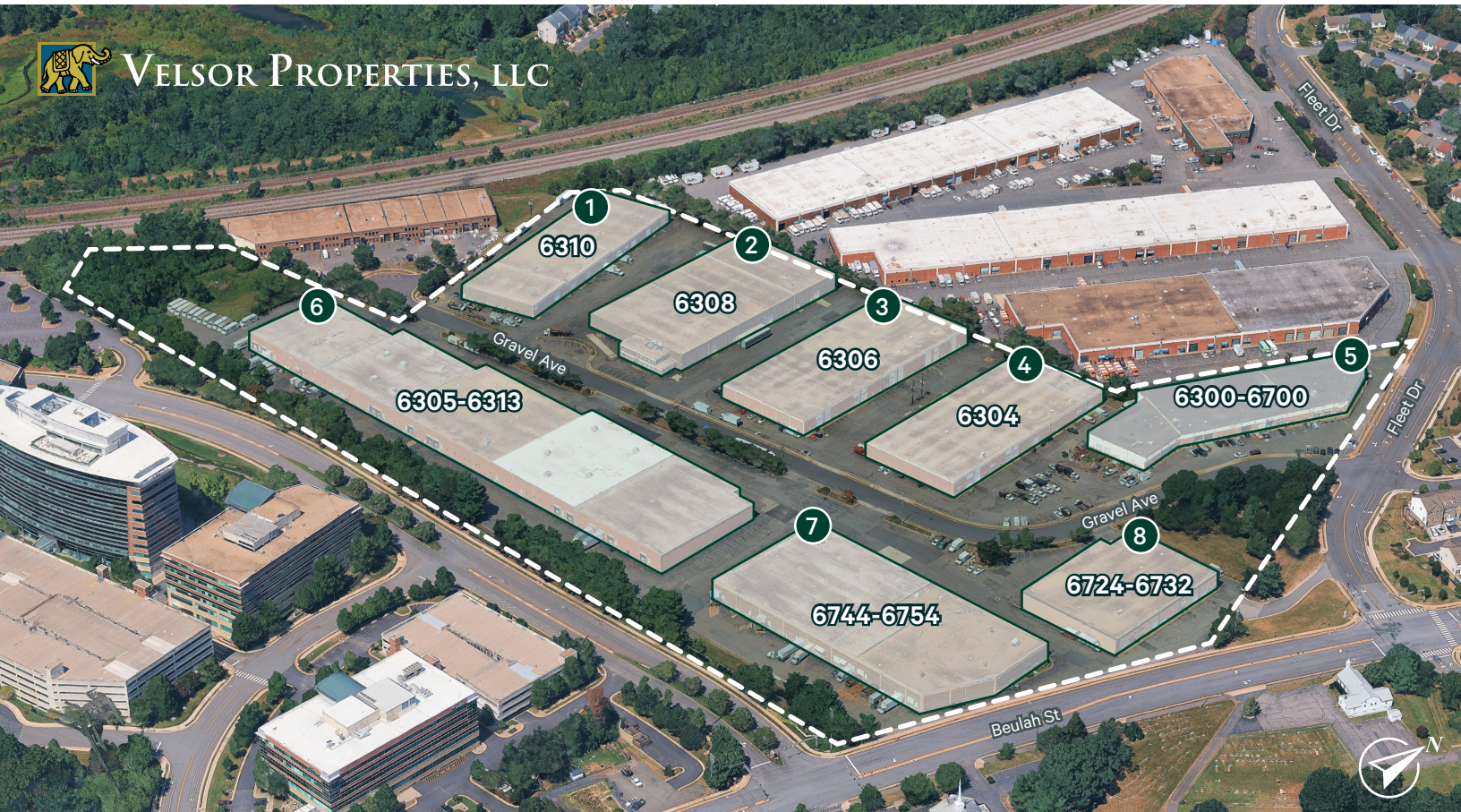


FLEET INDUSTRIAL PARK

ALEXANDRIA, VIRGINIA 22310



VELSOR PROPERTIES, LLC



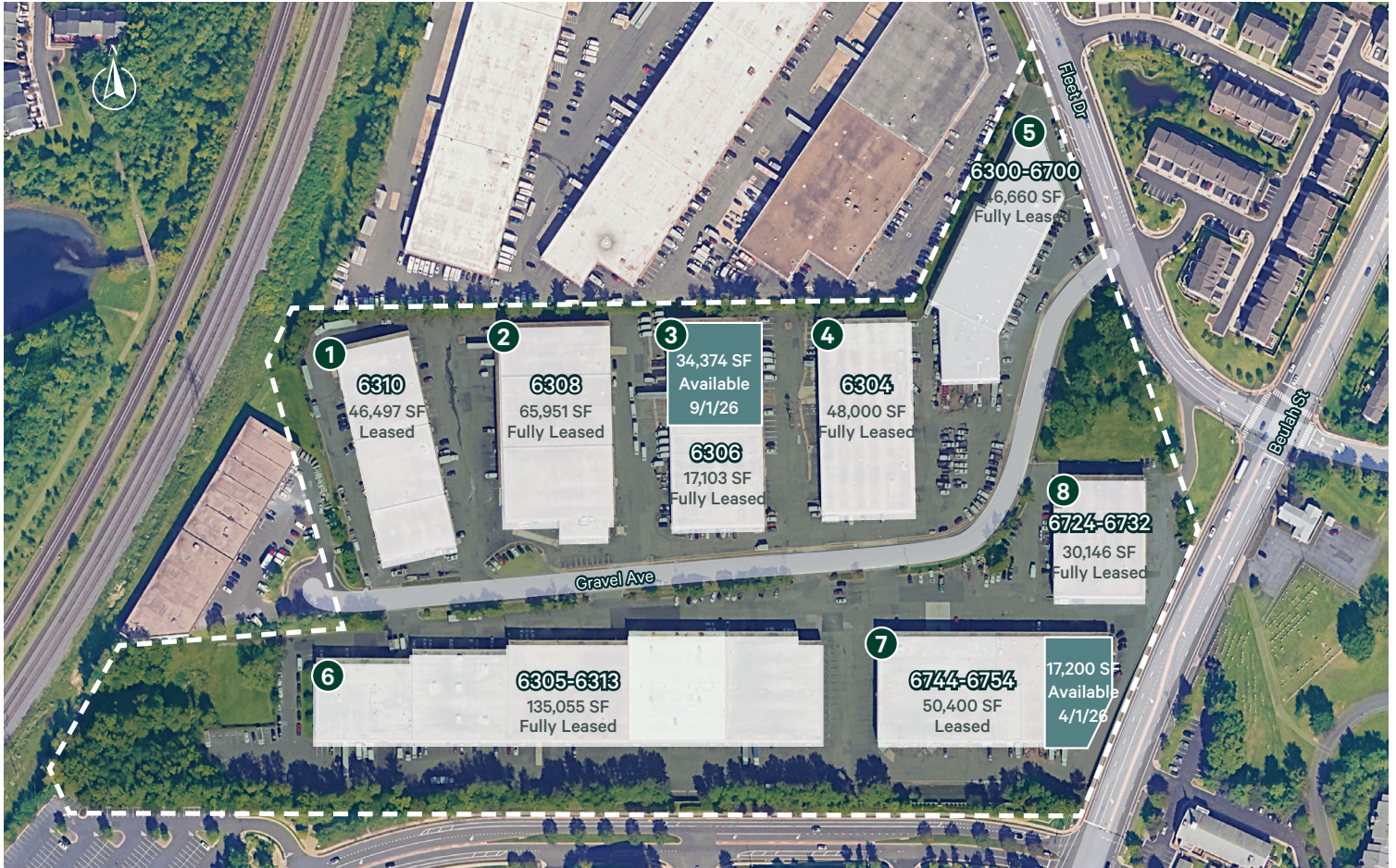
Warehouse Space For Lease

13 Miles South of Washington, DC & 3 Miles from the “Mixing Bowl”
where I-95, I-395 and I-495 join in Fairfax County

Contact Us:

