

FLEET INDUSTRIAL PARK

WAREHOUSE SPACE FOR LEASE



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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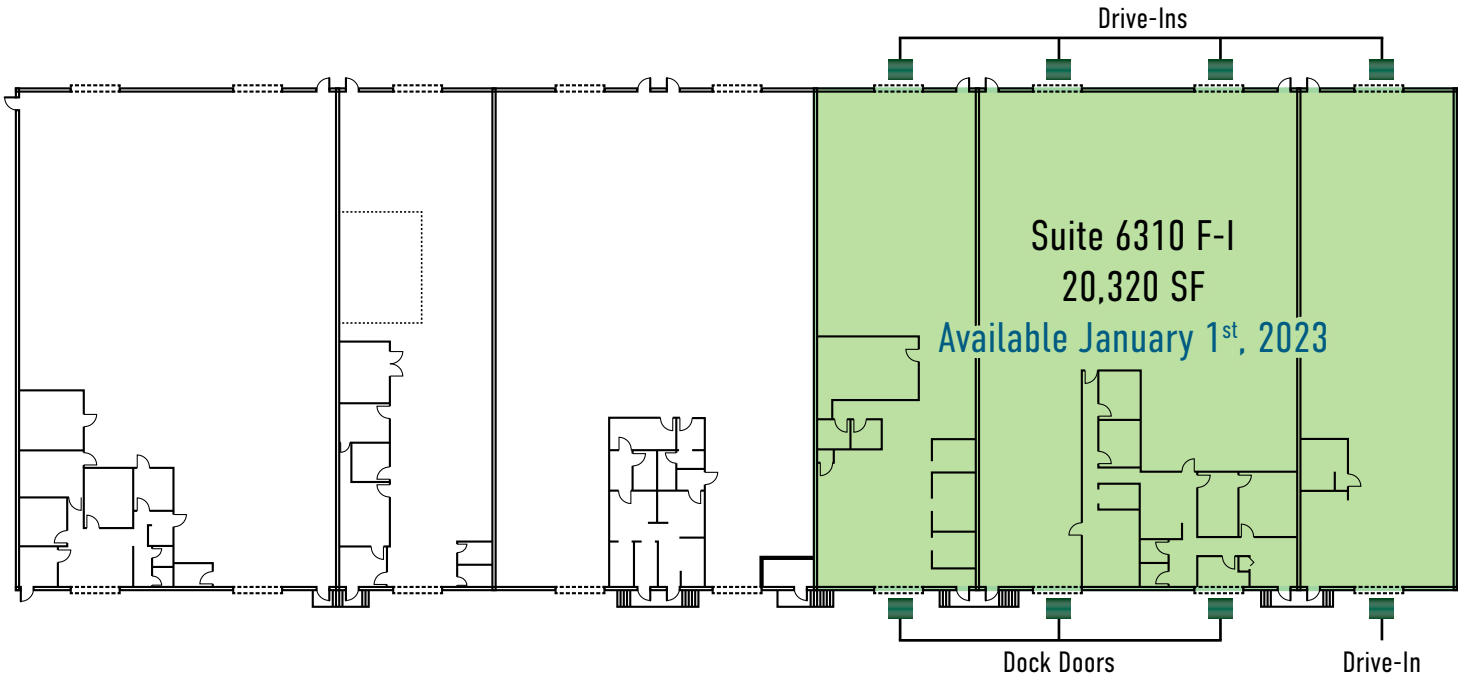


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FLEET INDUSTRIAL PARK

BUILDING 1

6310 GRAVEL AVENUE
ALEXANDRIA, VA 22310



PROPERTY HIGHLIGHTS



Rental Rate:	\$11.95 NNN
Space:	Suite 6310 F-I: 20,320 SF
Parking:	1 per 1,000 SF
Column Spacing:	25' x 38'
Zoning:	I-4
Ceiling Height:	18'
Operating Expenses:	\$2.55 PSF
Loading:	Four (3) Docks Four (5) Drive-Ins



