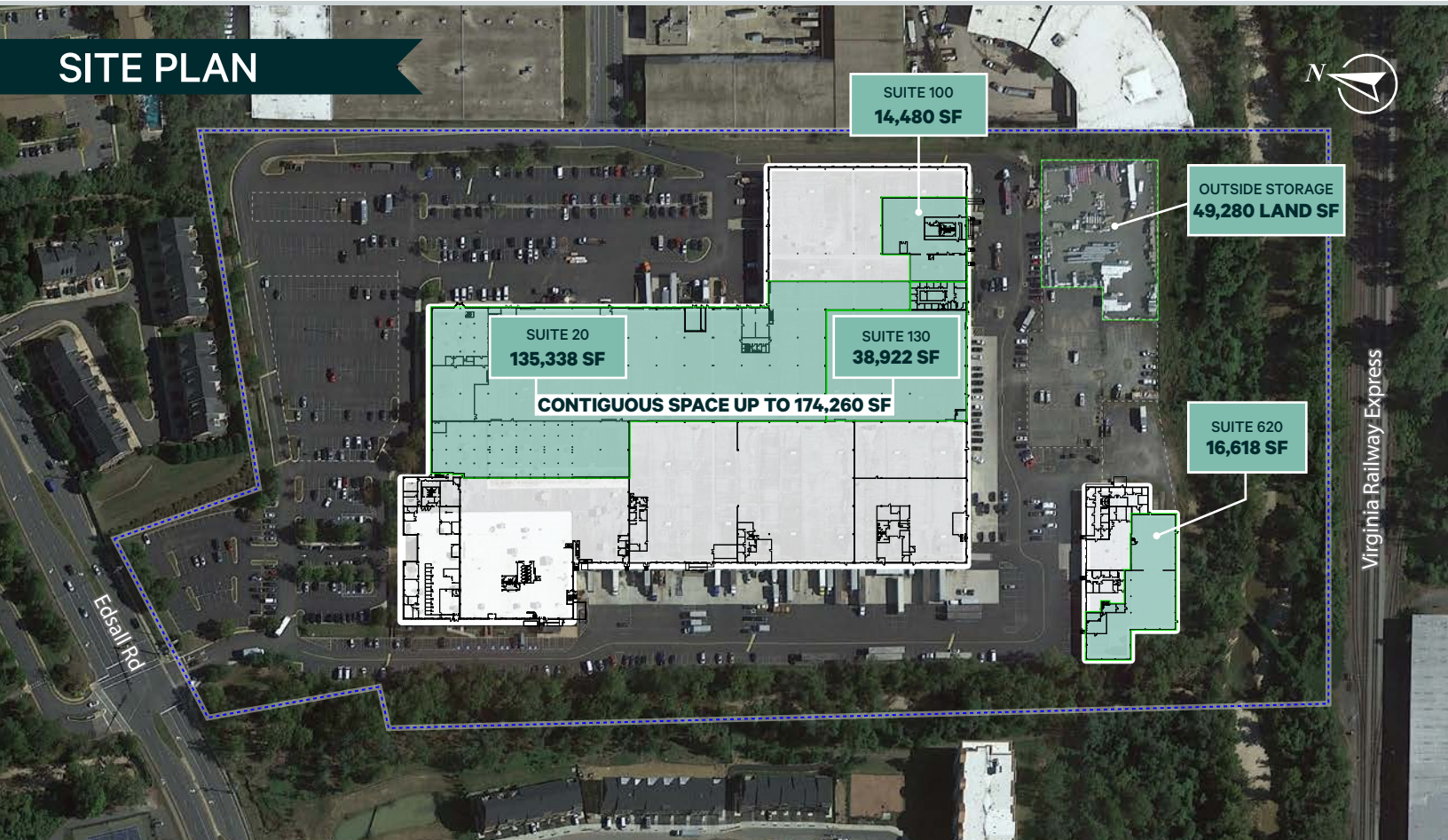
First Vice President
+1 703 905 0303
daniela.patino@cbre.com