Daniela Patino
Senior Vice President
+1 703 905 0303
daniela.patino@cbre.com

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



Fleet Industrial Park

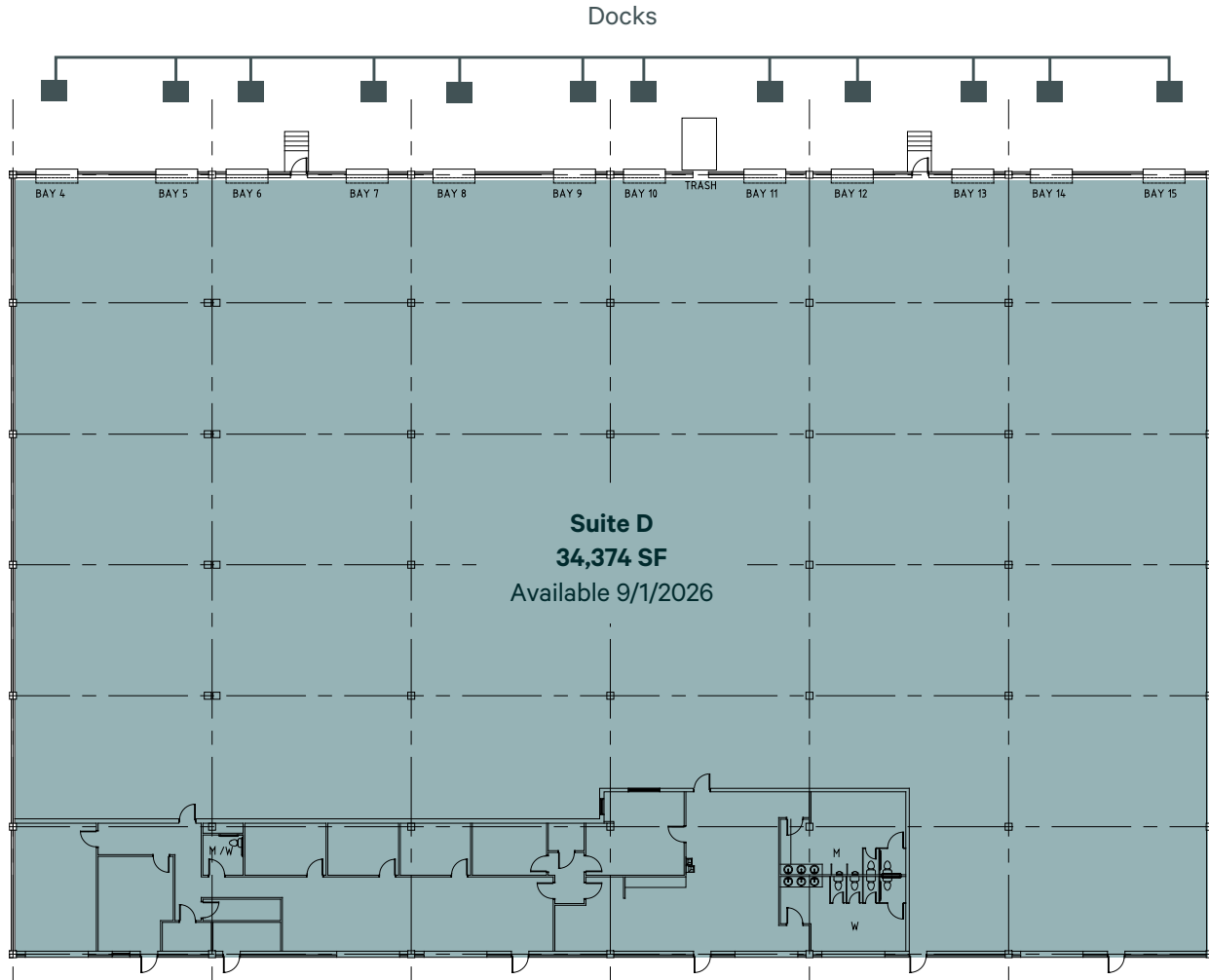
Fleet Industrial Park is a **491,325 SF business park** consisting of **8 Industrial warehouse buildings**. It is located in Alexandria, Virginia, just **minutes from Interstate 95 and 495**. The park offers **clear heights ranging from 18 to 24 feet**, and contains **63 loading docks** and **50 drive-ins**, creating a highly functional warehouse facility for industrial and flex users.