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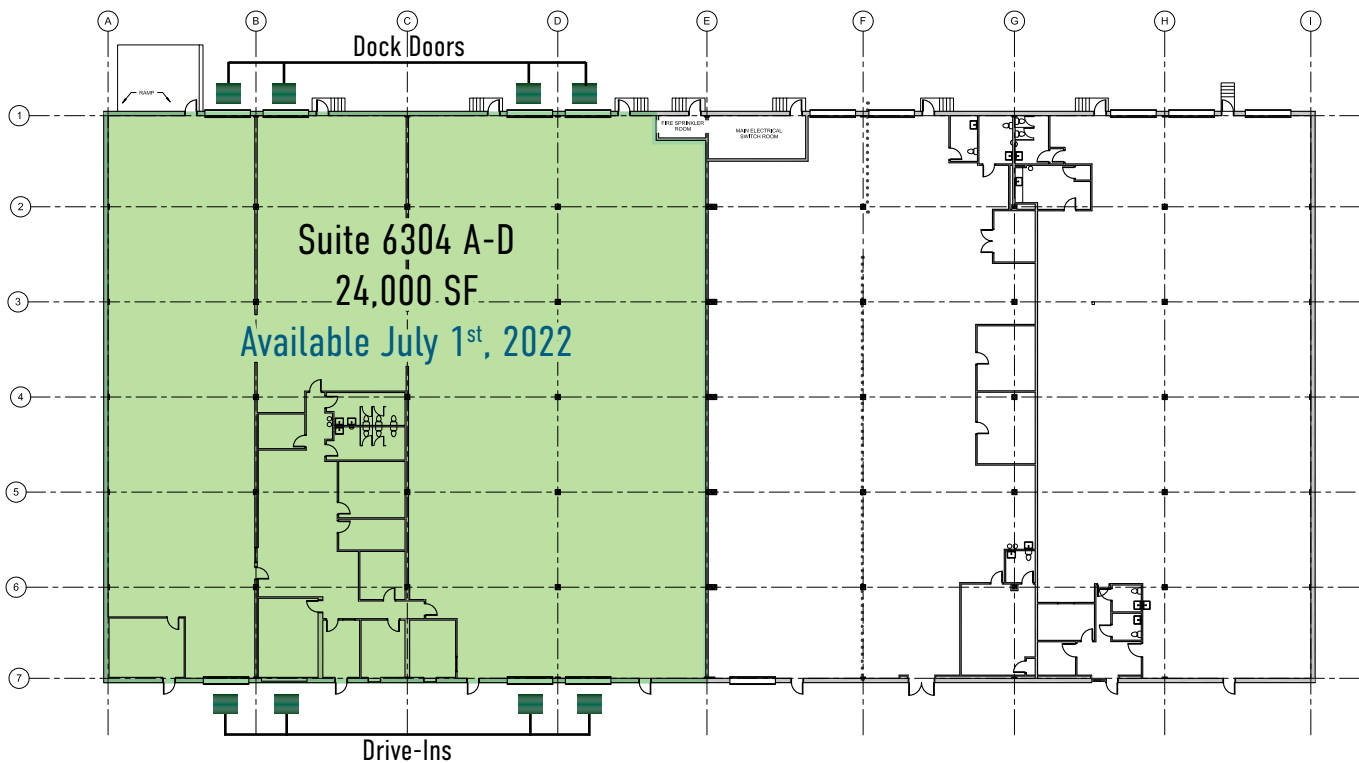


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FLEET INDUSTRIAL PARK

BUILDING 4

6304 GRAVEL AVENUE
ALEXANDRIA, VA 22310



PROPERTY HIGHLIGHTS



Rental Rate:	\$11.95 NNN
Space:	Suite 6304-A: 24,000 SF
Parking:	1 per 1,000 SF
Column Spacing:	24' x 38'
Zoning:	I-4
Ceiling Height:	22'
Operating Expenses:	\$2.55 PSF
Loading:	Four (4) Docks Four (4) Drive-Ins