Christie Lee

First Vice President
+1 281 698 0922
christie.lee@cbre.com

Plaza 500

6295 Edsall Rd | Alexandria, VA 22312



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

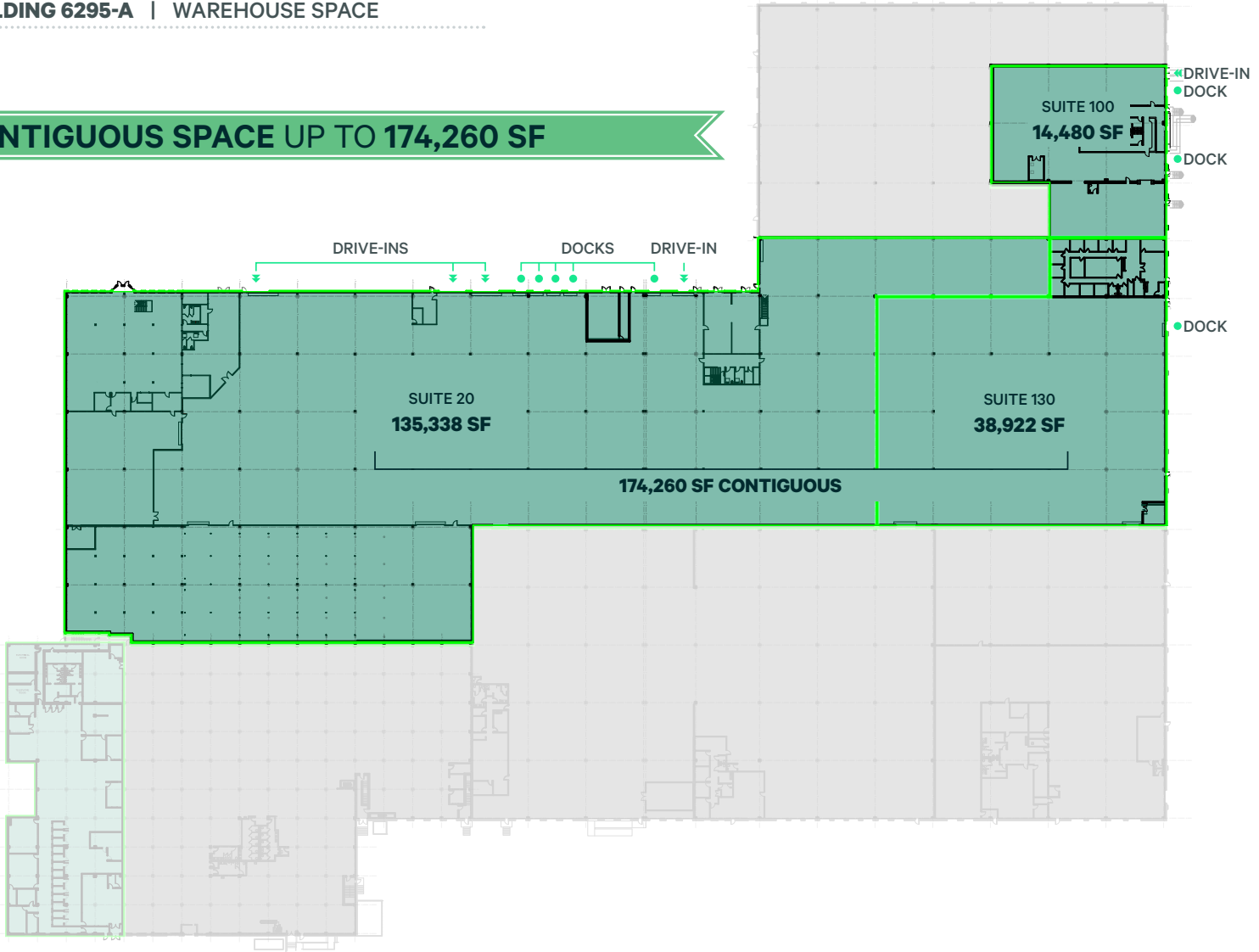
- Two (2) Industrial Buildings: **532,702 SF**
- **174,260 SF** of Potential **Contiguous Space**
- **23' Clear Heights**
- **40' x 40' Column Spacing**
- **Zoned I-3, I-5 (Fairfax County)**
- **Ample Free Parking (2.22/1,000 SF)**
- Immediate Access to **I-495, I-395 & I-95**
- Less than 1 mile to the **Van Dorn Metro Station**

