

# Shirley Edsall Industrial Park Condominiums

5641 General Washington Drive Alexandria, VA 22312  
Units C & V  
FOR SALE OR LEASE

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SALE PRICE

\$1,200,000

LEASE PRICE:

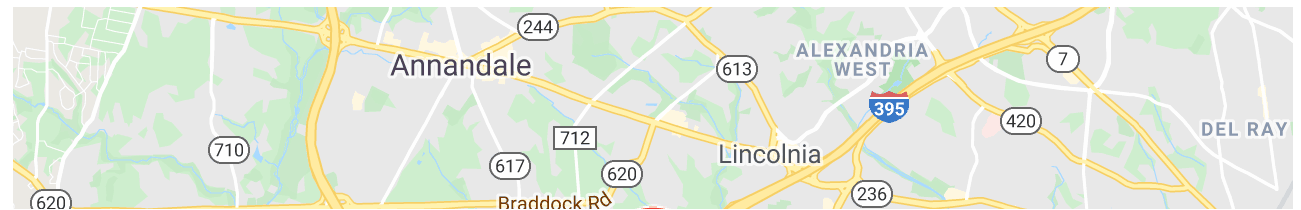
\$14/SF NNN

**PROPERTY OVERVIEW**

3600 SF of office and industrial warehouse space individually owned and available for sale or lease. 18' Ceilings and 8' w x 10' h loading dock. Located near I-395, I-95, and I-495 Interchange.

Permitted Uses Include:

- Religious Facility
- Craft Beverage Production
- Printing Establishment
- Research & Development
- Vehicle Storage
- Vehicle Service Establishment
- Warehousing
- Much More....

**OFFERING SUMMARY**

BUILDING SIZE: 3,600 SF

AVAILABLE SF: 3,600 SF

NNN'S: \$6.89 SF/YR

YEAR BUILT: 1980

ZONING: I-5 (Industrial General)

AVAILABLE: Immediately

**Joe Serafin**  
 Owner & Principal Broker  
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**Sean Kline**  
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Unit C & V

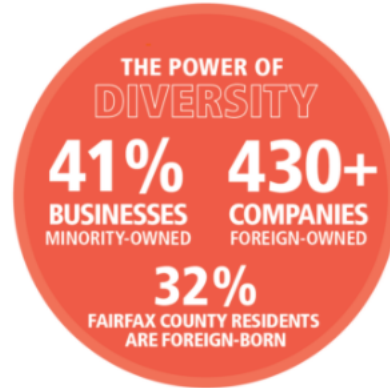
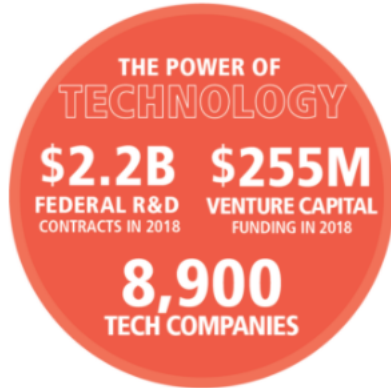
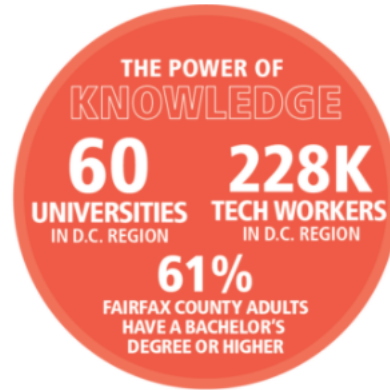
Google

Map data ©2020 Imagery ©2020 , Commonwealth of Virginia, Maxar Technologies, Sanborn, U.S. Geological Survey

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## ABOUT FAIRFAX COUNTY

- Fairfax County is a U.S. home to more than 430 companies from 49 nations. And those companies have brought with them the best ideas from throughout the world. They're companies with vision and they're attracted to Fairfax County because:
- We're home to one of the world's largest clusters of technology firms and related services;
- We have a state-of-the-art technology infrastructure;
- Ours is one of the largest commercial office markets in the U.S.;
- From here, businesses have access to a regional market of more than 6 million people;
- Our proximity to the U.S. federal government creates unparalleled opportunities;
- Our proximity to international financial institutions, the diplomatic community and embassies makes it easier to do business here; and,
- There are direct links to global markets through Washington Dulles International Airport. On a typical day, Dulles has flights to almost 150 destinations around the world

**JOE SERAFIN**

Owner &amp; Principal Broker

jserafin@serafinre.com

**Direct:** 703.261.4809 | **Cell:** 703.994.7510**PROFESSIONAL BACKGROUND**

Joe is a 15-year real estate industry veteran and owner of Serafin Real Estate, specializing in investment sales, acquisitions, brokerage, and property investment consultation in Loudoun, Fairfax, and Prince William County.

Joe has built a solid foundation through his representation of many developers, private equity firms, and individual investors throughout the years and has successfully closed over \$500M of transactions since his start in the industry. His specific areas of expertise include strategic planning, financial investment analysis, and financial structuring ensuring solid and transparent property investments for his clients.

By applying this expertise and market knowledge, Joe consistently exceeds the investment goals for his clients and has earned their trust as a reliable resource, creating life-long business and personal relationships. Joe is an active member of many professional networking real estate groups and graduated from Virginia Tech with a Bachelor of Business Administration degree.

**Contact Information:**

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**Serafin Real Estate**

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**SEAN KLINE**

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**Direct:** 703.261.4809 | **Cell:** 703.963.0608**PROFESSIONAL BACKGROUND**

Sean has over 20 years of experience in real estate acquisition and investment. He graduated from the United States Merchant Marine Academy at Kings Point, and bought his first investment property in Falls Church after returning from sea tours in Operations Enduring Freedom and Iraqi Freedom.

Sean's firm grip of the acquisition market and local geography are attributed to deep roots in Virginia where he lives, invests and seeks opportunities for our clients. He is accomplished in negotiations and dedicated to client immersion providing the best solutions for any investment portfolio.

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