

# INDUSTRIAL SPACE FOR LEASE

## 8417, 8419, 8419-H TERMINAL ROAD

LORTON, VIRGINIA | I-95 CORRIDOR

TARTAN  
PROPERTIES



### PROPERTY SUMMARY

<b>Total SF Available:</b>	41,696
<b>Units Available:</b>	6
<b>Spaces Available:</b>	4,000 - 26,400 SF
<b>Lease Rate:</b>	\$9.00 - 12.00/SF (NNN)
<b>Zoning:</b>	I-6 (Heavy Industrial District)
<b>Market:</b>	Lorton/ I-95 Industrial
<b>Cross Streets:</b>	Fairfax County Parkway

### PROPERTY OVERVIEW

AVAILABLE IMMEDIATELY. Rare I-6 property for lease in the Springfield/Newington area allows for a range of heavy industrial uses. Units are fully conditioned. Parking available at 2 spaces per 1,000 sf. Property one mile off I-95 and two miles to Fort Belvoir.

### PROPERTY HIGHLIGHTS

- All industrial units have full heat and A/C
- I-6 zoning provides for range of uses including including heavy industrial activities where the traffic to and from the district may be intensive and which may include noise, vibration and other environmental pollutants
- All units are drive-in; one unit also has two loading docks
- SCIF in Bldg #3 (8417 Terminal Rd, Bay A) built to IAW-ICD 705 standards
- Unreserved-striped parking lot at 2 spaces/1,000 sf
- Operating Expenses estimated to be \$2.50/sf passed through to Tenants
- Term offered: 3-10 years
- Quick access to I-395/Newington exit (1mi); Fairfax Pkwy/SR286 (.5 mi); Telegraph Road (2 mi); Capital Beltway (5 mi)
- Located 2 miles from Ft. Belvoir
- \*\*Ideal users could include the following: craft beverage production establishments; heavy equipment and specialized vehicle sale, rental and service establishments; motor vehicle storage; lumber yards and building material yards; motor freight terminals; new vehicle storage; private schools; recycling centers; storage yards; truck rental establishments; vehicle light- and major-service establishments

Presented by:

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8417 Terminal



8419 Terminal

### PROPERTY DESCRIPTION

Rare I-6 property for lease in the Springfield/Newington area allows for a range of heavy industrial uses. Units are fully conditioned. Parking offered at 2 spaces per 1,000 sf. Property one mile off I-95 and two miles to Fort Belvoir.

#### 8417 TERMINAL ROAD (BLDG #3)

- Fully conditioned warehouse space
- Three bays available: Bay A @ 14,400 SF; Bays B & C @ 6,000 SF each
- Bay A has one drive-in (12'x14') and two docks; Bays B & C have two drive-ins each
- Bay A has a drop ceiling which can be taken out; Bays B & C have clear height of 16'. Last used as an R&D facility
- Bay A includes a SCIF built to IAW-ICD 705 standards
- Parking at 2/1000 sf

#### 8419 TERMINAL ROAD (BLDG #2)

- Fully conditioned warehouse space
- Two adjacent bays available, each 4,000 SF
- Units just renovated; fresh paint
- Each bay has one drive-in (12'x14')
- Clear height 15'
- Two restrooms in each bay
- Parking at 2/1000 sf

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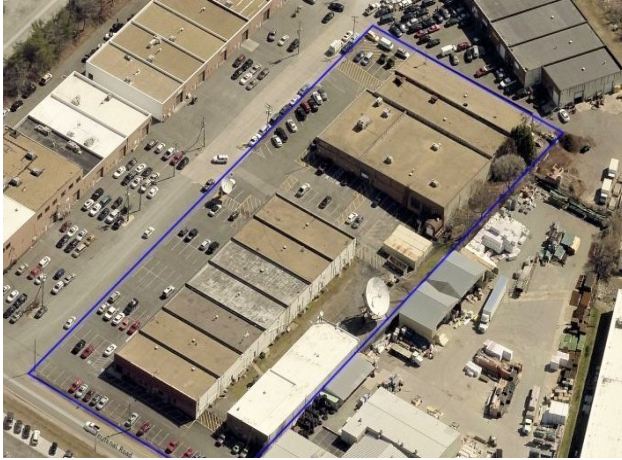