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BUILDING 6295-A | WAREHOUSE SPACE

CONTIGUOUS SPACE UP TO 174,260 SF



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

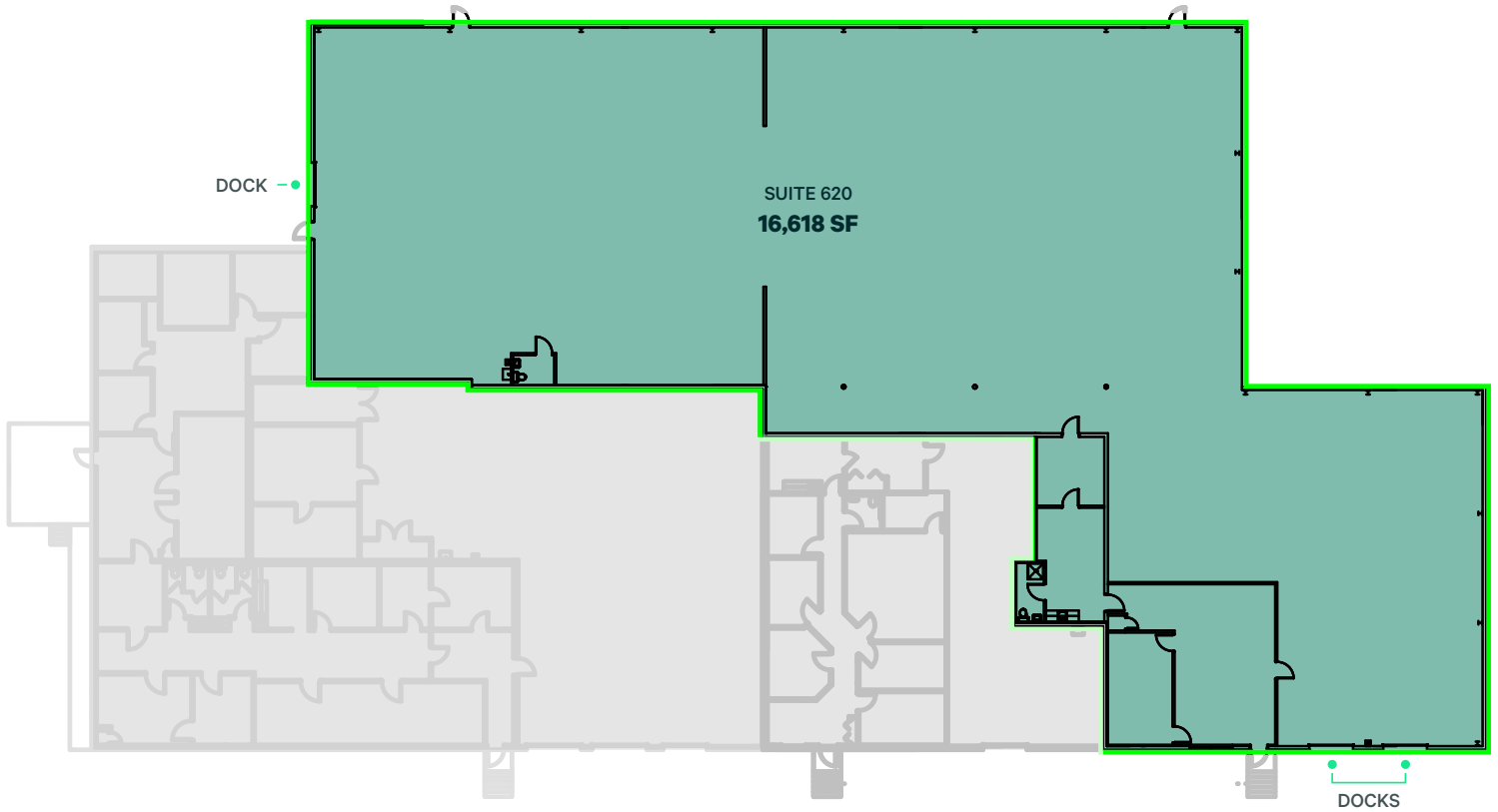
SPECS

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

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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

