

**AVISON
YOUNG**

Newington Business Center

For Lease | Lorton, VA



Get more information

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VELSOR PROPERTIES, LLC

Executive summary

Newington Business Center



The opportunity

Newington Business Center is located at 8532-8540 Terminal Road in Lorton, VA. The properties are easily accessible from Fairfax County Parkway/VA-286 and I-95. Only 35 minutes from Washington Dulles International Airport, 25 minutes from Washington National Airport, less than 20 miles from Washington, DC, 20 miles from Quantico, and just minutes from Fort Belvoir; Newington Business Center is a logistically sound location for a variety of business purposes.

Summary of facts

Number of Buildings:	Seven
Total Size:	255,600 square feet
Availability:	One story (plus mezzanine) flex/light industrial/warehouse
Year Built:	1986
Zoning:	I-6
Construction Type:	Brick and block
Fire Safety:	Fully sprinklered
Loading:	Plentiful drive-ins and docks; varies by space
Ceiling Height:	20'
Parking:	Surface adjacent to the premises



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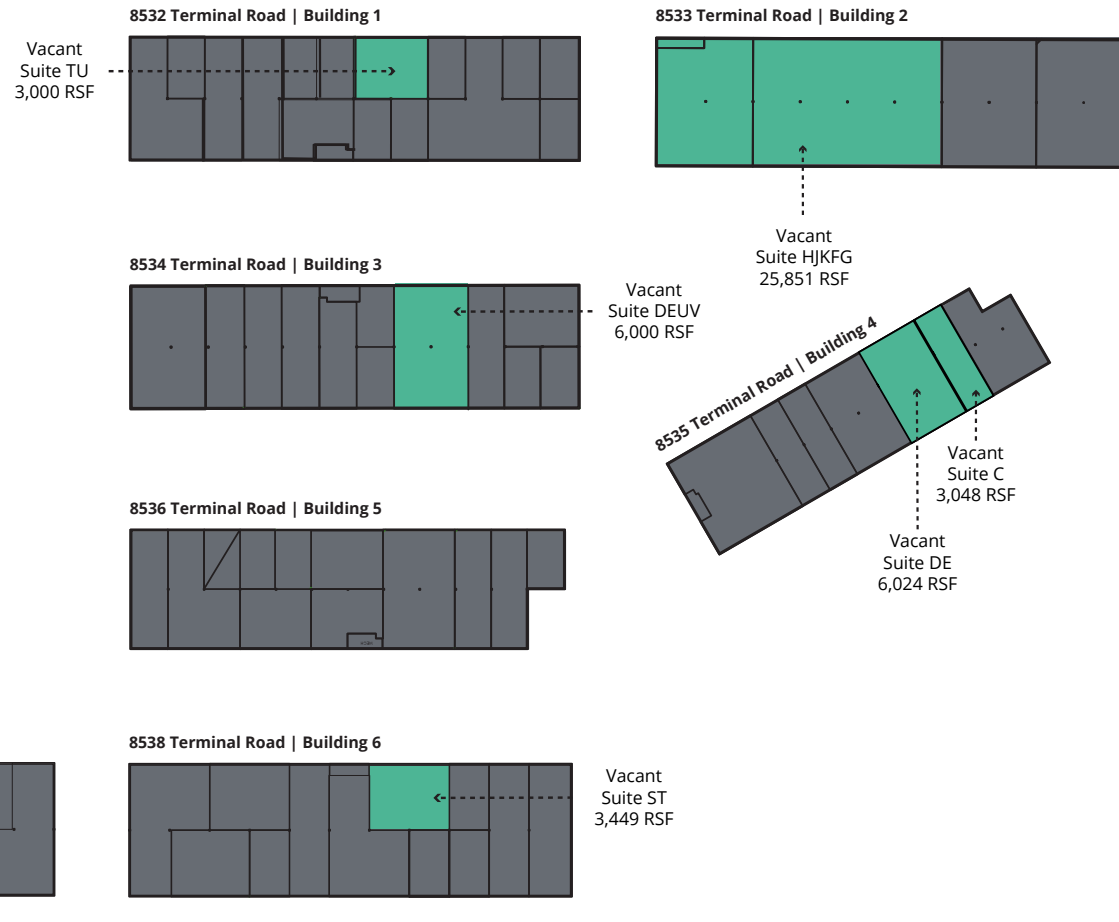
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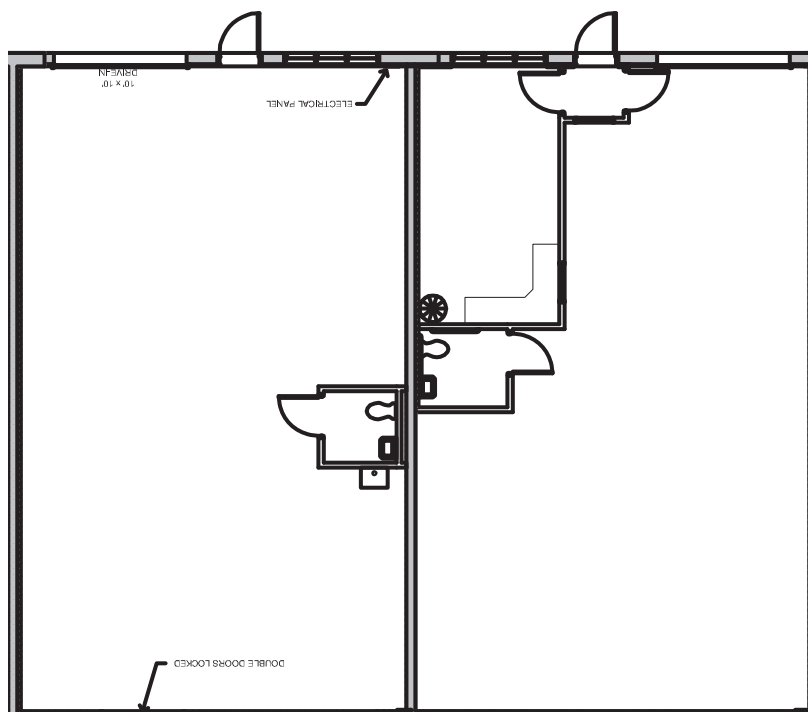
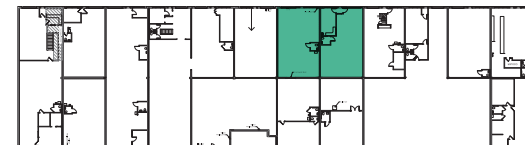