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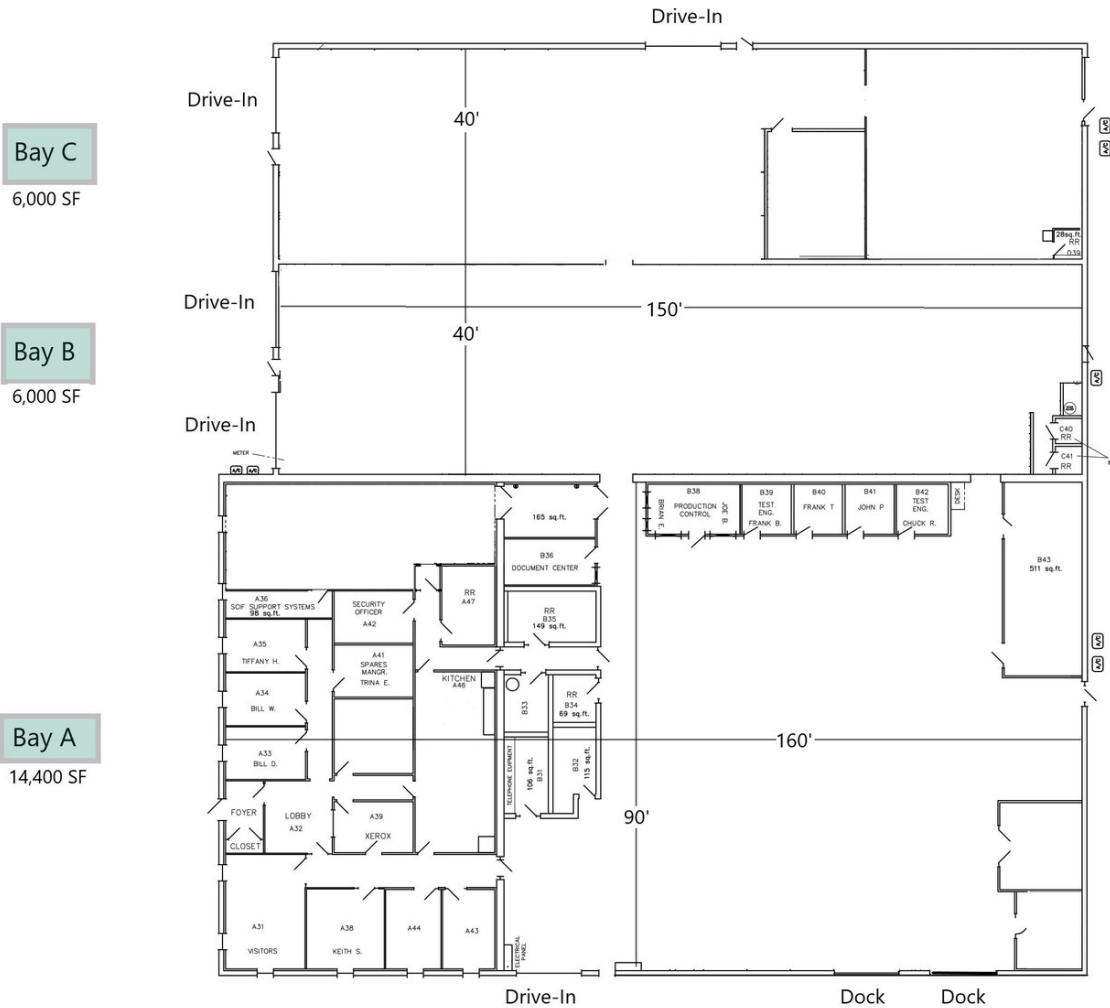
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# INDUSTRIAL SPACE FOR LEASE

