



INDUSTRIAL PROPERTY FOR LEASE

**OPPORTUNITY TO LEASE
INDUSTRIAL WAREHOUSE FLEX-SPACE**

5509 VINE ST, ALEXANDRIA, VA 22310



OPPORTUNITY TO LEASE: INDUSTRIAL WAREHOUSE FLEX-SPACE

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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	2,000 - 6,000 SF
Lease Rate:	\$11.50 - 17.00 SF/yr (NNN)
Building Size:	17,487 SF
Zoning:	I-5

PROPERTY OVERVIEW

Opportunity to lease in an extremely convenient, three-story Industrial (Flex-Space) Warehouse. Located along the southern line of Vine Street, this property backs directly to I-495 and is situated just outside the limits of Alexandria City. Utilizing the nearby Van Dorn Street interchange takes one an average of only 3 minutes to get on or off of I-495 from the property. Additionally, the Van Dorn Street Metro Station is only a 3 minute drive from the property. The building itself is clad in all-brick and features clean, modern interiors.

PROPERTY HIGHLIGHTS

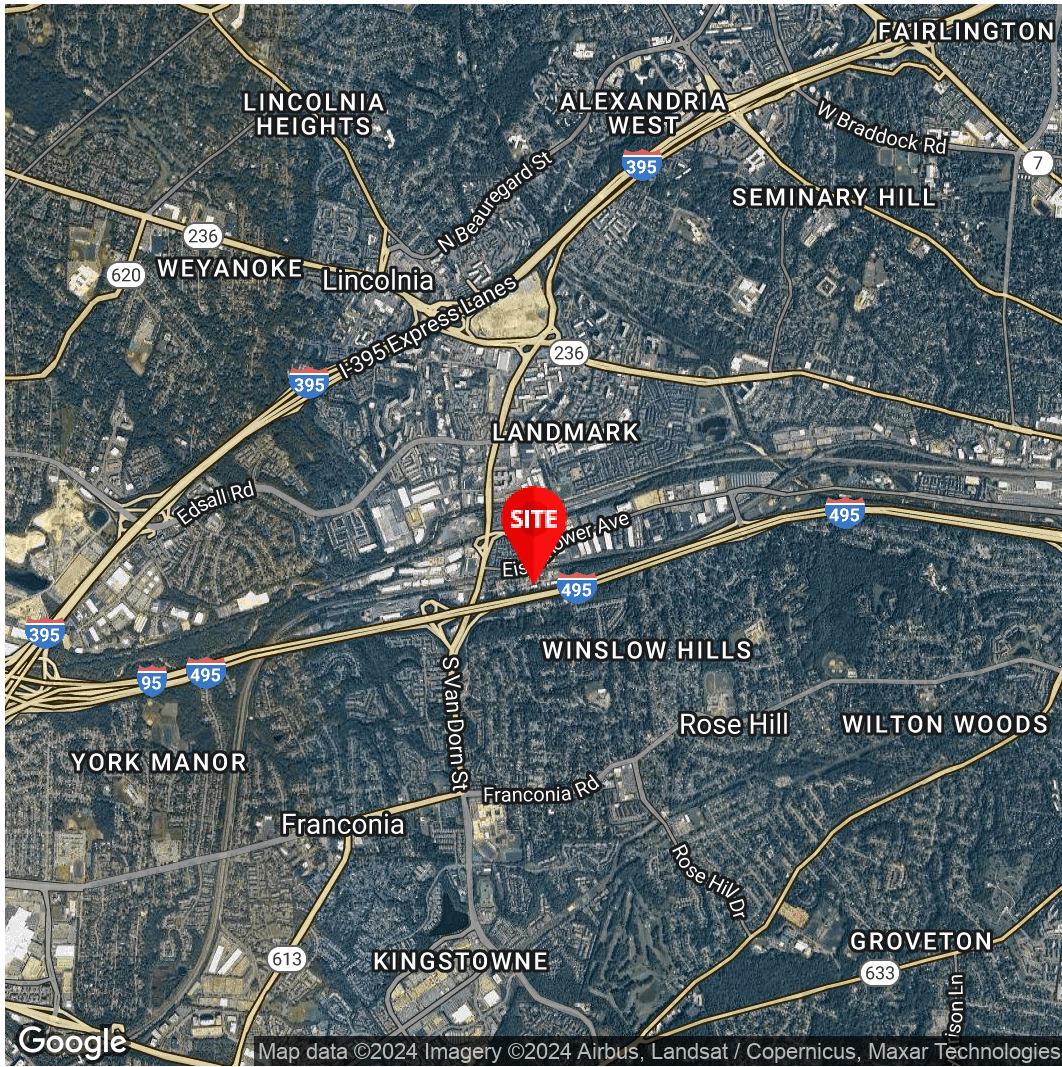
- Convenient Warehouse Flex-Space backing directly to I-495.
- 2000 SF office on the first floor.
- 6000 SF office on the third floor.
- Situated just outside the limits of Alexandria City.
- 3 minutes to I-495.
- 3 minutes to the Van Dorn Street Metro Station.

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RETAILER MAP





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