

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

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Fleet Industrial Park

Alexandria, VA 22310



Fleet Industrial Park

Fleet Industrial Park is a **489,372 square foot 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.

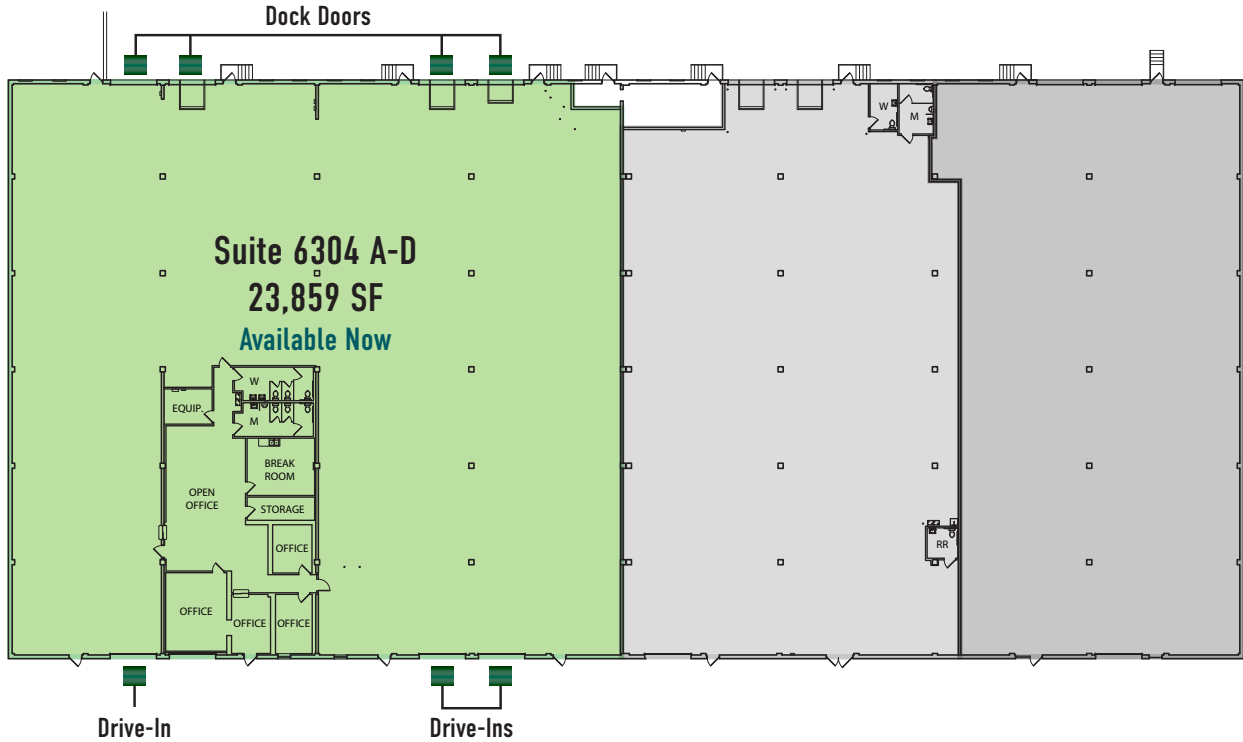
Highlights

- 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

Fleet Industrial Park

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BUILDING 4 | 6304 GRAVEL AVE



PROPERTY HIGHLIGHTS



Rental Rate Negotiable

Space Suite 6304 A-D: **23,859 SF**
with $\pm 2,736$ SF Office Space

Parking Abundant

Column Spacing 24' x 38'

Zoning I-4

Ceiling Height 22'