## 8417 TERMINAL ROAD

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# TARTAN PROPERTIES



FLOOR PLAN- 8417 TERMINAL ROAD - BAYS A, B & C

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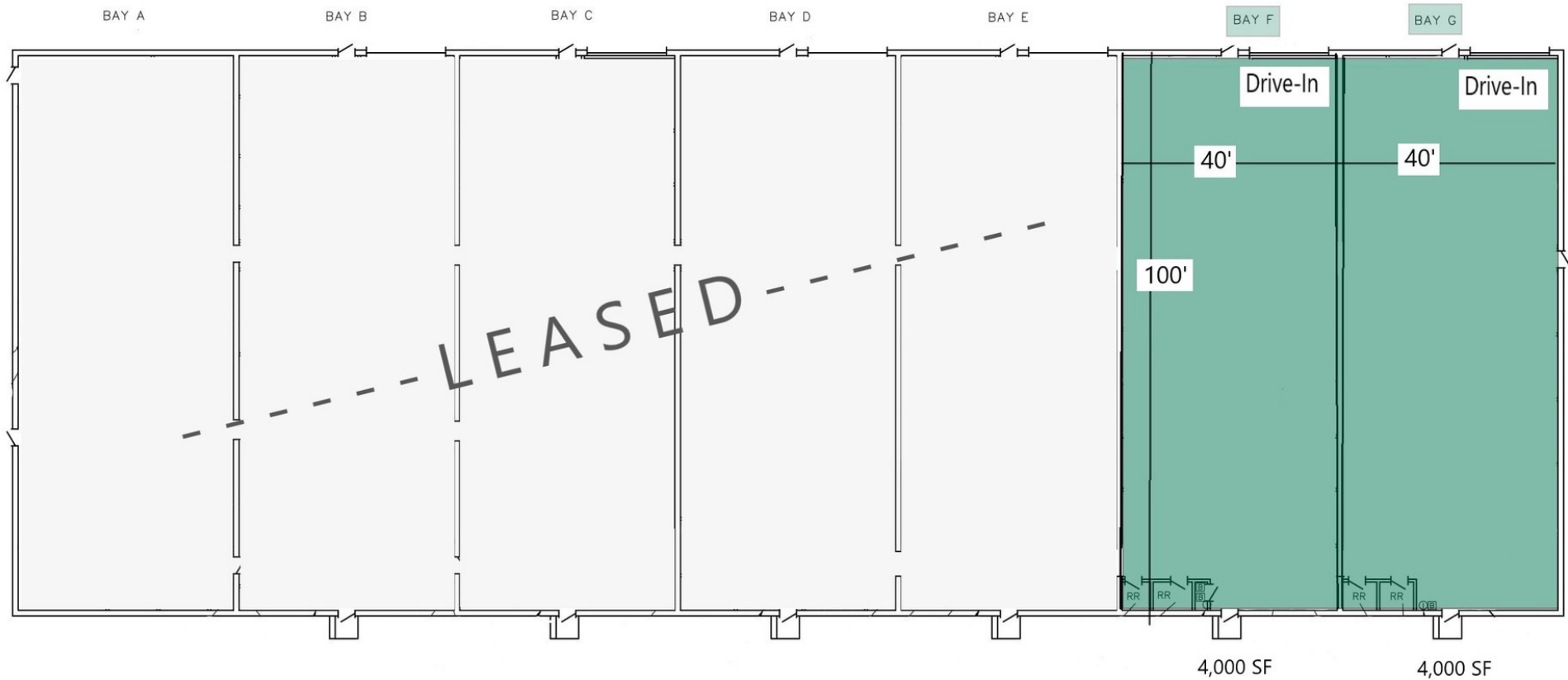
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FLOOR PLAN - 8419 TERMINAL ROAD - BAYS F & G

