



FOR LEASE | SPRINGFIELD, VA

Approx. 168,274 SF Warehouse
5 Building Complex

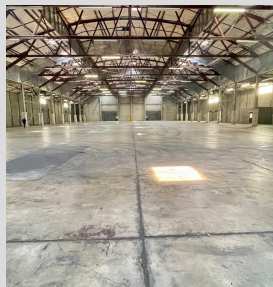
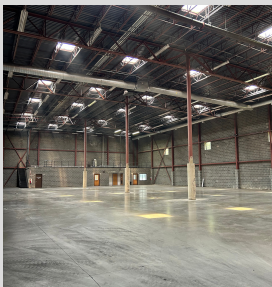


7201 WIMSATT ROAD Last Mile Trophy Location

Located *inside the beltway*, minutes from I-395, I-495 and I-95. Site access via Backlick Road.



- ✓ Available for immediate occupancy
- ✓ 5 buildings available for lease from 14,982 SF - 168,274 SF
- ✓ 10 drive-in doors, 8 loading docks, and 8 rail doors on-site (additional loading docks possible)
- ✓ Up to 30' clear ceiling heights
- ✓ Multi-modal with direct active rail spur access



For Tours and More
Information Contact

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SITE OVERVIEW



Building	*Size (SF)	*Clear Height	Existing Loading
22/17	95,598 SF	24'-30'	2 Drive In 6 Dock High 4 Rail
21	37,280 SF	17' 6"	2 Drive In 2 Dock High 4 Rail
19	20,414 SF	17'	1 Drive In
20 / 20A	14,982 SF	20' / 18'	2 Drive In / 3 Drive In
Total SF	168,274 SF		

**Square footages and ceiling heights are approximations*

STRATEGIC LOCATION



Site Access to Nearest On Ramp:


- I-395..... 2.1 mi
- I-95..... 2.5 mi
- I-495..... 3.3 mi


Site access via Backlick Road

Direct rail access
(Norfolk Southern)

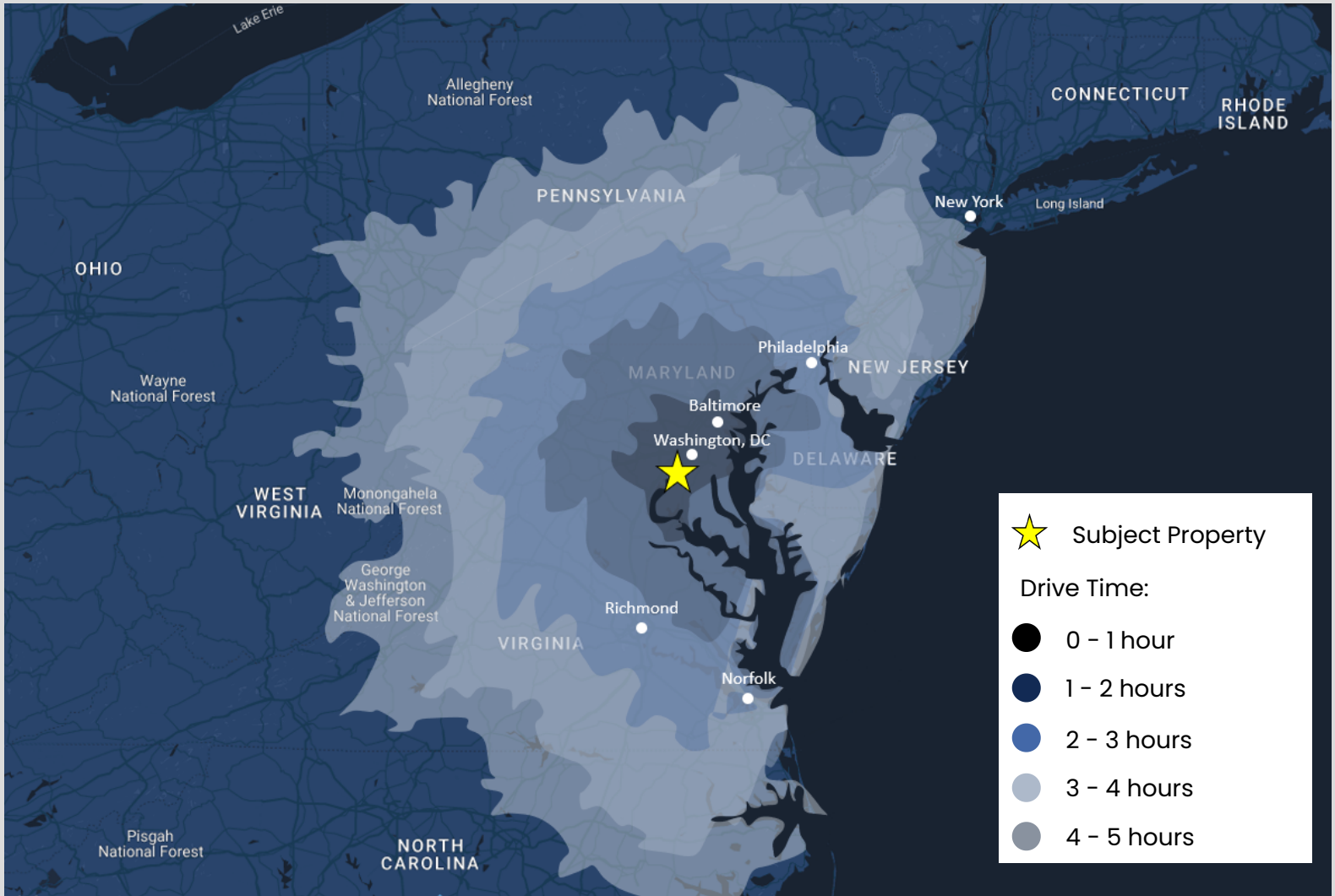
Within 10 Mile Radius:

 Population: 1,271,055

 # of Households: 507,781

 Median Household Income: \$119,845

PRIME LOCATION INSIDE THE CAPITAL BELTWAY



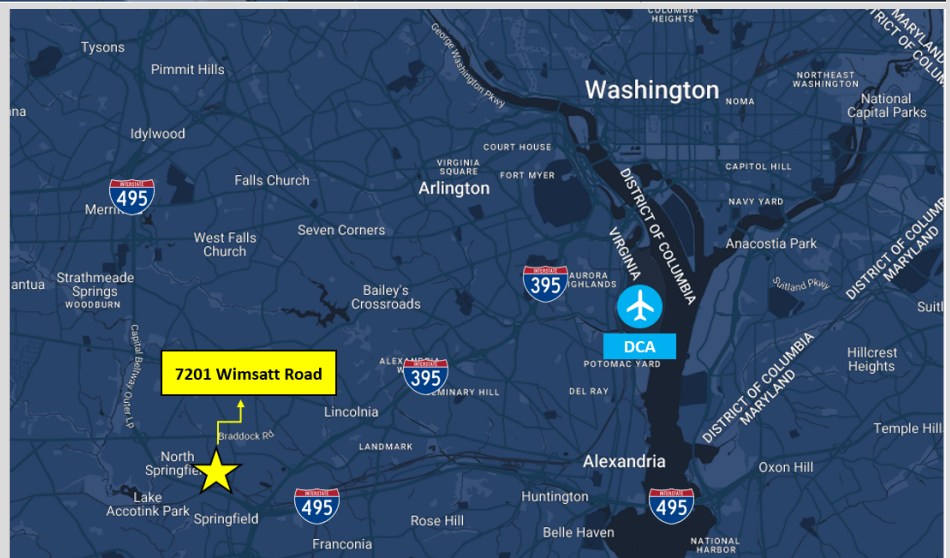
★ Subject Property

Drive Time:

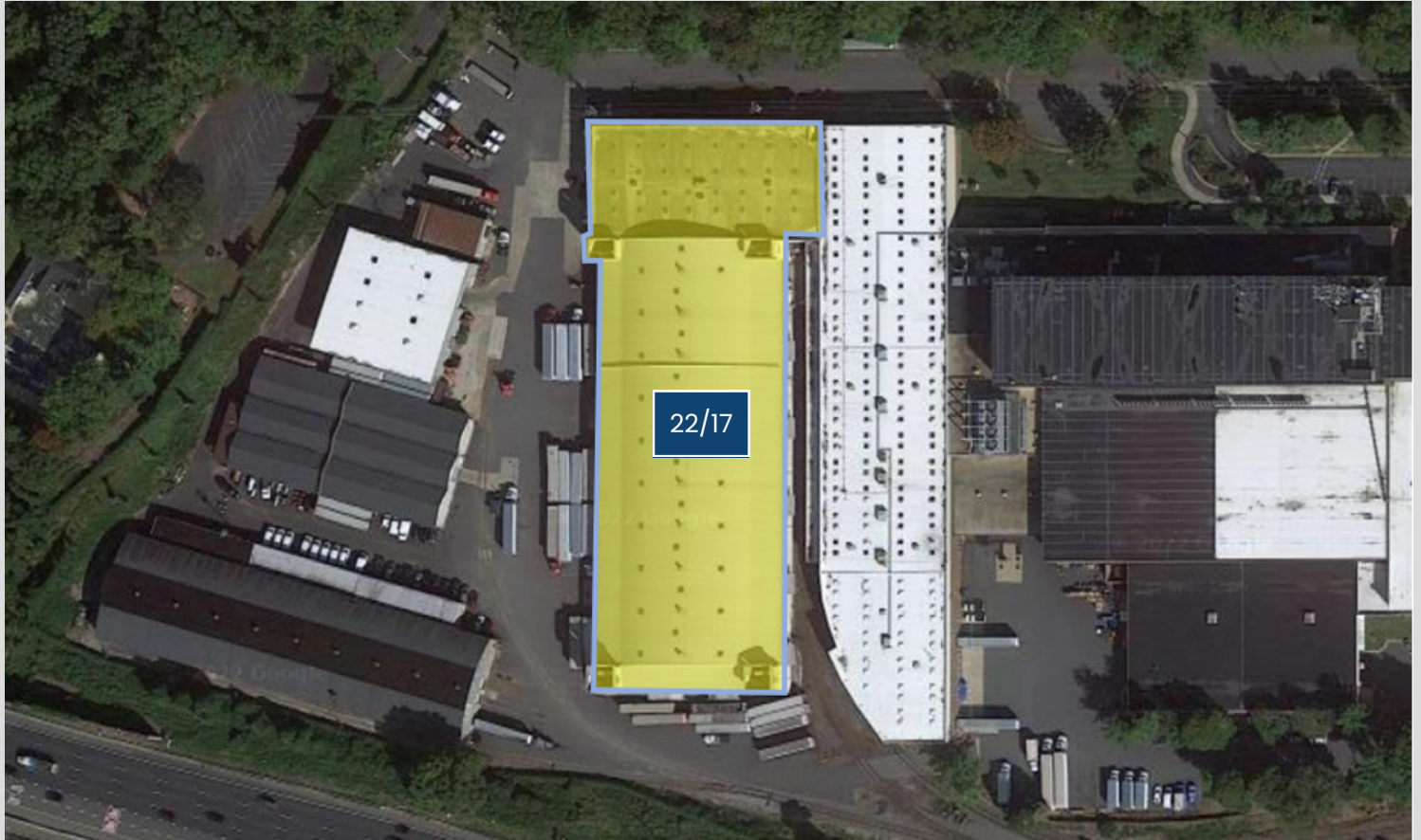
- 0 - 1 hour
- 1 - 2 hours
- 2 - 3 hours
- 3 - 4 hours
- 4 - 5 hours

Distance To:

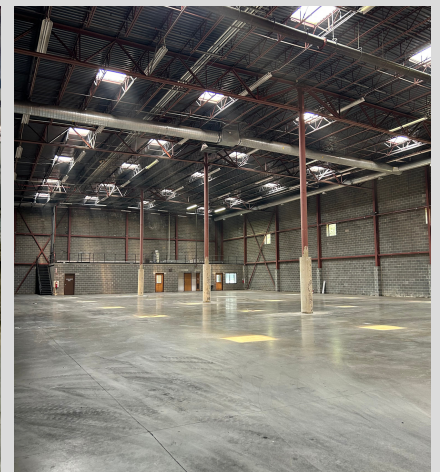
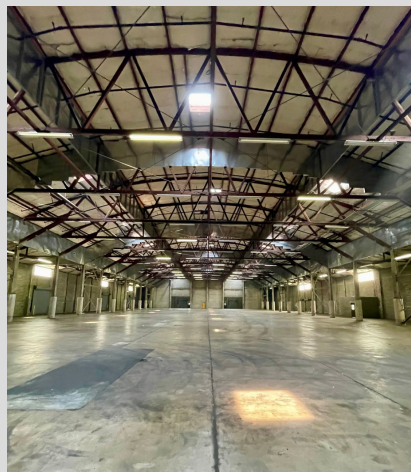
Ronald Reagan National Airport	12.9 miles
Washington, D.C.	13.8 miles
Baltimore	56 miles
Richmond	98 miles
Philadelphia	160 miles
Norfolk	183 miles
New York	238 miles



BUILDING 22/17 SUMMARY



Approximate Building Size	95,598 SF (Demisable)
Description	Warehouse with direct rail access and office space (approx. 840 SF total), CMU block construction
Column Spacing	22' x 17'
Approximate Ceiling Height	24' – 30'
Loading	Drive-in: 2 doors Dock high: 6 doors Rail: 4 doors 1 ramped drive-in
Sprinkler	Fully sprinkled
HVAC	Partial HVAC / Heat only
Lighting	Fluorescent lighting



BUILDING 21 SUMMARY



Approximate Building Size	37,280 SF
Description	Warehouse with direct rail access and office (approx. 360 SF), CMU block construction
Column Spacing	No columns
Approximate Ceiling Height	17' 6" (bottom of joists)
Loading	Drive-in: 2 door Dock high: 2 doors Rail: 4 doors 1 ramped platform with multiple entry doors
Sprinkler	Fully sprinkled
Lighting	Fluorescent lighting



