

FOR LEASE

**7,900 SF WAREHOUSE BUILDING FOR LEASE IN FALLS CHURCH****Lease Rate:
Negotiable**

PROPERTY OVERVIEW

Currently operating as a training gym, this property is located in the City of Falls Church, just one block from Route 29 and a few blocks from I-66, providing excellent access to major transportation routes.

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Households:	741	1,957	8,226
Population:	1,849	5,027	21,889
Avg HH Income:	\$244,465	\$257,002	\$252,116

PROPERTY HIGHLIGHTS

- High Ceilings
- Outdoor Space
- Sufficient Parking
- Rare M-1 Zoning:
- Warehouse, retail, restaurant, office, private clubs, breweries and kennel uses permitted by right
- Not Demisable

AVAILABLE SPACES

6,275 SF Warehouse + 1,625 SF Office 7,900

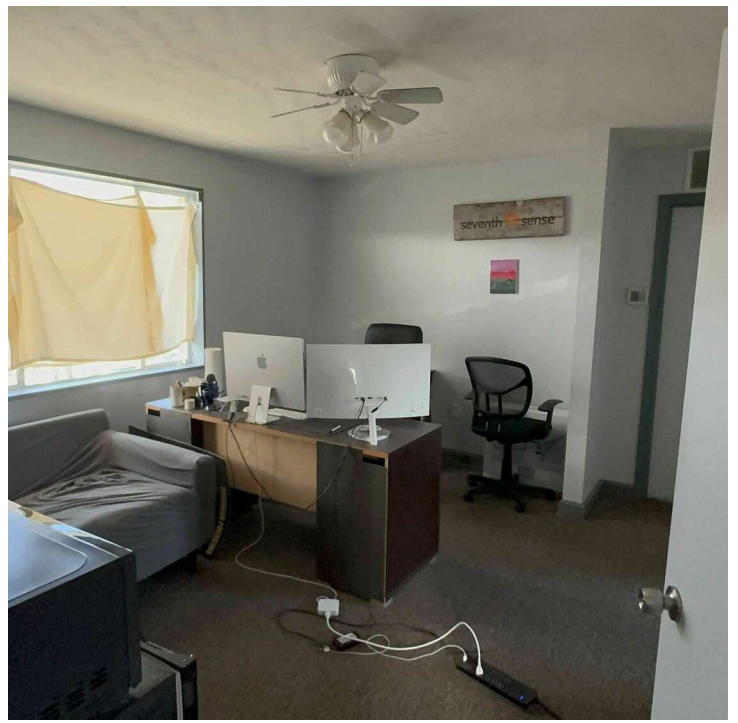
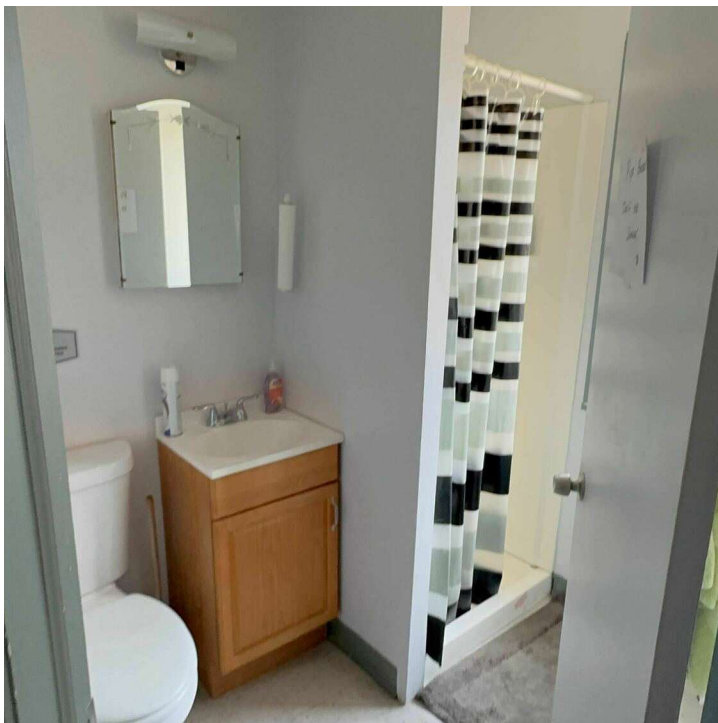
FOR FURTHER INFORMATION, PLEASE CONTACT:
ERIK ULSAKER • erik.ulsaker@divaris.com • 703.861.0373



