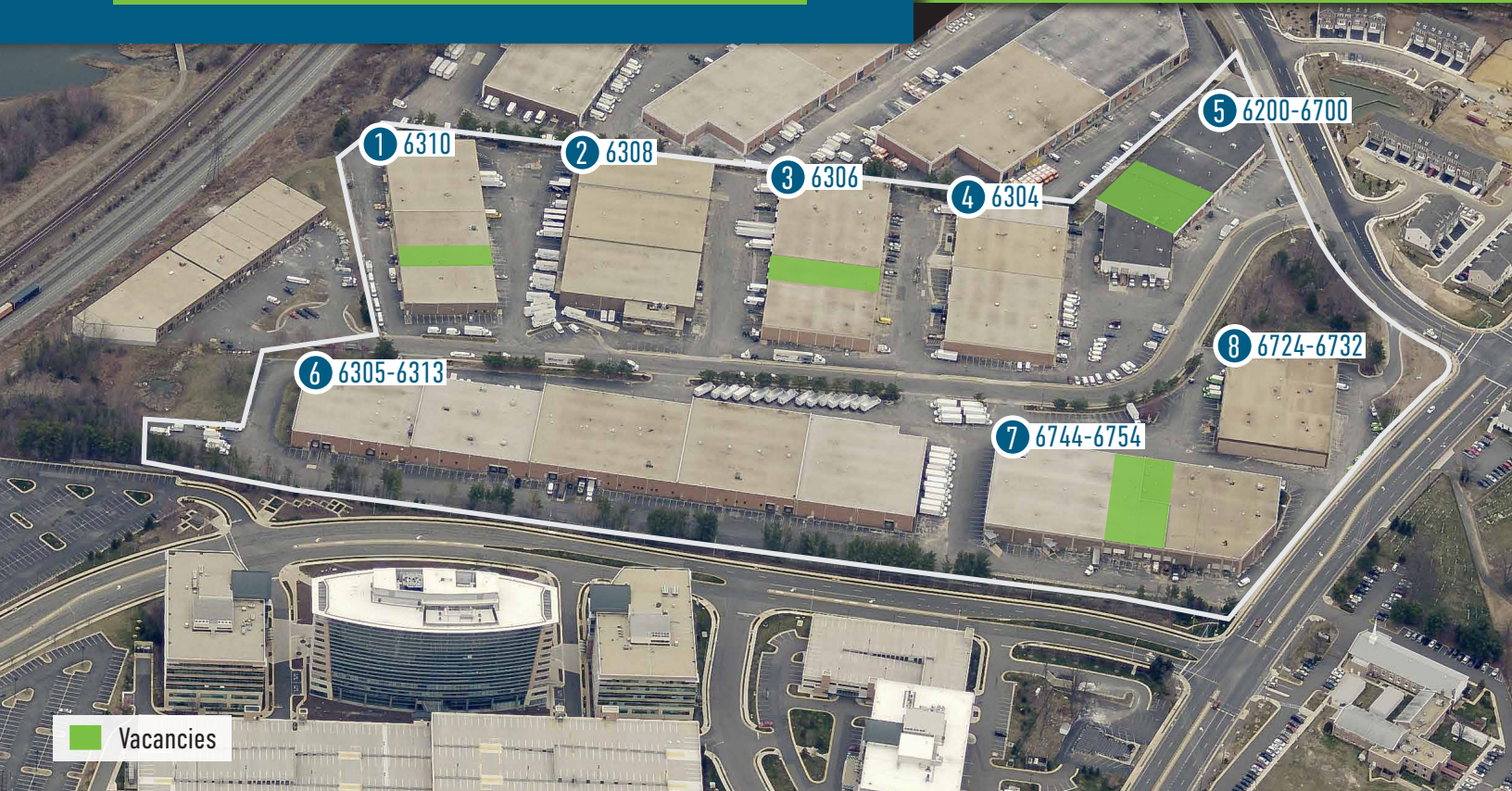


# FLEET INDUSTRIAL PARK

WAREHOUSE SPACE  
**FOR LEASE**  
ALEXANDRIA, VA 22310



## PARK OVERVIEW

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.