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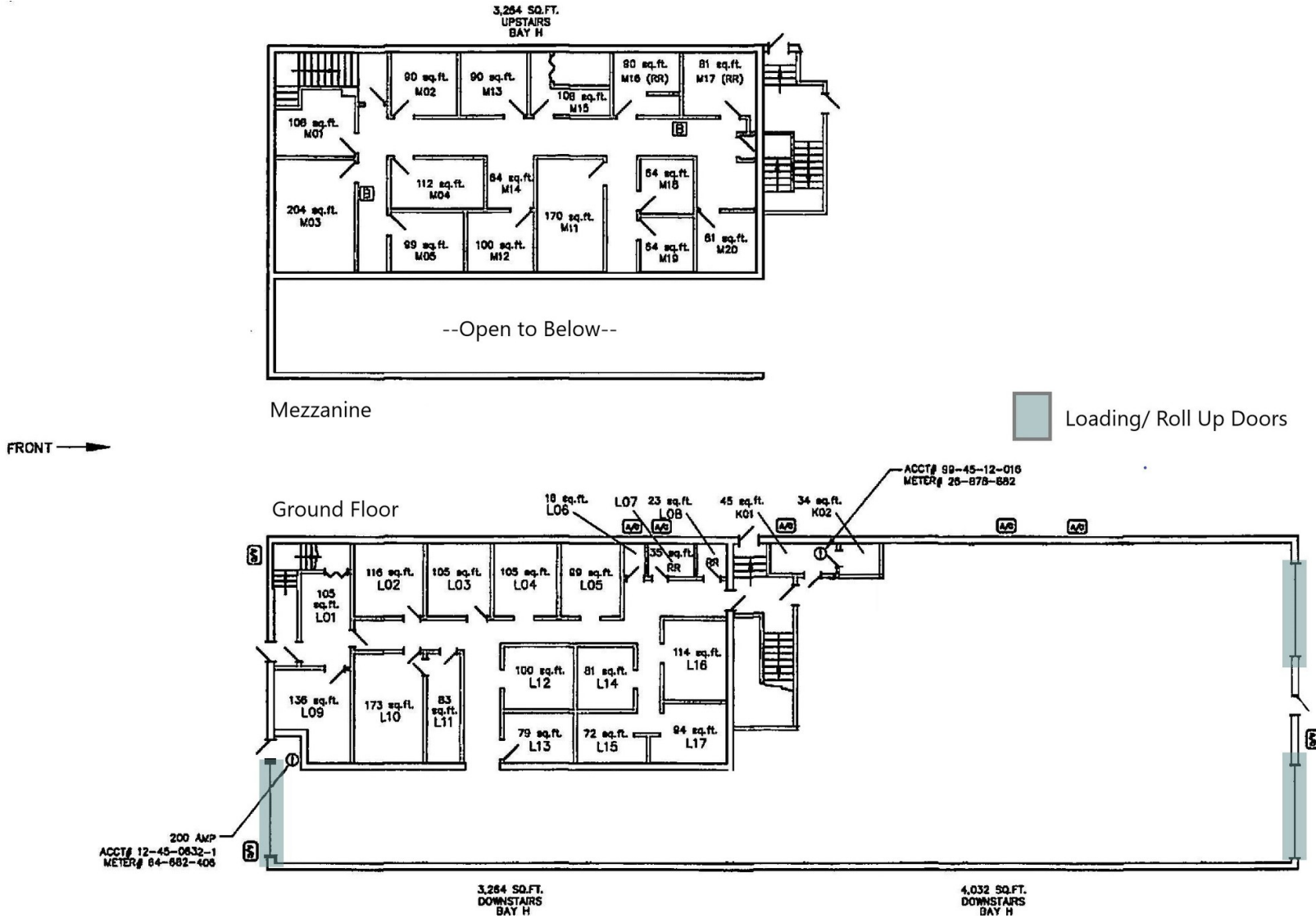
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