

# SMALL INDUSTRIAL BAYS | FOR LEASE

## 80-82 S. EARLY STREET

ALEXANDRIA, VIRGINIA

TARTAN  
PROPERTIES



### PROPERTY SUMMARY

**2 Bays Available:** 5,000 SF each; 10,000 SF total

**Lease Rate:** \$12.50/SF (NNN)

**Parking:** 10 spaces/bay

**\*Additional Parking Available\*** Up to 10,000 SF in rear of bldg

**Zoning:** I (Industrial)

**Cross Streets:** Wheeler Avenue

### PROPERTY OVERVIEW

**RARE OPPORTUNITY:** Two adjacent industrial urban warehouse spaces in Alexandria with additional 10,000 SF for equipment or vehicle storage. \*Units can be leased separately or together.\* Property is three blocks from Duke Street. Easy access to the Capital Beltway via Telegraph Road.

### PROPERTY HIGHLIGHTS

- Hard-to-find flex spaces within Alexandria city limits are adjacent, but cannot be connected internally (different grades)
- #80 warehouse bay is 18' clear with 4' loading dock. Glass-front office space approx 500 SF.
- #82 warehouse bay is 14' clear with 4' loading dock. Smaller office space has windows onto warehouse.
- Surface, free and unreserved parking for 10 cars (per unit)
- Building signage available
- Additional outdoor storage for vehicles or equipment available on 10,000 SF gravel lot
- All utilities paid by tenant directly to service providers
- NNN expenses estimated to be \$2.75/SF for 2019
- Quick access to major arteries: Rte 7 (1.8mi); I-395 (2.4 mi); I-495 (2mi)
- Minutes to Old Town
- Located between Foxchase and Alexandria Commons shopping plazas,
- Nearby amenities include gas, banks, UPS store, Giant, Harris Teeter, Starbucks, Panera, McDonalds, Baja Fresh, Cava, and Chipotle, among others
- Lease term 3-10 years

Leasing by:

**STEPHEN BEGGS**

703.836.6555 x102 | [steve@tartanproperties.com](mailto:steve@tartanproperties.com)



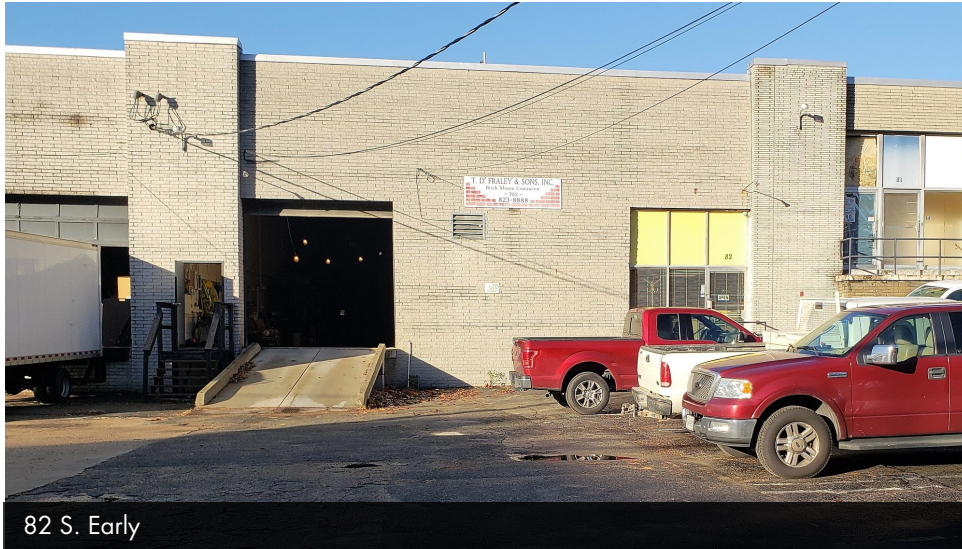
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82 S. Early