VELSOR PROPERTIES, LLC

## PARK 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
- Located just 13 miles south of Washington, DC and three 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

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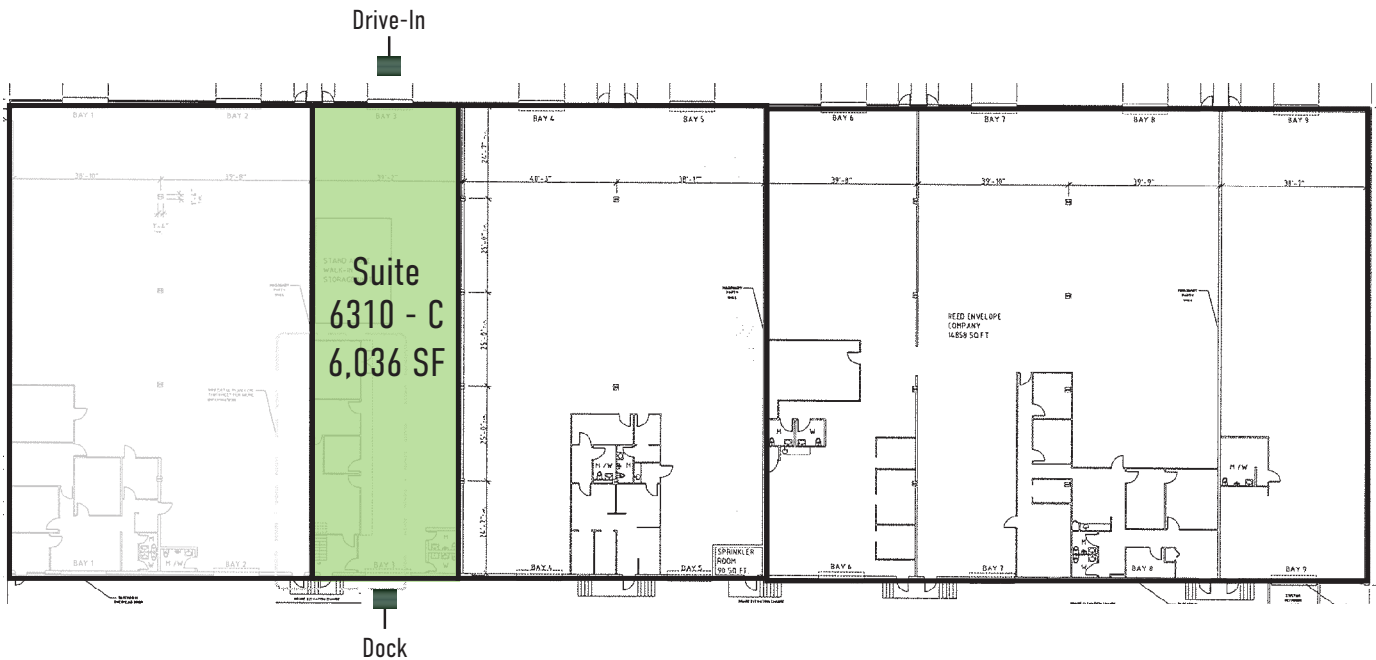
### **Daniela Patino**

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**CBRE**

# FLEET INDUSTRIAL PARK

**BUILDING 1**  
6310 GRAVEL AVENUE  
ALEXANDRIA, VA 22310



## PROPERTY HIGHLIGHTS



Rental Rate:	\$9.50 NNN
Space:	Suite 6310-C: 6,036 SF
Parking:	1 per 1,000 SF
Column Spacing:	25' x 38'
Zoning:	I-4
Ceiling Height:	18'
Operating Expenses:	\$2.42 PSF
Loading:	One (1) Drive-In One (1) Dock