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130 WEST JEFFERSON STREET, FALLS CHURCH, VA 22046

ADDITIONAL PHOTOS



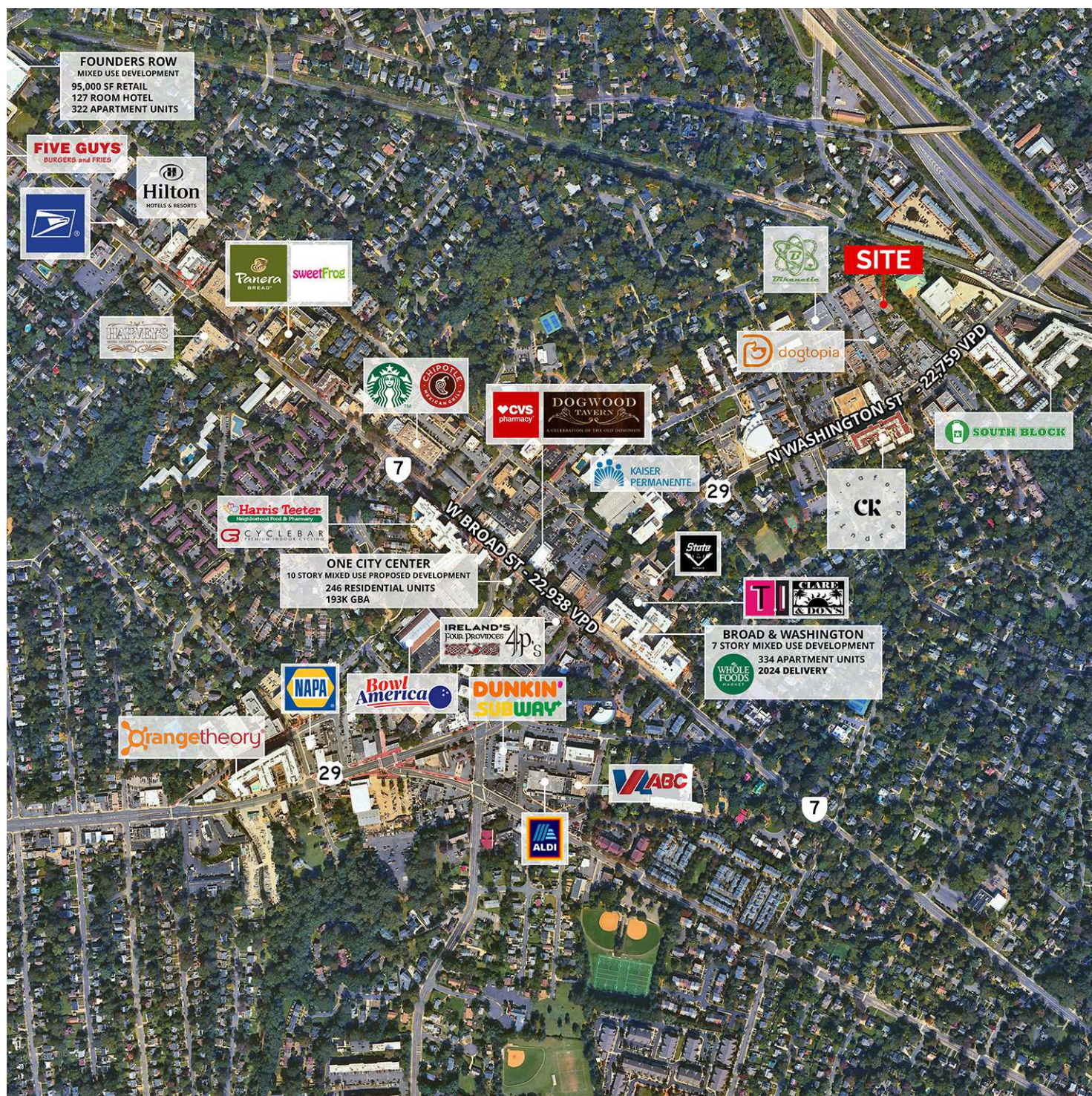
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