

# 11242 WAPLES MILL RD

Fairfax, VA 22030

Fairfax County

# FOR SALE OR LEASE

Up to 75,000 SF



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**FULL BUILDING FOR LEASE OR SALE**  
**UP TO 75,000 GBA**

## PROPERTY HIGHLIGHTS

- Full Building available for LEASE or SALE - Up to 75,000 GBA
- Great purchase opportunity for a "USER" that needs to occupy 30,000 sf+ for their own use
- Potential conversion to residential with re-zoning process
- 4 Floors - Built in 1986
- Floors 3 & 4: Available February 2026
- Floors 1 & 2: Available November 2026
- Parking: 240 spaces - 3.6 /1,000 SF (Surface parking & 2 levels of structured parking in the back of the building)
- Zoning: I-5 (Fairfax County)
- Parcel Size: 95,000 SF (2.19 acres)
- Location: Great Fairfax location with immediate access to I-66 & Rt. 50

## BUILDING SPECIFICATIONS

- Construction: Poured slab with steel frame, masonry and brick wall, double pane glass window
- Roof: EDPM with Ballast - replaced in 2016 with 15 year Warranty through 2031
- HVAC: Main chiller renovated in 2018, 5 additional supplemental rooftop package units
- Electric: 3 Phase, 4 wire 277 / 480 Volts
- SCIF Buildout: Floors 3&4 are secure floors, but require upgrades to meet current ICD 705 standards
- Elevators: 3 Hydraulic elevators
- Fire & Life Safety: Fully sprinklered



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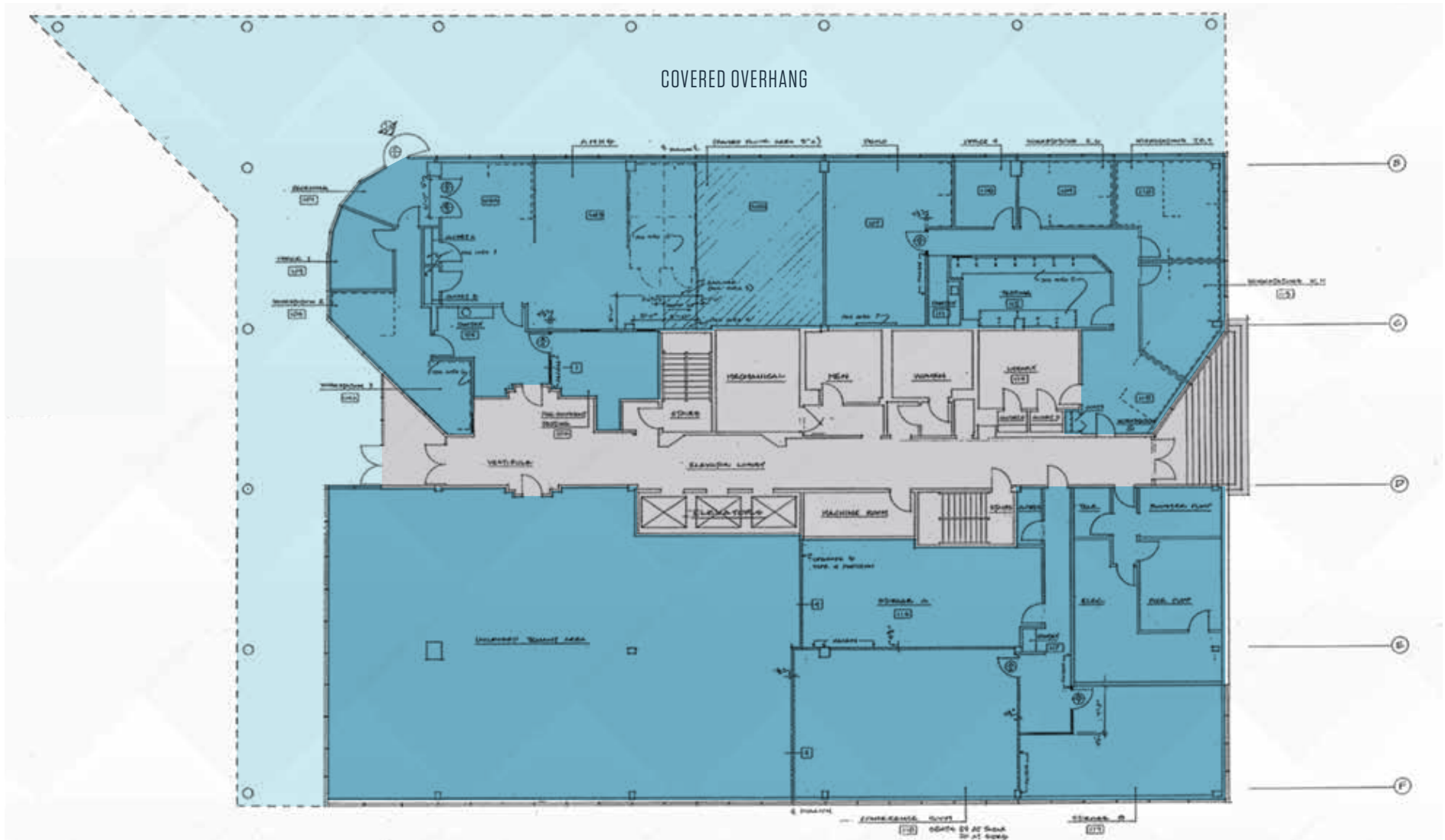
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## FIRST FLOOR PLAN