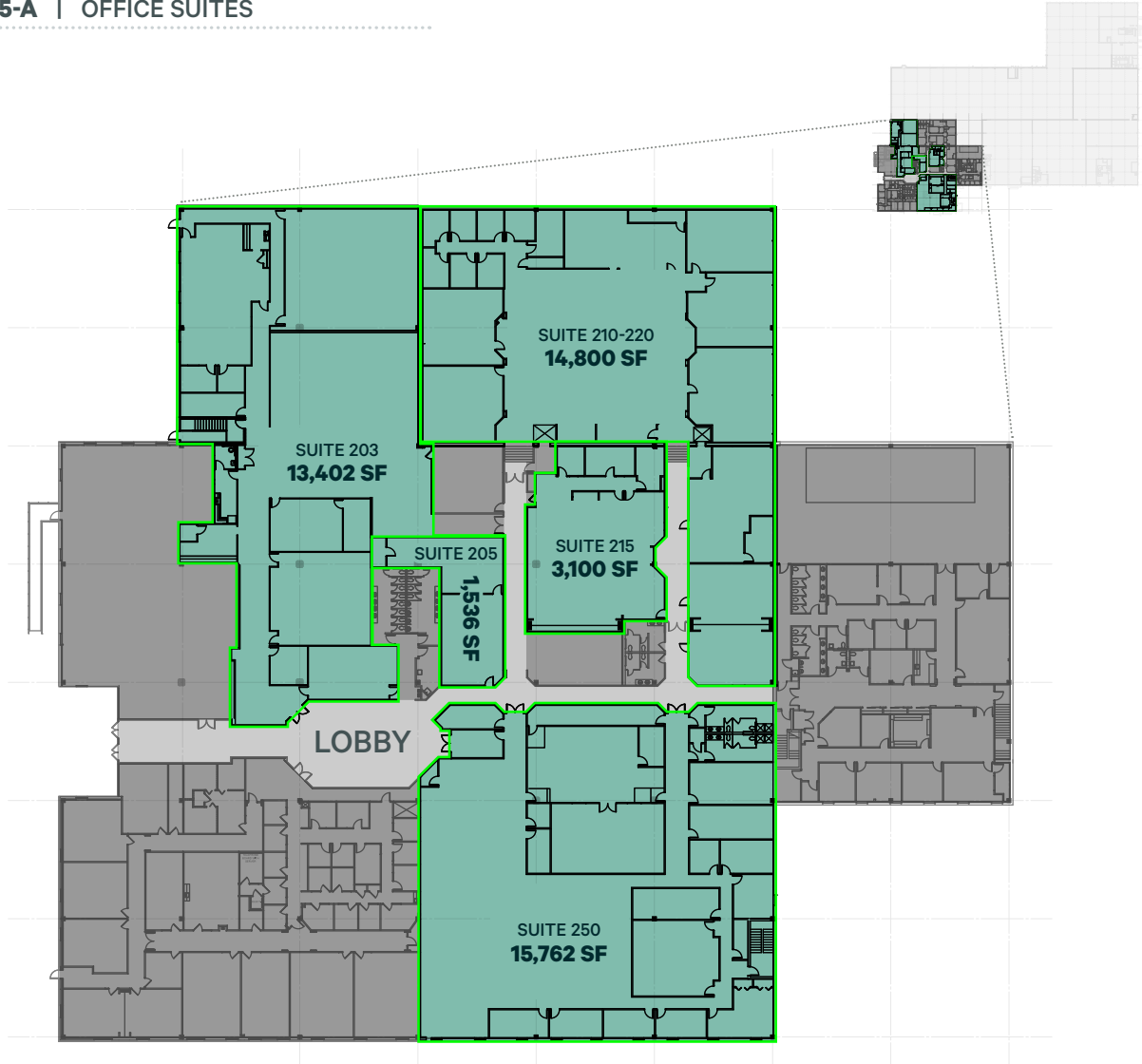
Column Spacing	Ceiling Height	Parking Spaces
20' x 20'	14'	2.2 per 1,000 SF