Highlights

- Allows for flexible tenant uses with 18' to 24' Clear Heights
- 63 Loading Docks
- 50 Drive-in Doors
- Average of 90' Truck Court Radius
- Zoned I-4 (Fairfax County)
- Located just 13 miles south of Washington, DC and 3 miles from the "Mixing Bowl" where I-95, I-395 and I-495 join in Fairfax County
- Constructed of brick and block
- Built in 1971

Building 3

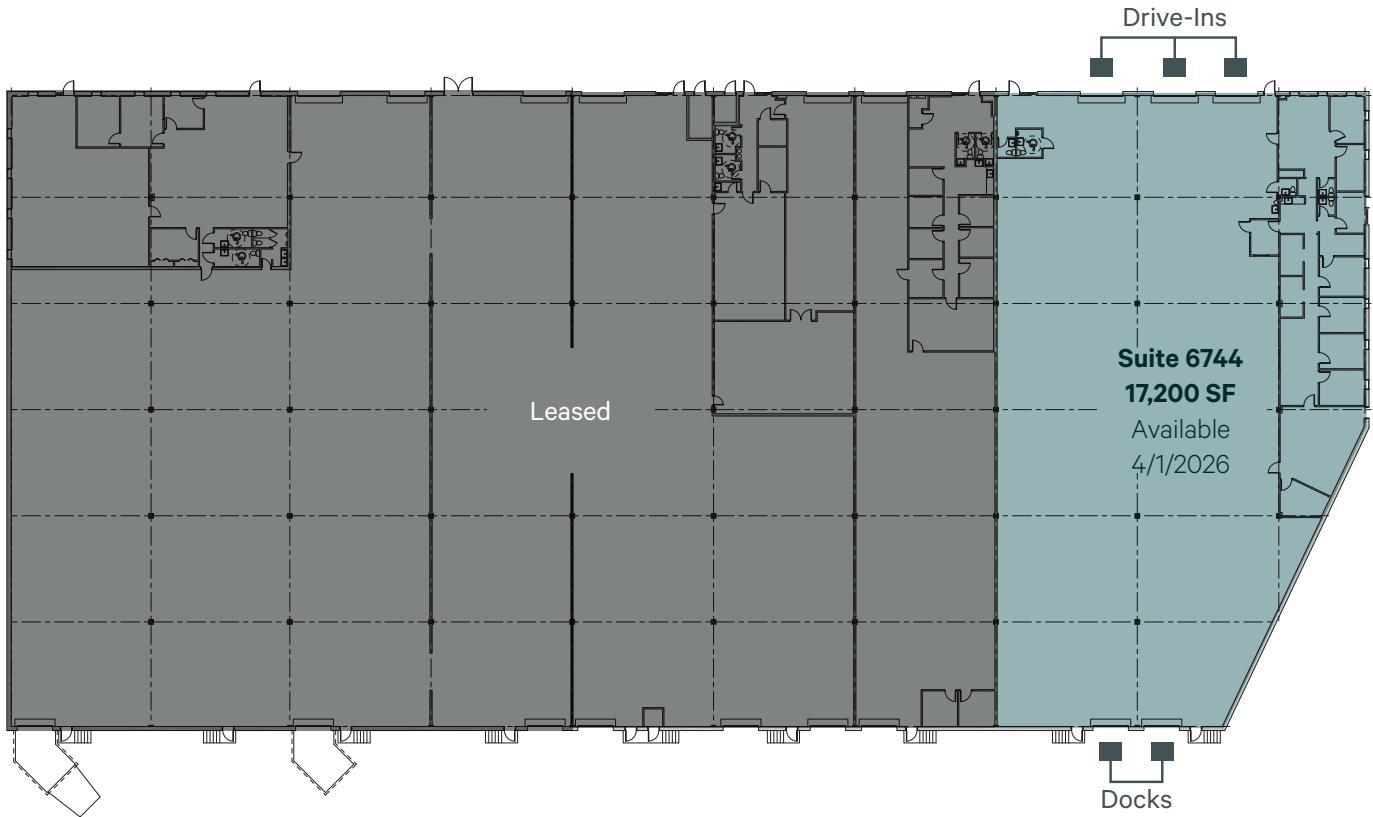