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Suite TU / 3,000 RSF

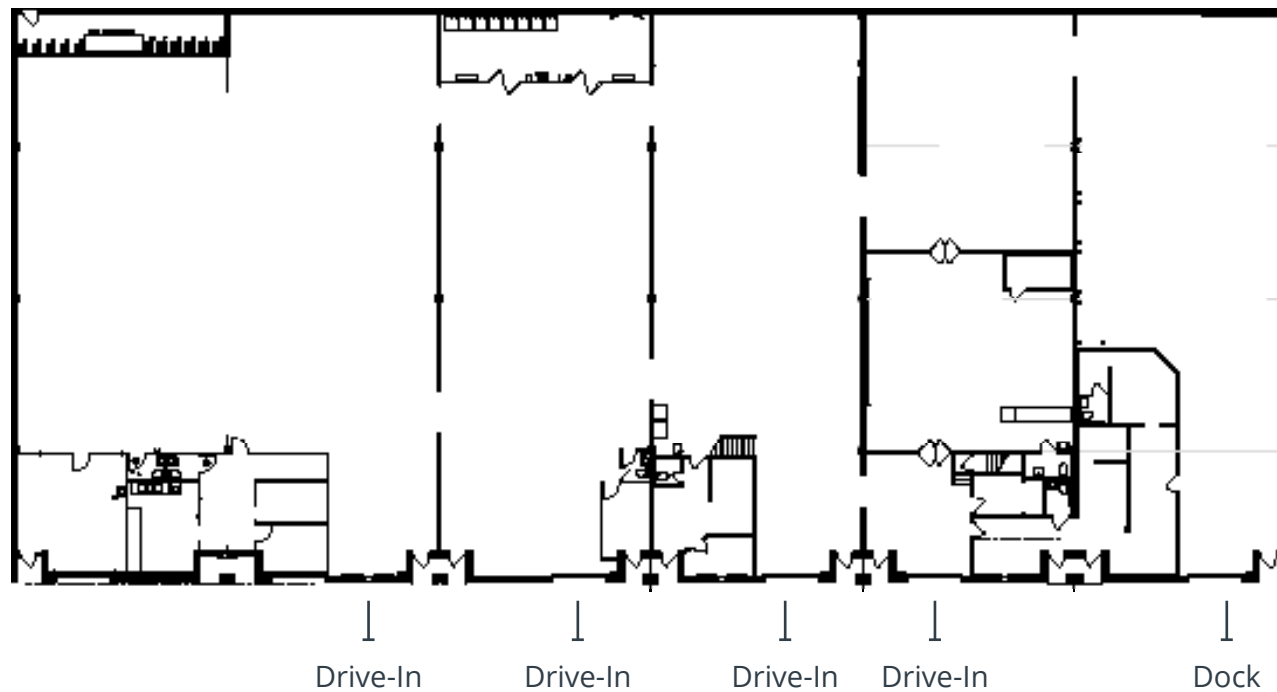
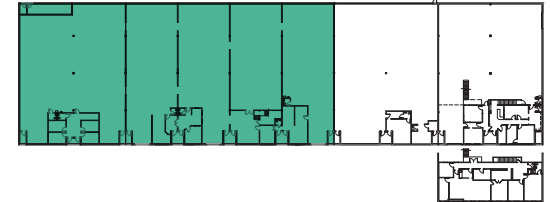