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OFFICE SUITES

BUILDING 6295-A | OFFICE SUITES



AVAILABILITY

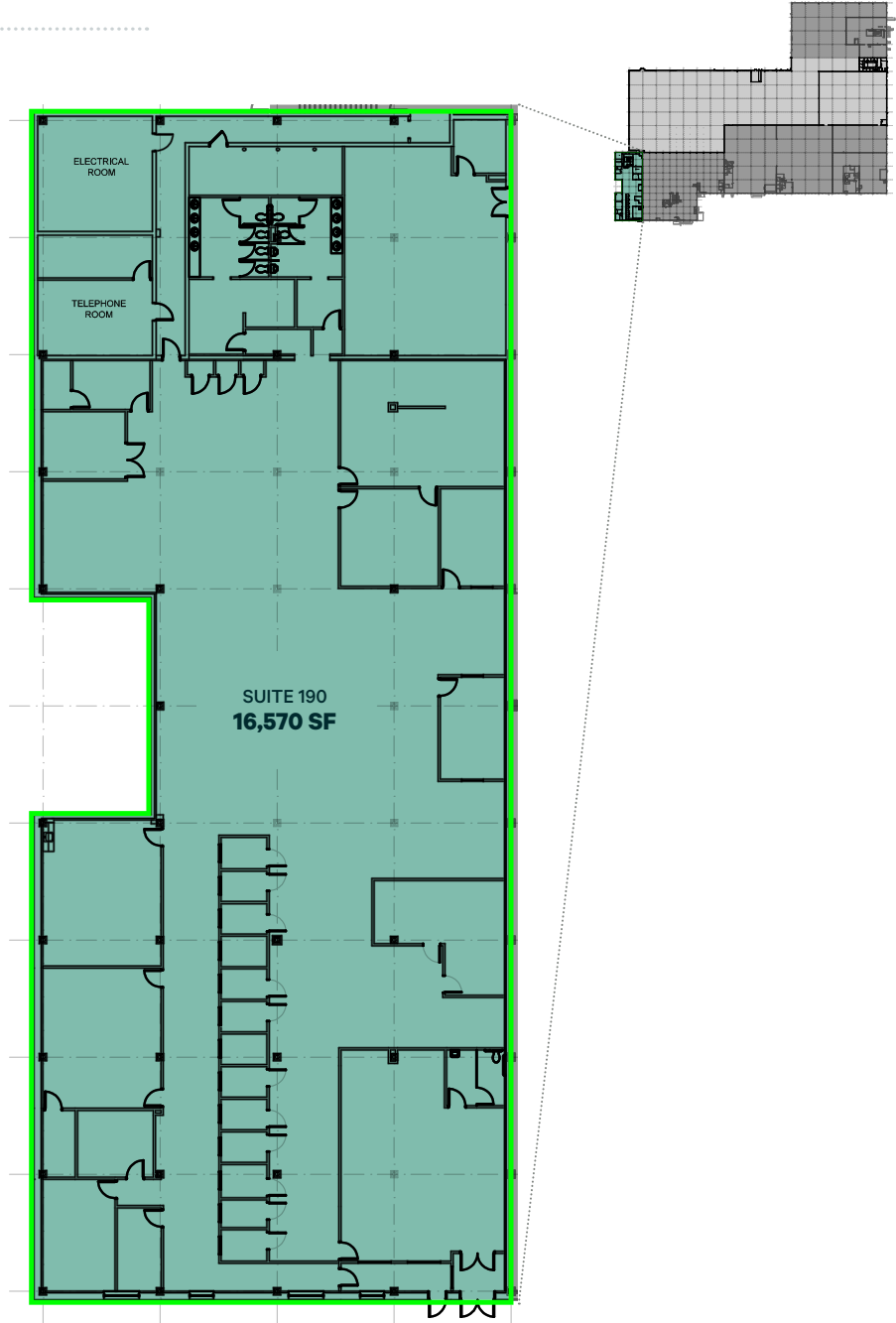
Office Suites Available	Square Feet	Rental Rate	OPEX
Suite 203	13,402 SF	Negotiable	\$3.43 PSF
Suite 205	1,536 SF	Negotiable	\$3.43 PSF
Suite 215	3,100 SF	Negotiable	\$3.43 PSF
Suite 210-220	14,800 SF	Negotiable	\$3.43 PSF
Suite 250	15,762 SF	Negotiable	\$3.43 PSF