6306 Gravel Avenue



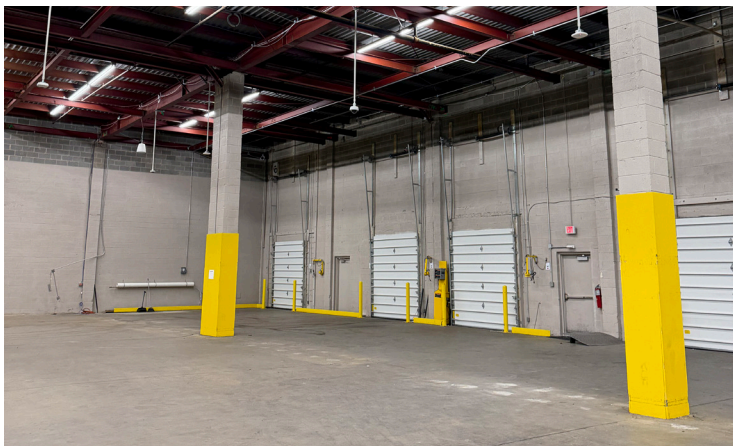
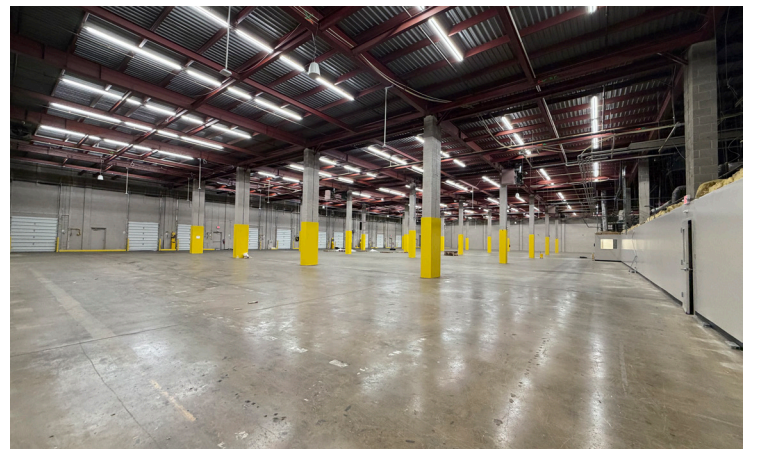
| | |
|----------------------------|---|
| Rental Rate: | Negotiable |
| Space: | Total Available: 34,374 SF ±4,527 SF of Office Space |
| Parking: | Abundant |
| Column Spacing: | 25' x 38' |
| Zoning: | I-4 |
| Ceiling Height: | 22' |
| Operating Expenses: | \$2.57 / SF |
| Loading Docks: | 12 |