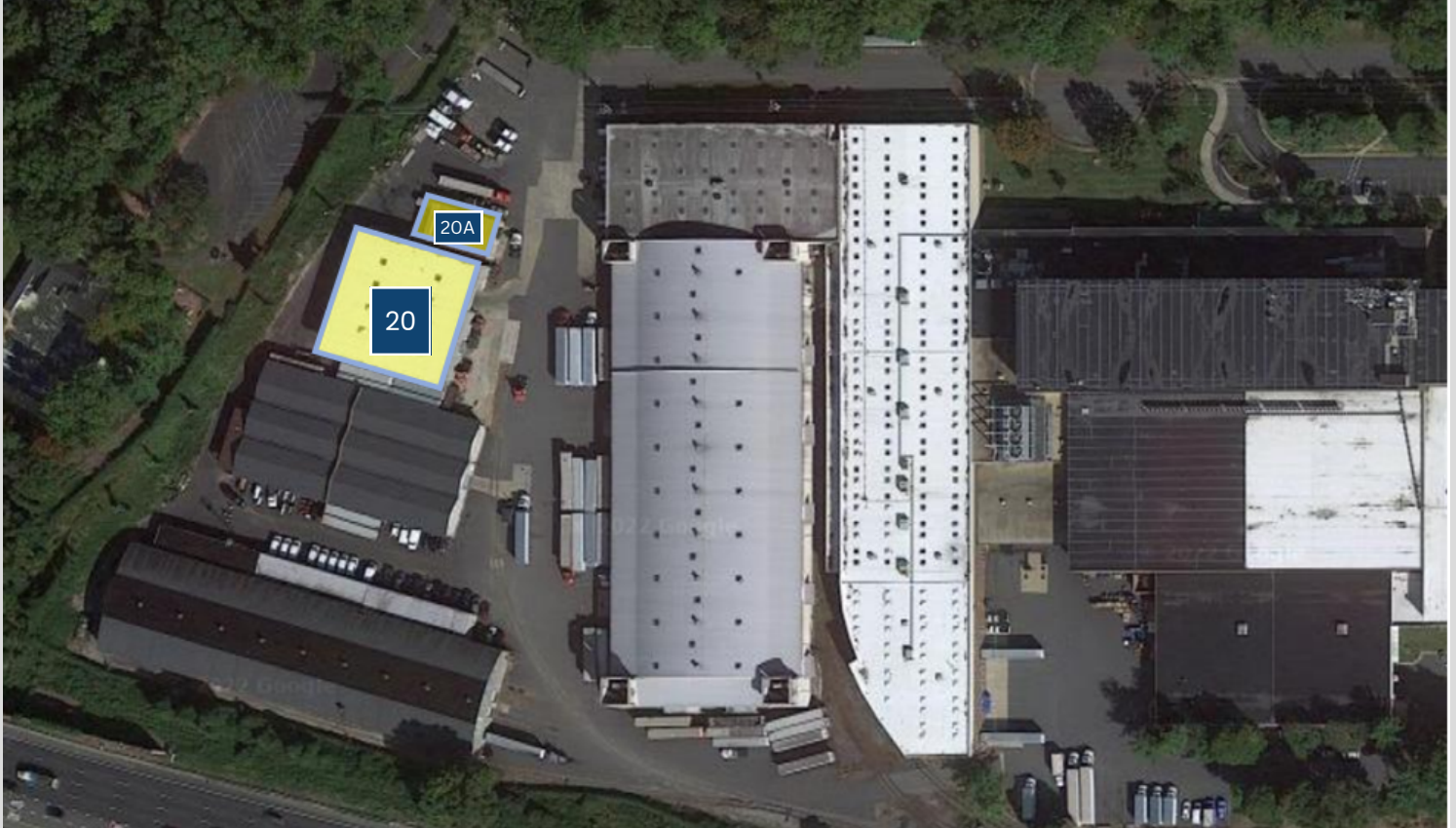
BUILDING 19 SUMMARY



Approximate Building Size	20,414 SF
Description	Warehouse with rail leading up to drive-in, CMU block construction and wood columns
Column Spacing	32' x 26' x 34'
Approximate Ceiling Height	17'
Loading	Drive-in: 1 door
Sprinkler	Fully sprinkled
Lighting	Incandescent lighting



BUILDING 20 | 20A SUMMARY



Approximate Building Size	12,808 SF 2,174 SF
Description	Warehouse with rail leading up to drive-in door, CMU block construction Three drive-ins, similar to an automobile repair shop garage
Column Spacing	No columns
Approximate Ceiling Height	20' 18'
Loading	Drive-in: 2 doors 3 doors
Sprinkler	Fully sprinkled
Lighting	Fluorescent lighting



LEASING INFORMATION



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