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OFFICE SUITES

BUILDING 6295-A | OFFICE SUITES



AVAILABILITY

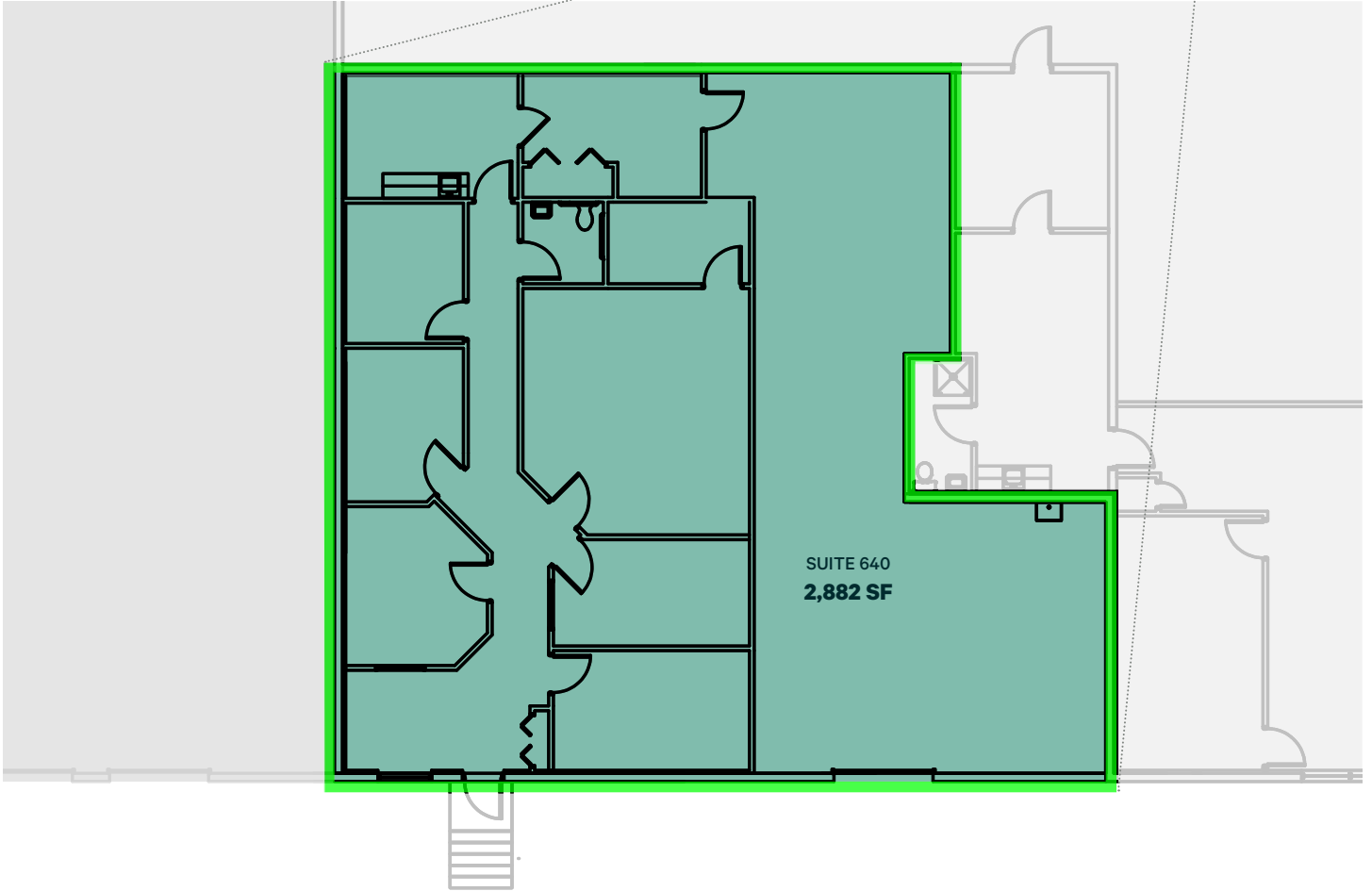
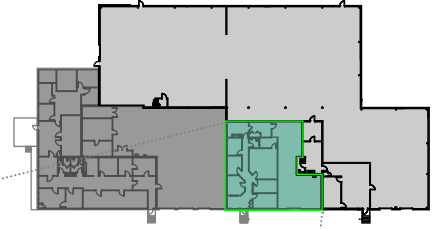
Office Suites Available	Square Feet	Rental Rate	OPEX
Suite 190	16,570 SF	Negotiable	\$3.43 PSF