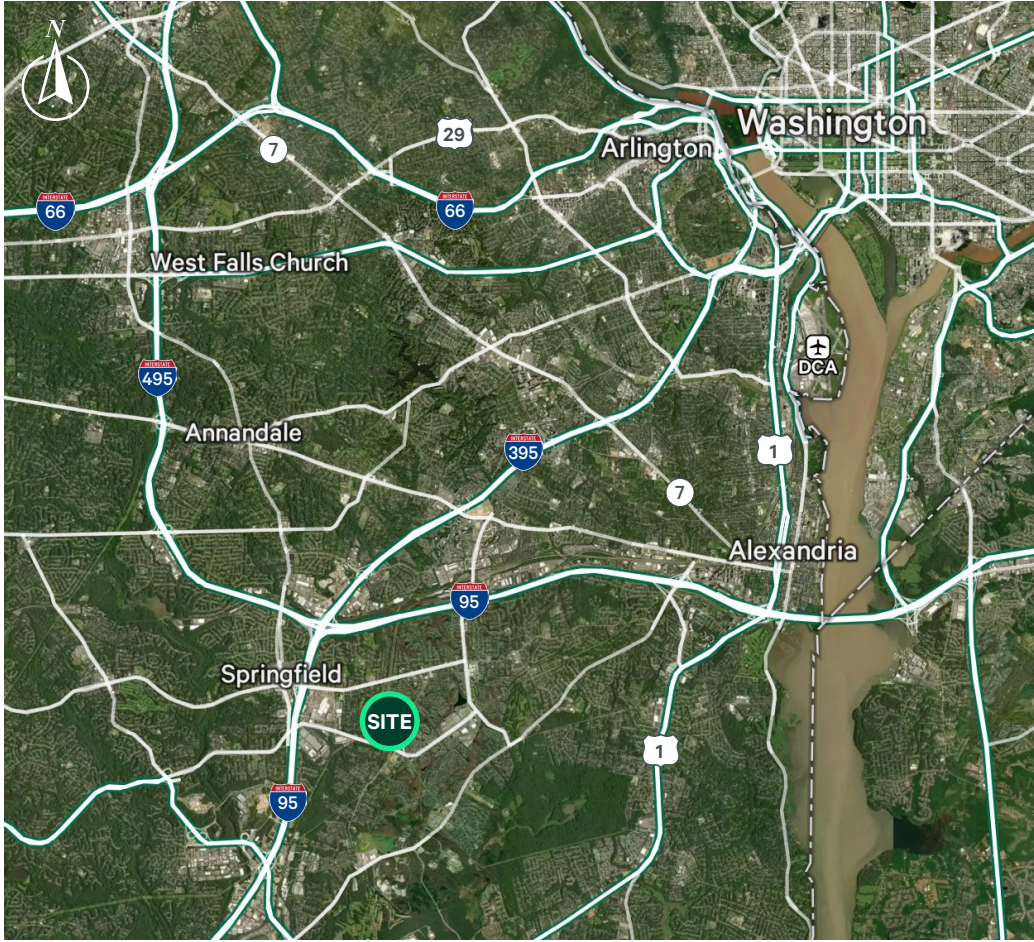
Building 7

6744 - 6760 Gravel Avenue



| | |
|----------------------------|---|
| Rental Rate: | Negotiable |
| Space: | Total Available: 17,200 SF ±2,575 SF of Office Space |
| Parking: | Abundant |
| Column Spacing: | 30' x 40' |
| Zoning: | I-4 |
| Ceiling Height: | 20' |
| Operating Expenses: | \$2.57 / SF |
| Loading: | 2 Docks 3 Drive-Ins |





The Location

- + Just 13 miles south of Washington, D.C.
- + Only 3 miles from the “Mixing Bowl,” where I-95, I-395, and I-495 join
- + Within walking distance to nearby restaurants and retail
- + Less than 1 mile from the Franconia–Springfield Metro Station

Distance to Locations:

| | | | |
|-------|------------|-------------------------|-----------|
| I-95 | 1.25 Miles | Reagan National Airport | 8 Miles |
| I-495 | 1.5 Miles | I-66 | 8.5 Miles |
| I-395 | 2 Miles | Washington D.C. | 13 Miles |

Demographics:

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------|-----------|-----------|-----------|
| Daytime Employees | 12,531 | 57,759 | 163,912 |
| Avg. Household Income | \$176,719 | \$174,238 | \$163,235 |
| Population | 17,466 | 110,552 | 359,880 |

Contact Us

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