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# FLEET INDUSTRIAL PARK

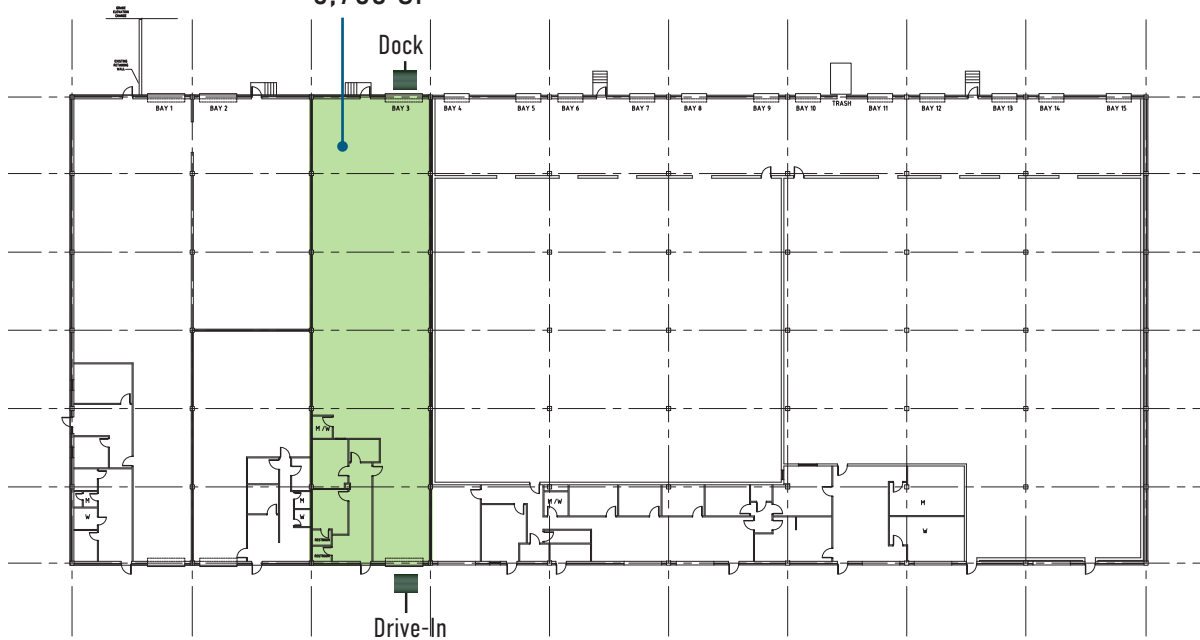
## BUILDING 3

6306 GRAVEL AVENUE  
ALEXANDRIA, VA 22310

Available April 1<sup>st</sup>, 2020

Suite 6306-C

5,703 SF



### PROPERTY HIGHLIGHTS



Rental Rate:	\$9.50 NNN
Space:	Suite 6306-C: 5,703 SF
Parking:	1 per 1,000 SF
Column Spacing:	25' x 38'
Zoning:	I-4
Ceiling Height:	22'
Operating Expenses:	\$2.42 PSF
Loading:	One (1) Drive-In One (1) Dock

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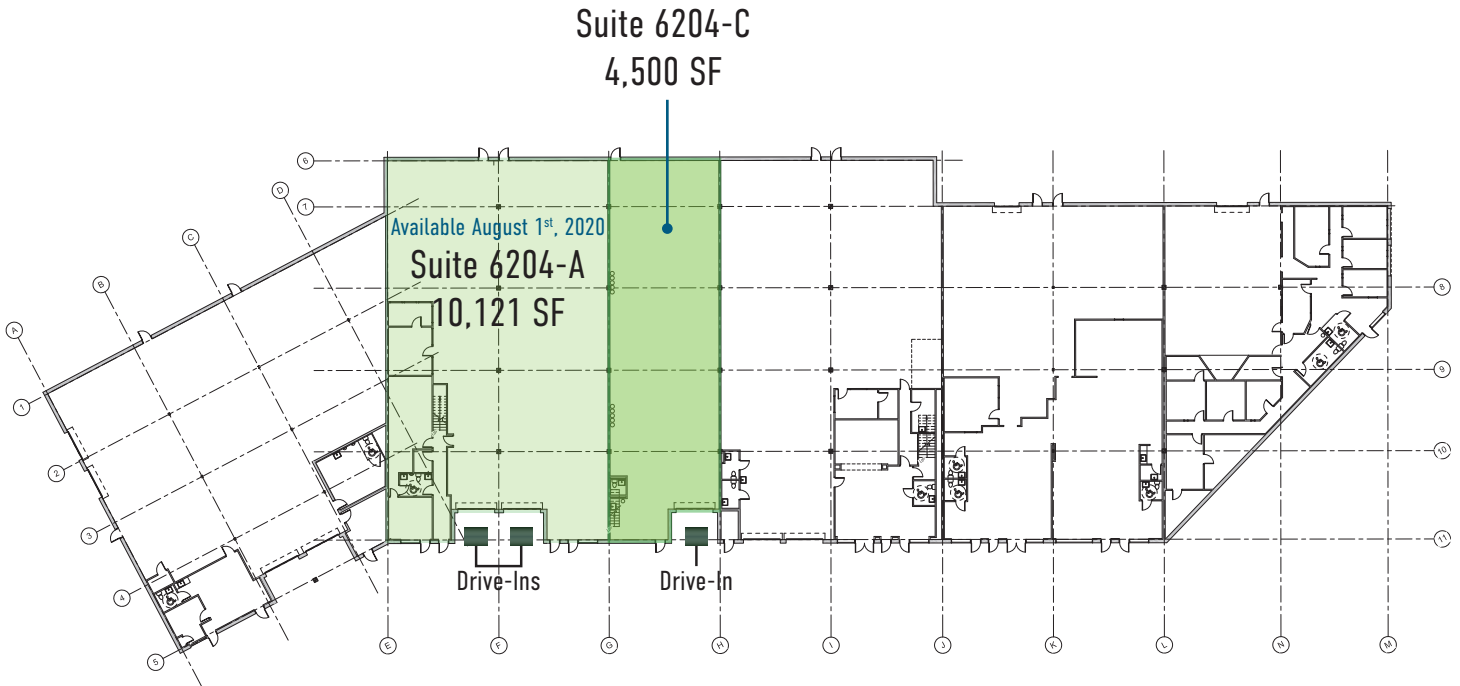
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# FLEET INDUSTRIAL PARK