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Suite HJKFG / 25,851 RSF
Available 01/01/2026

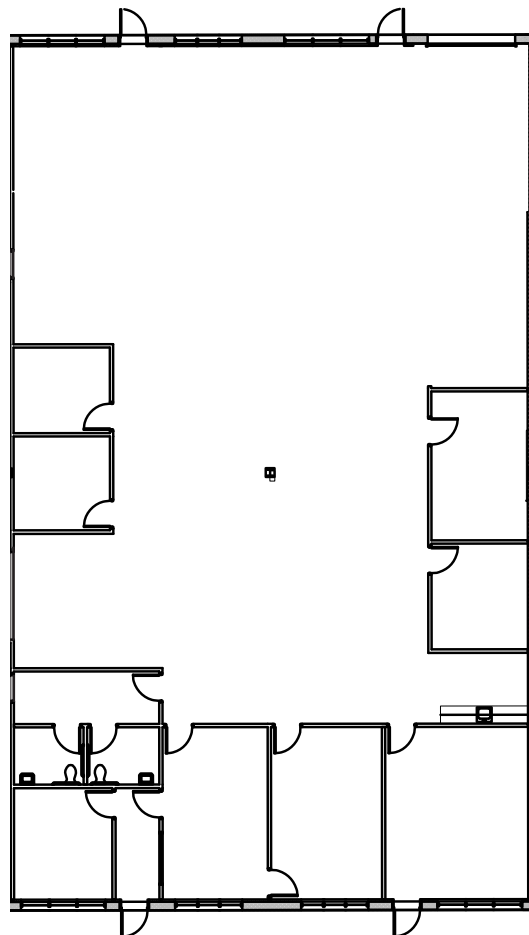


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Suite DEUV / 6,000 RSF

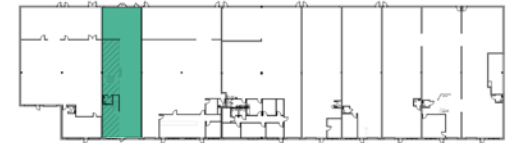
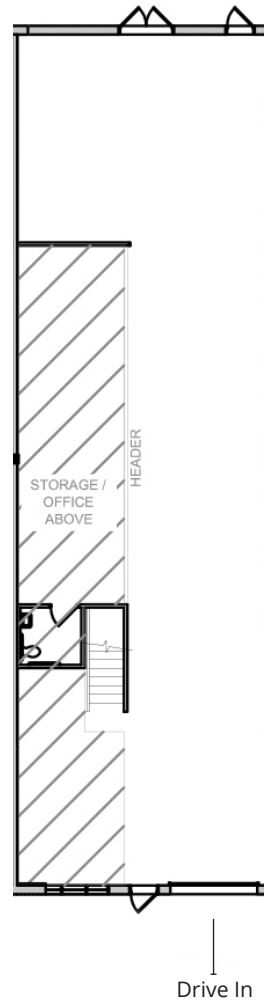