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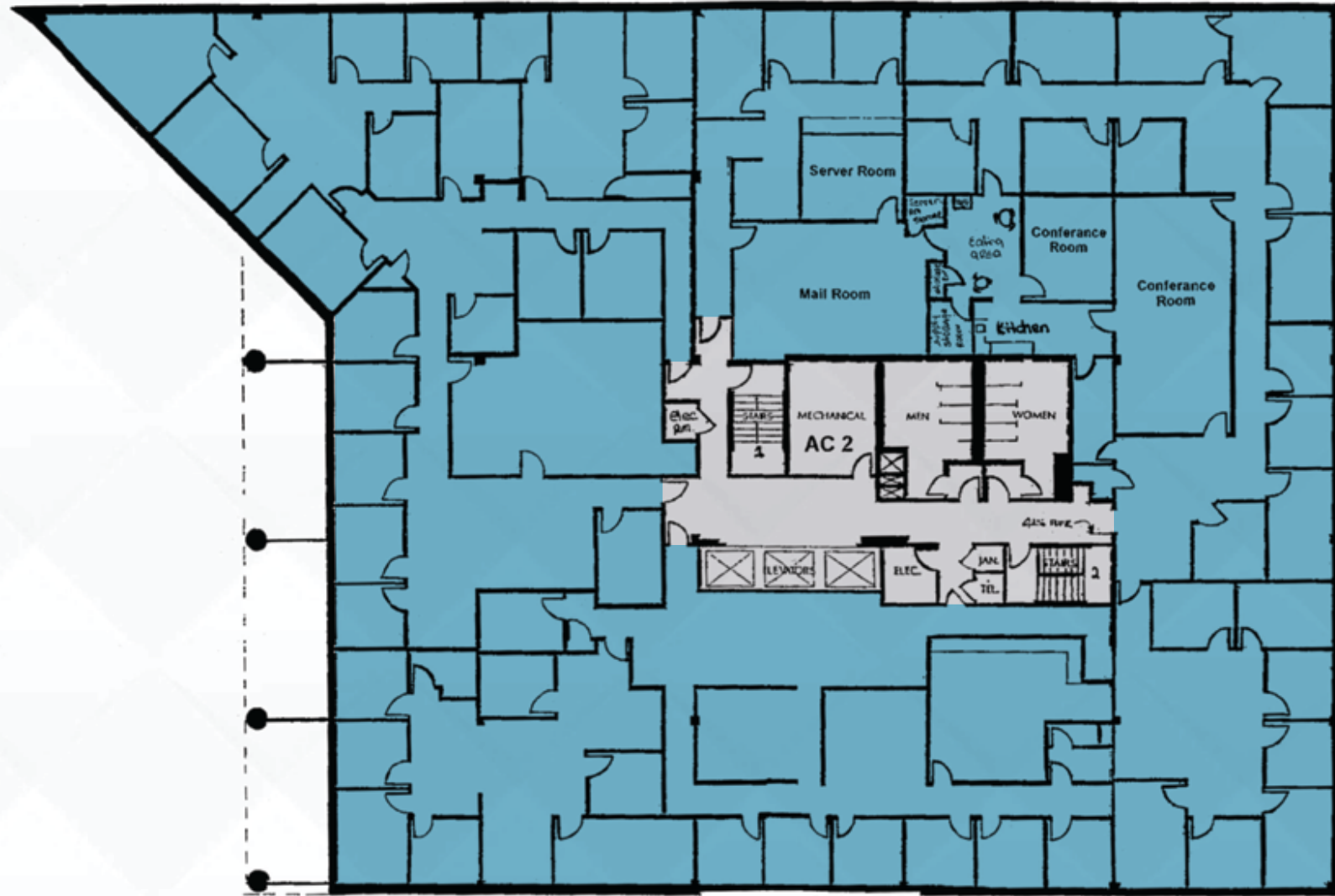
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## SECOND FLOOR PLAN