80 S. Early



Waybright Park



Aerial View

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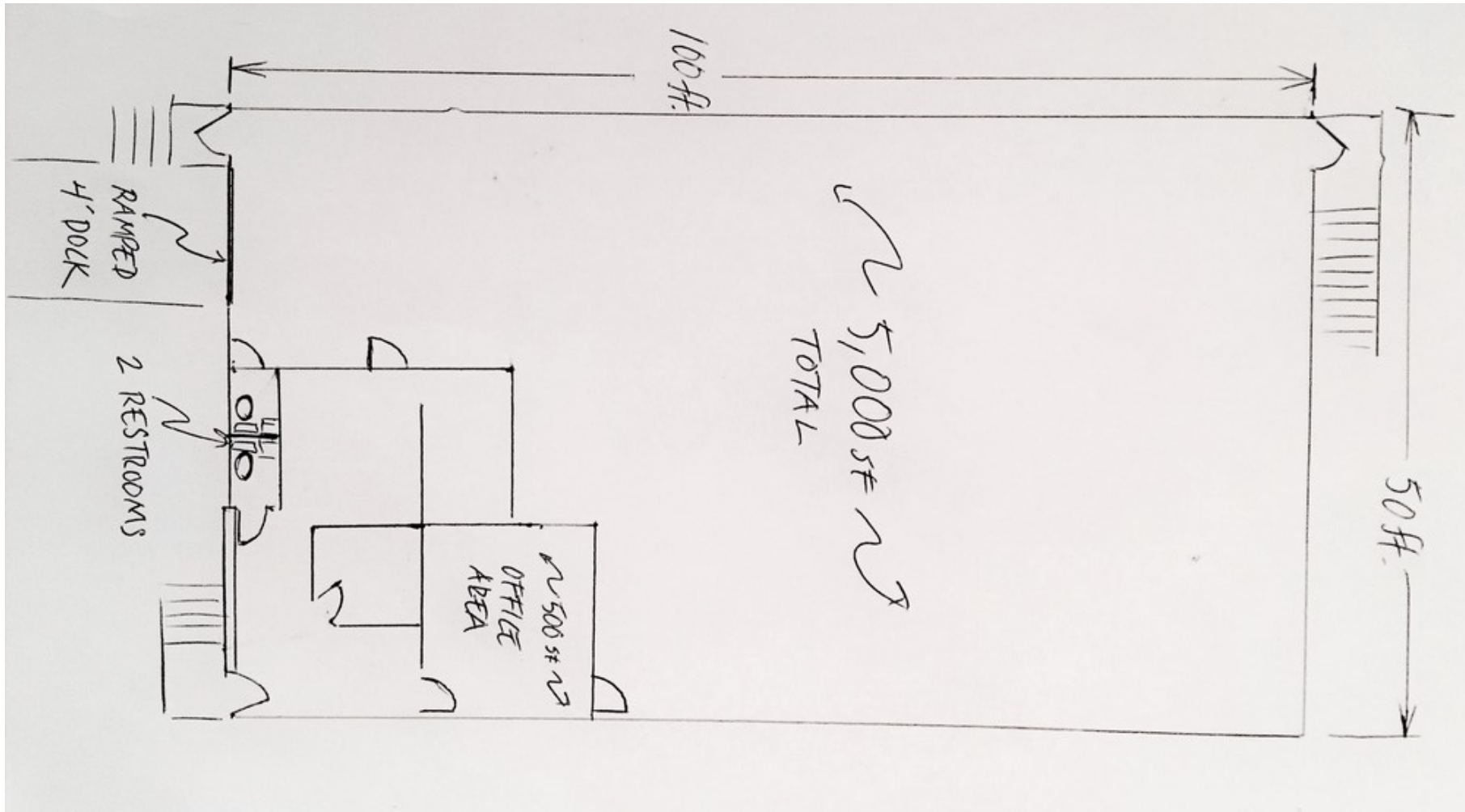
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