## BUILDING 5

6200-6700 GRAVEL AVENUE  
ALEXANDRIA, VA 22310



### PROPERTY HIGHLIGHTS



Rental Rate:	\$11.50 NNN
Space:	Suite 6204-A: 10,121 SF Suite 6204-C: 4,500 SF
Parking:	Abundant
Column Spacing:	25' x 38'
Zoning:	I-4
Ceiling Height:	20'
Operating Expenses:	\$2.42 PSF
Loading:	Three (3) Drive-Ins

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# FLEET INDUSTRIAL PARK

**BUILDING 7**  
6744-6757 GRAVEL AVENUE  
ALEXANDRIA, VA 22310



## PROPERTY HIGHLIGHTS



Rental Rate:	\$9.50 NNN
Space:	Suite 6750: 14,400 SF └ Office: ±1,973 SF
Parking:	Abundant
Column Spacing:	25' x 38'
Zoning:	I-4
Ceiling Height:	20'
Operating Expenses:	\$2.42 PSF
Loading:	Three (3) Docks Two (2) Drive-Ins

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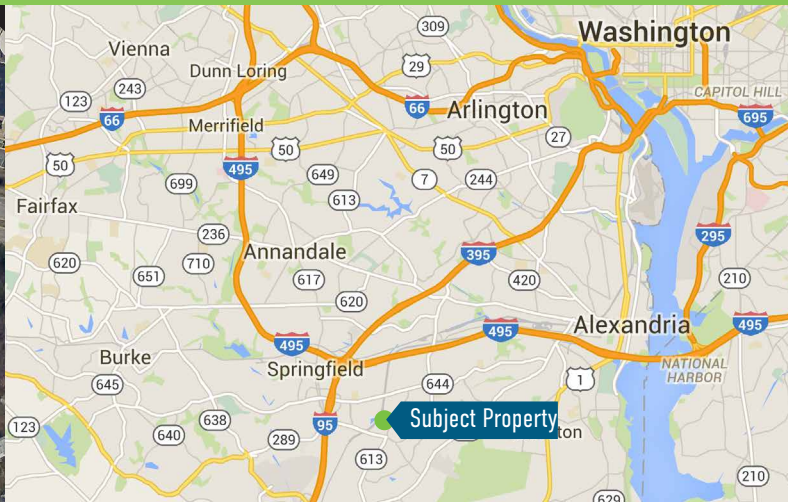
# FLEET INDUSTRIAL PARK

WAREHOUSE SPACE  
**FOR LEASE**  
ALEXANDRIA, VA 22310

Building Vacancies



## LOCATION OVERVIEW



### DISTANCE TO:

Interstate 95	2 Miles
Interstate 495	3 Miles
Interstate 66	11 Miles
Washington DC	13 Miles
Reagan National Airport	15 Miles
Dulles Toll Rd	15 Miles
Dulles International Airport	29 Miles

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