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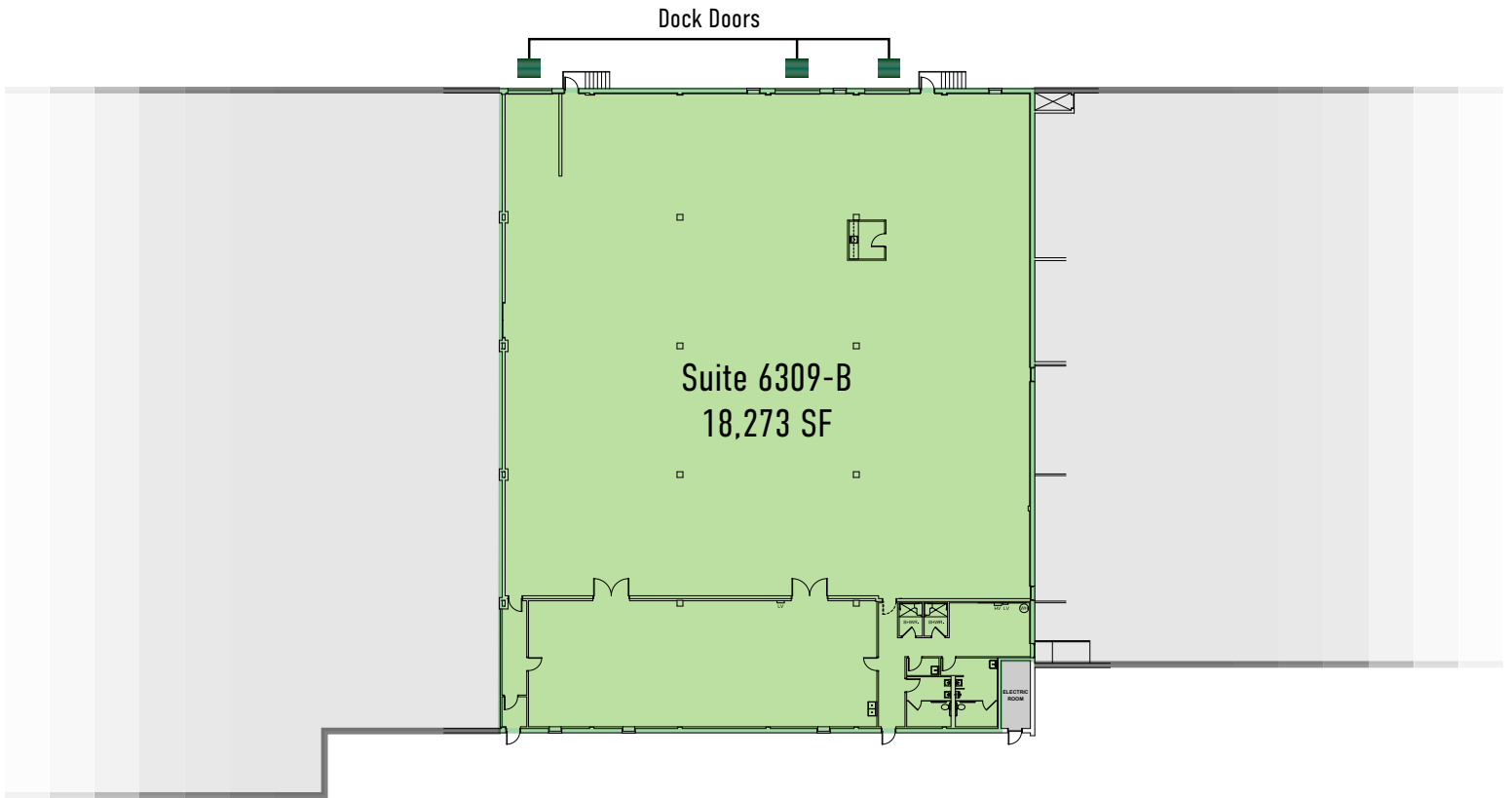
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FLEET INDUSTRIAL PARK

BUILDING 6

6305-6313 GRAVEL AVENUE
ALEXANDRIA, VA 22310



PROPERTY HIGHLIGHTS



Rental Rate:	\$11.50 NNN
Space:	Suite 6309-B: 18,273 SF
Parking:	Abundant
Column Spacing:	25' x 38'
Zoning:	I-4
Ceiling Height:	20'
Operating Expenses:	\$2.55 PSF
Loading:	Three (3) Docks



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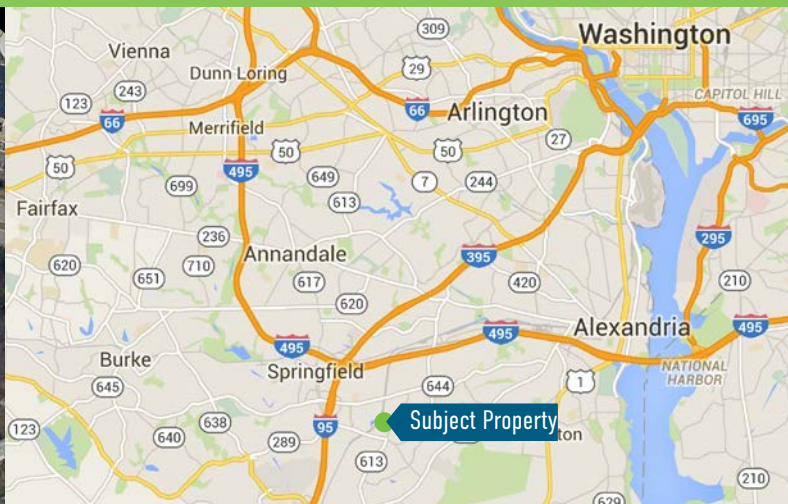
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Building Vacancies



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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