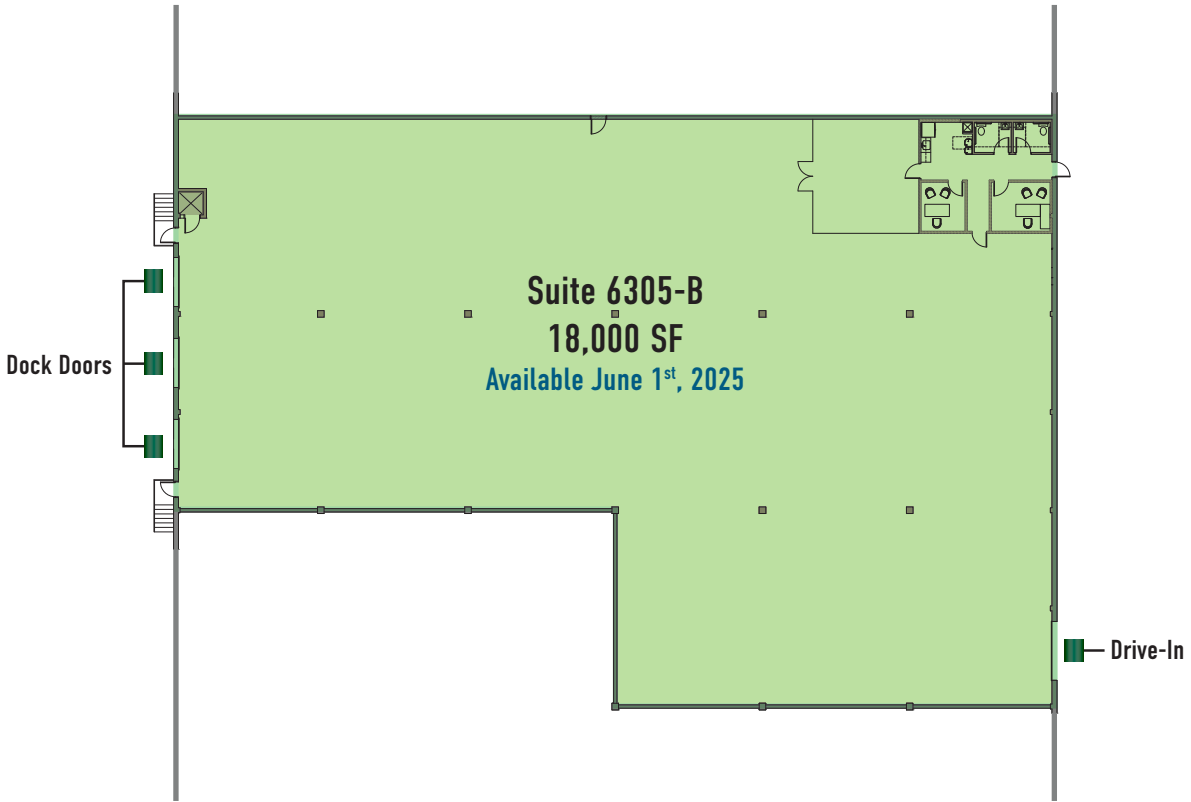
Operating Expenses \$2.57 PSF

Loading Four (4) Docks
Three (3) Drive-Ins

Fleet Industrial Park

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BUILDING 6 | 6305-6313 GRAVEL AVE



PROPERTY HIGHLIGHTS



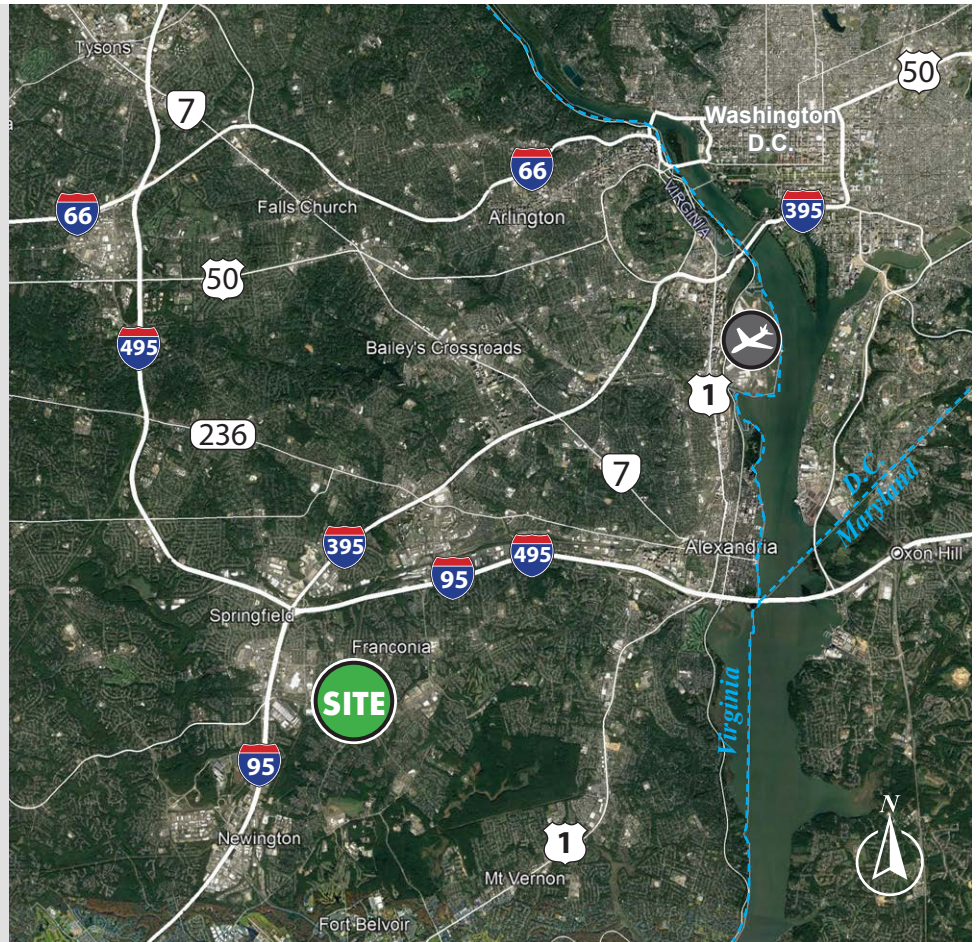
Rental Rate	Negotiable
Space	Suite 6305-B: 18,000 SF with ±644 SF Office Space Available June 1 st , 2025
Parking	Abundant
Column Spacing	25' x 38'
Zoning	I-4
Ceiling Height	20'
Operating Expenses	\$2.57 PSF
Loading	Three (3) Docks One (1) Drive-In

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The Location

- Located just **13 miles south of Washington, DC**
- **3 miles** from the “mixing bowl” where **I-95, I-395 and I-495** join
- Within **walking distance** to **reasturants and shops**
- **Less than 1 mile** to **Franconia / Springfield Metro Station**



Distance To Locations:		Demographics	1 Mile	3 Mile	5 Mile
I-95 1.25 Miles	Ron. Reagan Airport8 Miles	Daytime Employees	11,734	57,016	163,716
I-495 1.5 Miles	I-66 8.5 Miles	Avg. Household Income	\$172,721	\$178,783	\$162,730
I-395 2 Miles	Washington D.C. 13 Miles	Population	15,905	107,823	362,221

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