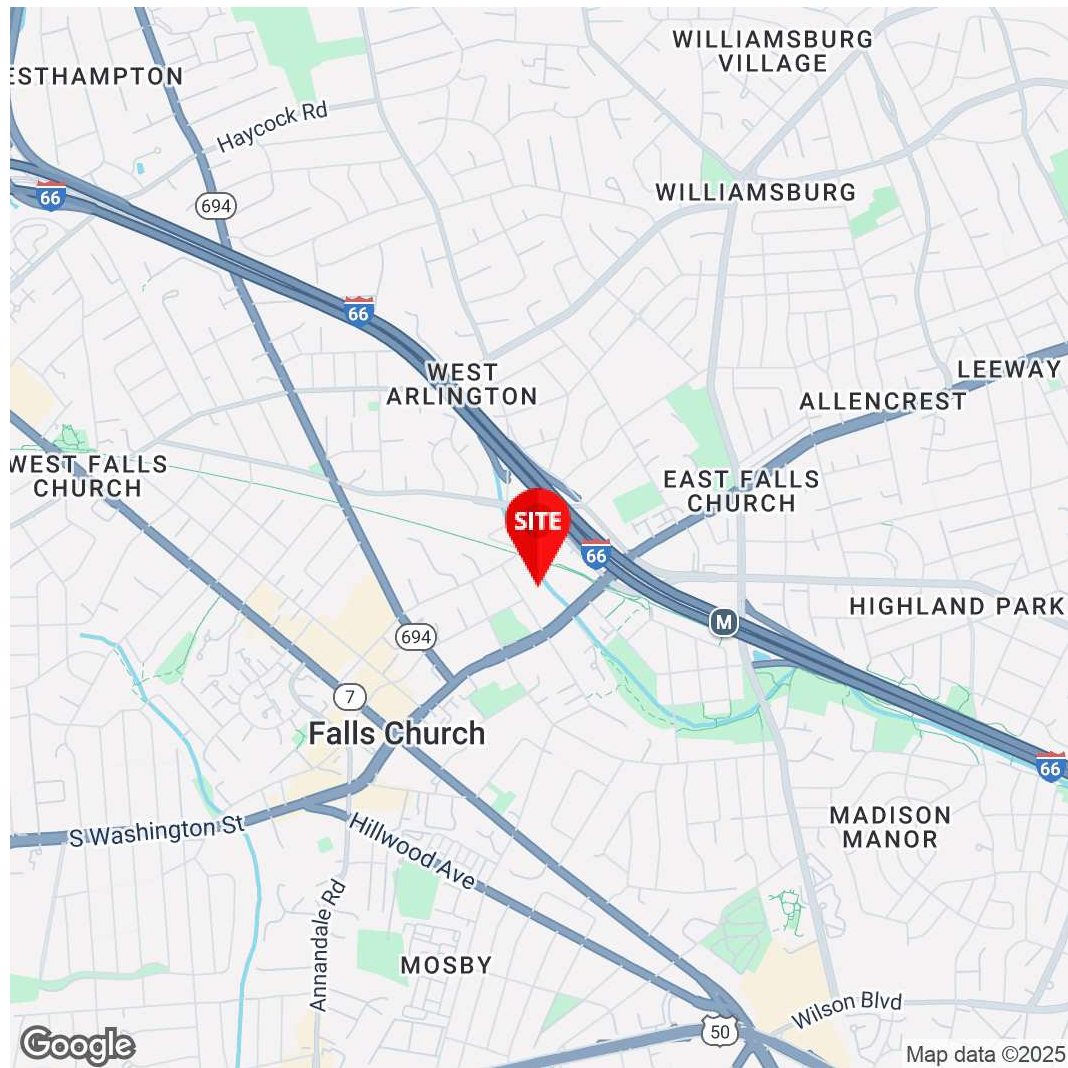
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de **DIVARIS**
REAL ESTATE, INC.



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