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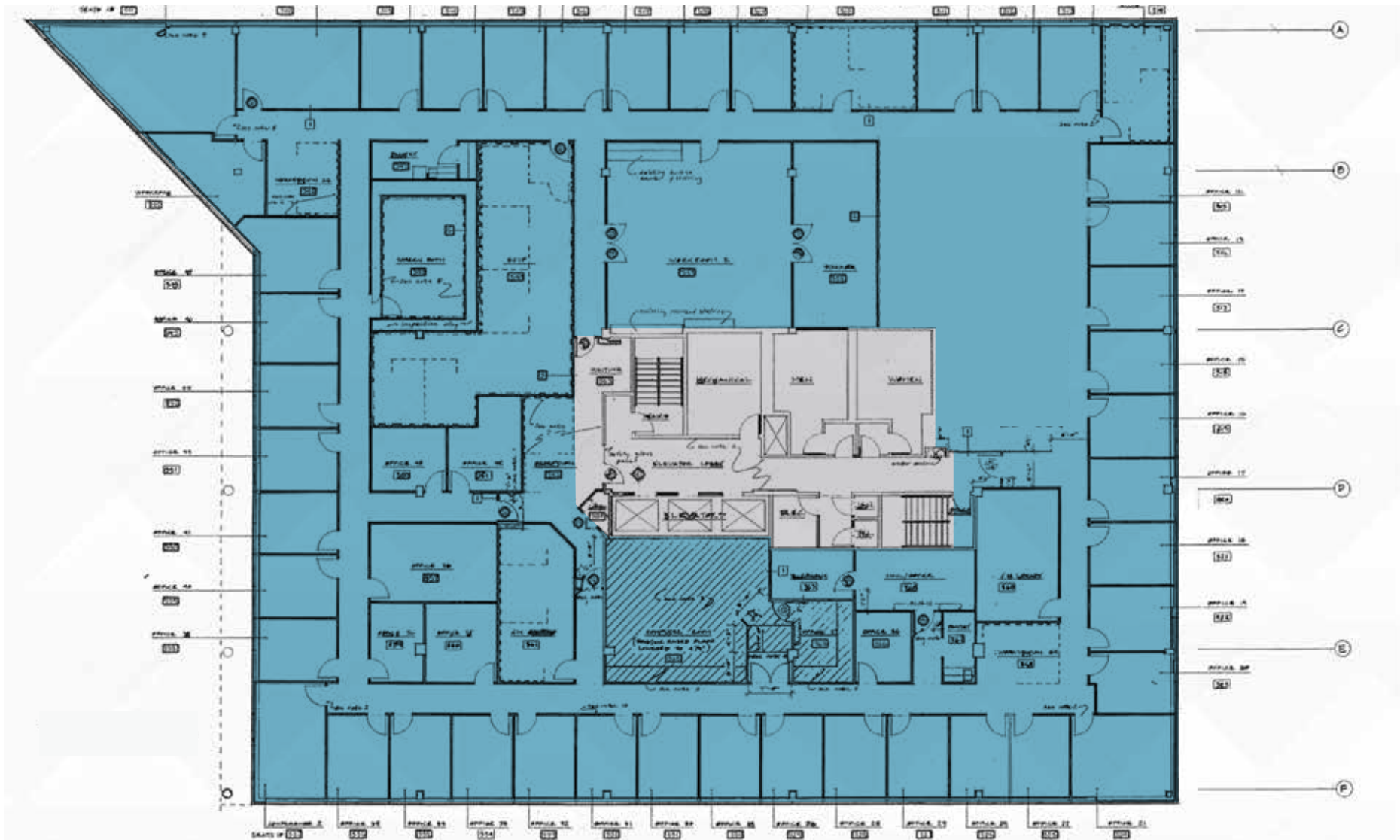
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## THIRD FLOOR PLAN