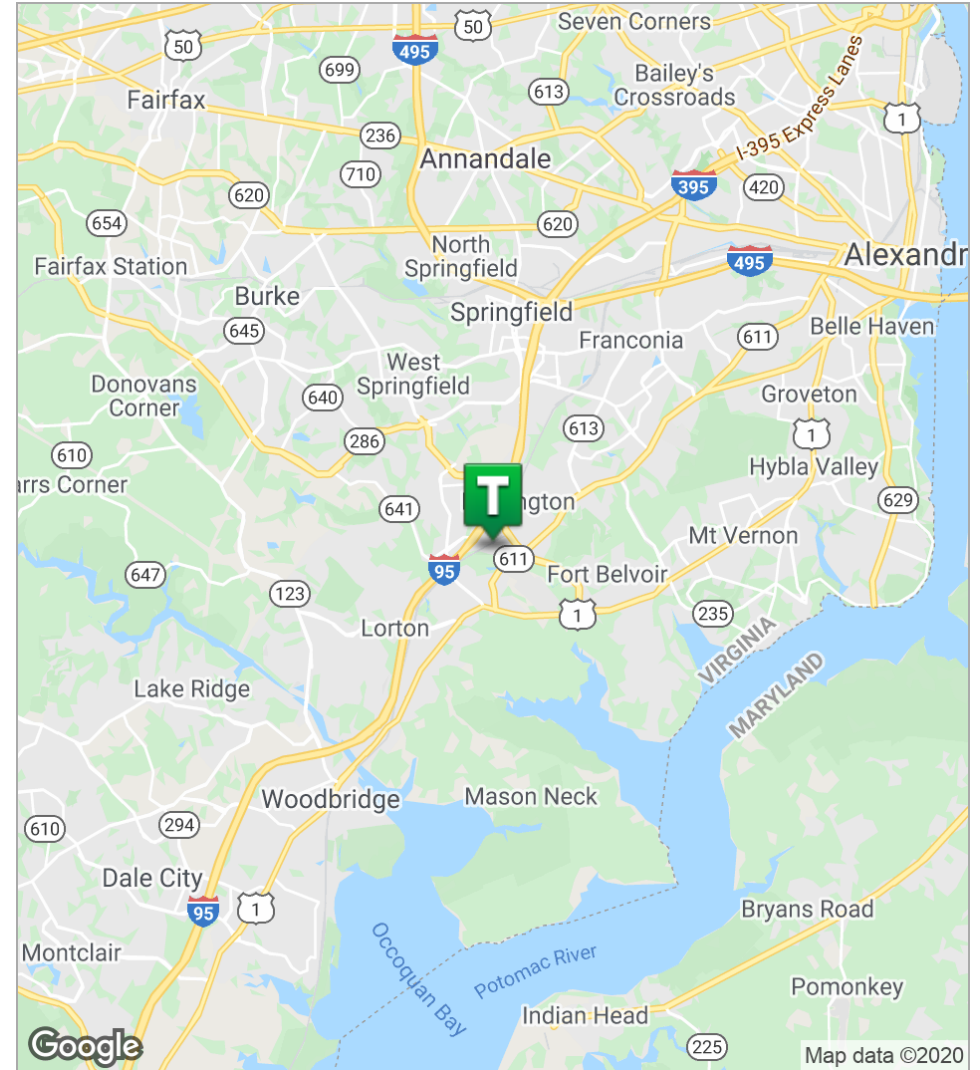
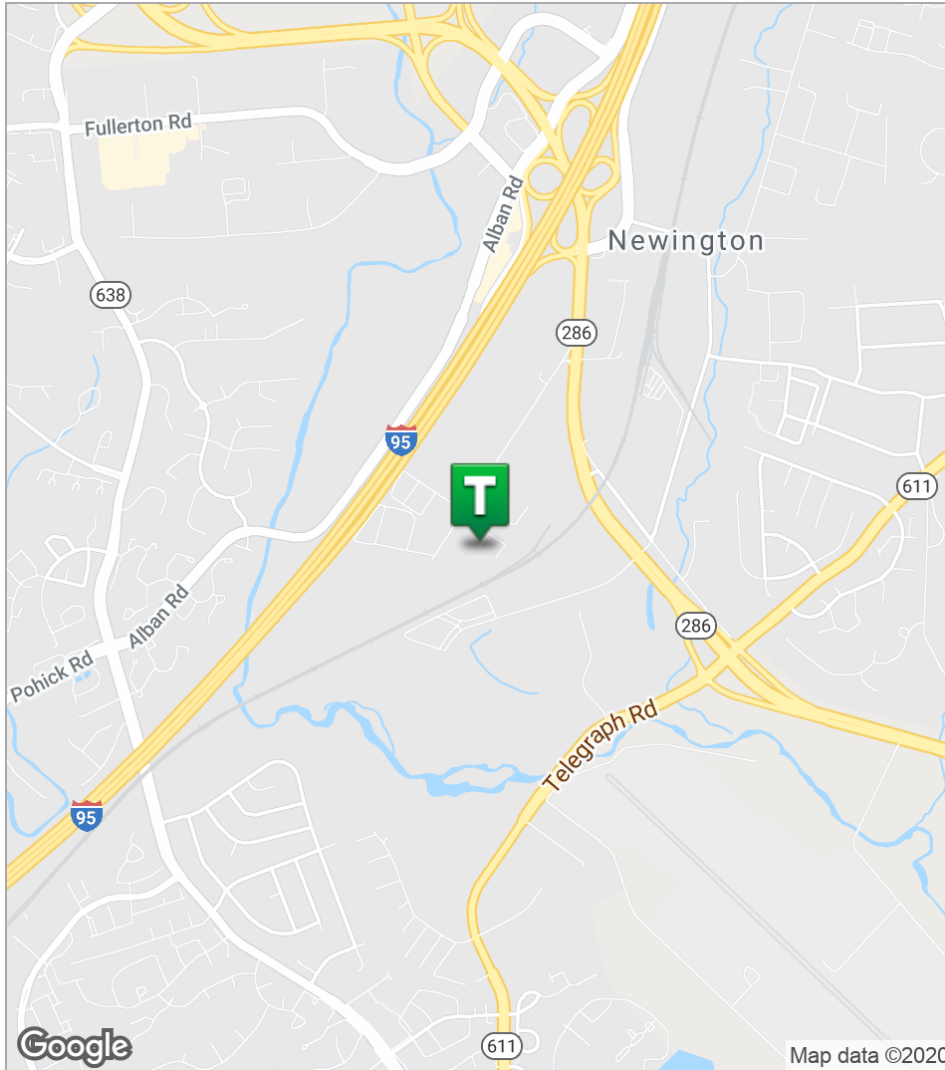


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