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OFFICE SUITES

BUILDING 6295-B | OFFICE SUITES

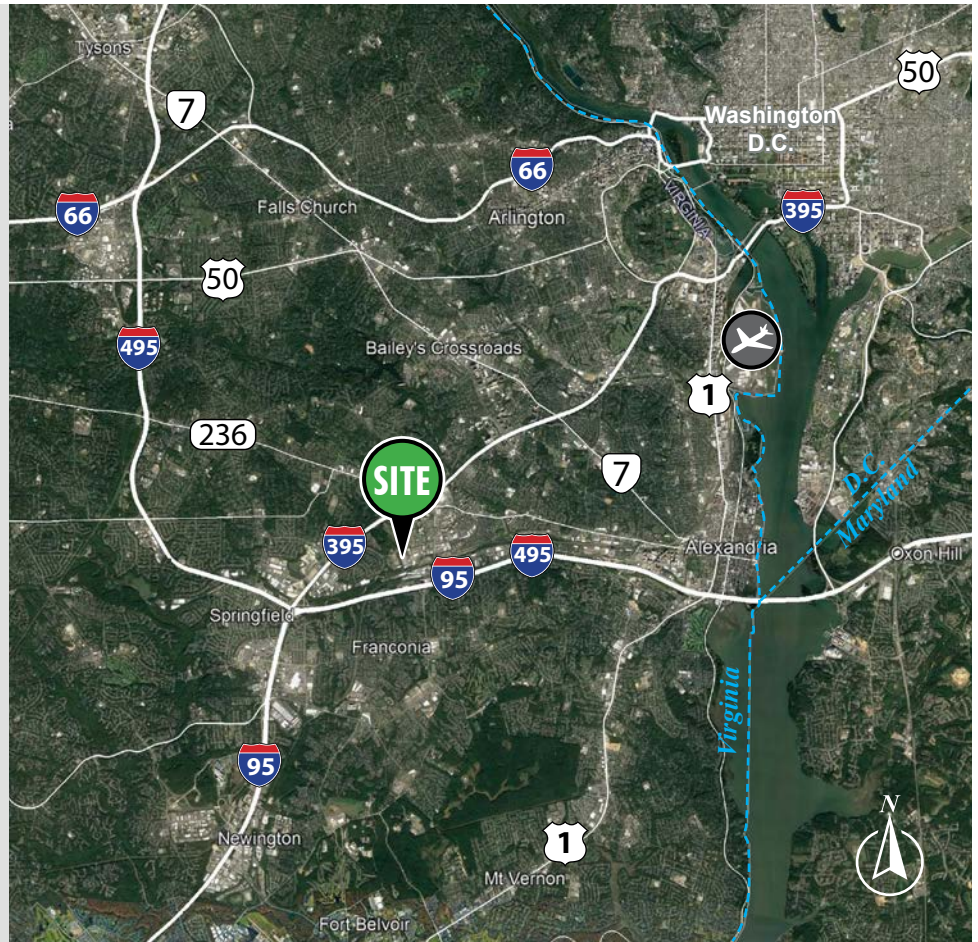


AVAILABILITY

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:		Demographics	1 Mile	3 Mile	5 Mile
I-3951 Mile	Interstate 66.....7 Miles	Daytime Employees	10,759	83,078	223,662
I-951 Mile	Ron. Reagan Airport7 Miles	Avg. Household Income	\$104,872	\$131,090	\$139,146
I-4951 Mile	Washington D.C.9 Miles	Population	27,068	168,873	474,854

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 Vice Chairman
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