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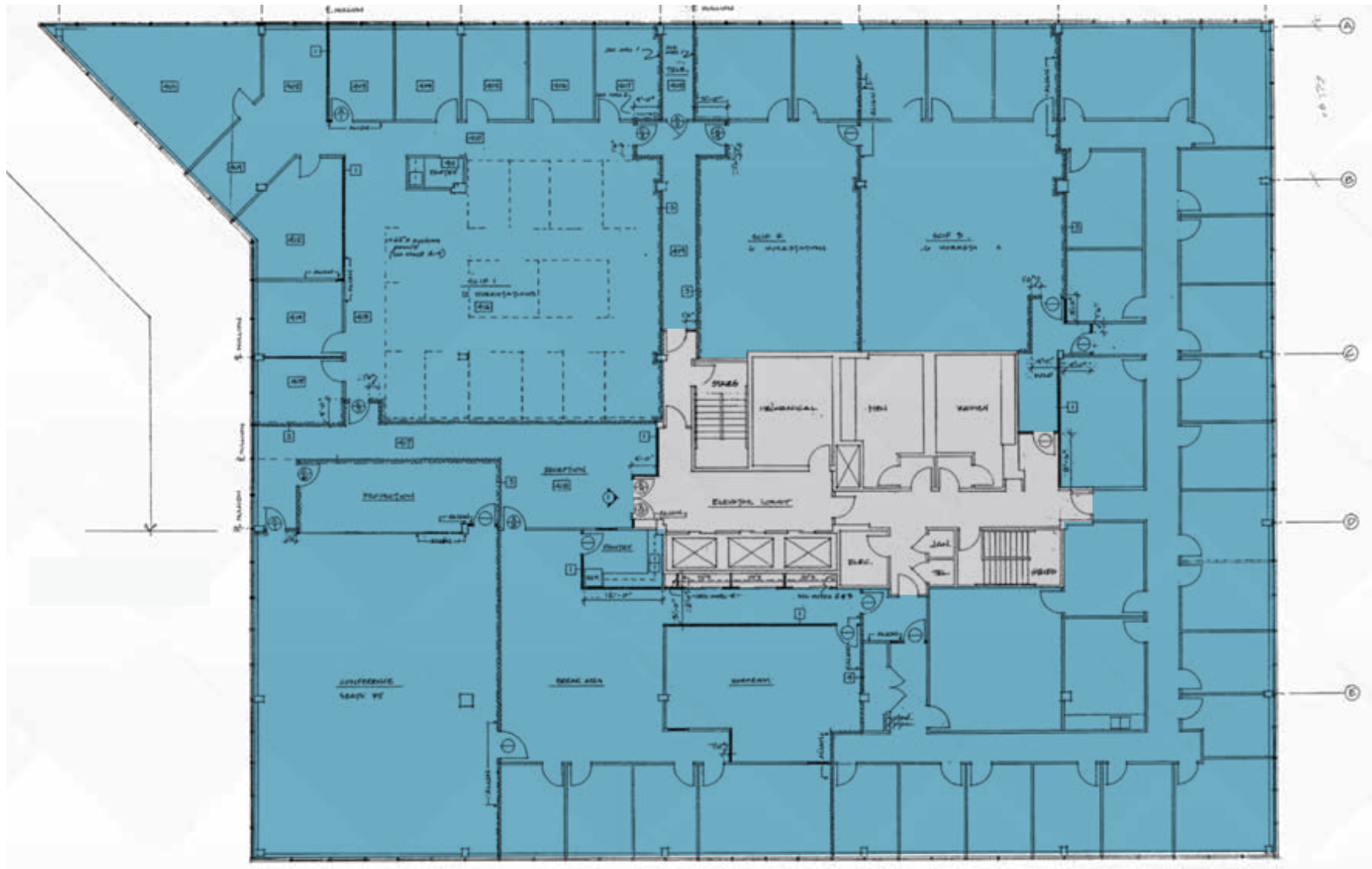
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## FOURTH FLOOR PLAN



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## MARKET MAP



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CLOSE-UP

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[CLICK TO VIEW PROPERTY WEBSITE](#)

**For More Information, Please Contact:**

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