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Suite C / 3,04 RSF

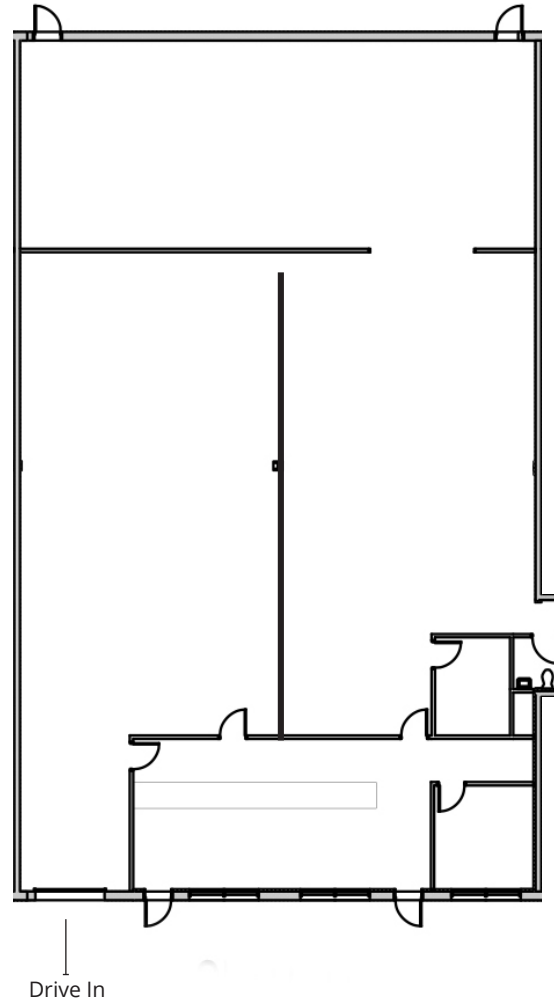


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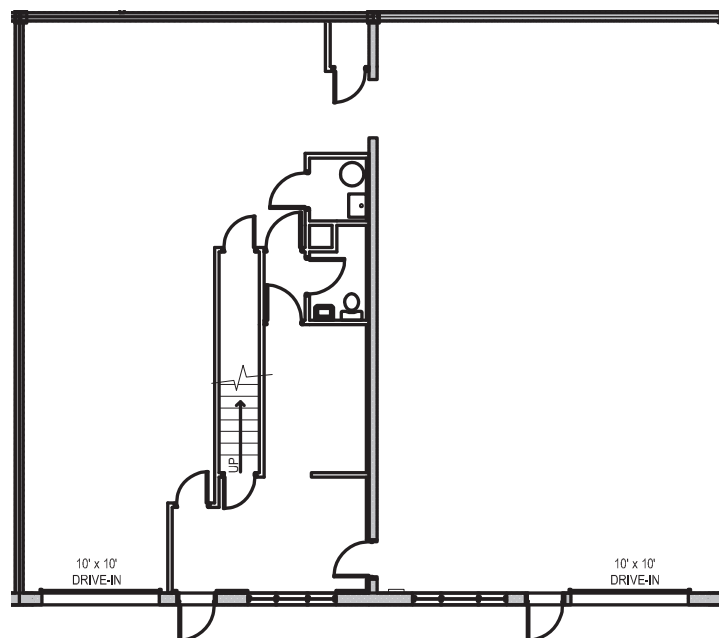
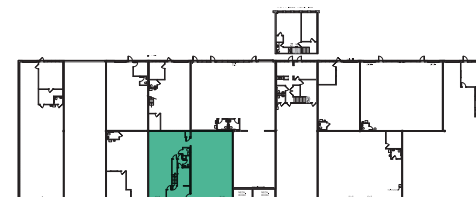
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Suite ST / 3,021 SF RSF



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