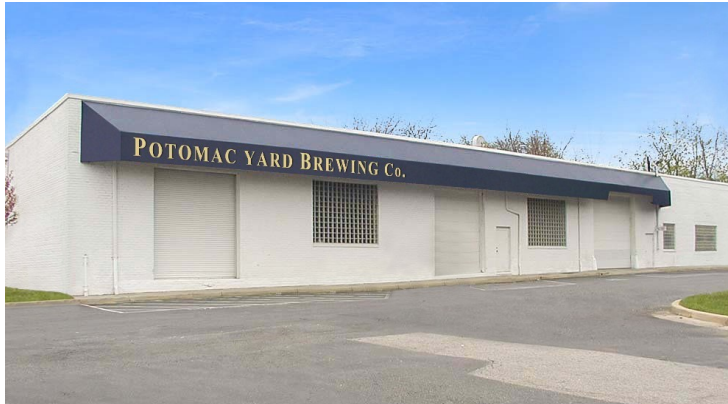


INDUSTRIAL SPACE FOR LEASE POTOMAC YARD

405 FANNON STREET | ALEXANDRIA, VIRGINIA

TARTAN
PROPERTIES



PROPERTY SUMMARY

Available SF:	5,500 - 17,714 SF
Lease Rate:	\$15.00 - 18.00/ SF (NNN)
Operating Expenses:	\$2.31/ SF
Building Size:	17,714 SF
Year Built:	1952
Zoning:	I (Industrial)
Market:	Potomac Yard/ Del Ray

PROPERTY OVERVIEW

The last large industrial property in the rapidly developing Potomac Yard corridor of Route 1/Jeff Davis Hwy. Adjacent to the Oakville Triangle Redevelopment project. This site has quick access to National Airport, downtown Washington DC, GW Parkway, I-95, and I-395. Perfect for service industry user, craft brewery, coffee roaster, fitness concepts, day care, dog care, commercial kitchen, and contractors/ landscaping companies with indoor vehicle storage.

PROPERTY HIGHLIGHTS

- This rare 17,714 SF industrial property is available as whole or divisible into two units:
- Bay #1 - 5,500 SF (warehouse only); Bay #2 - 12,214 SF (incls 1,554 SF of office space)
- Quick access to National Airport (2mi), I-395 (3 mi), and I-495 (3.5 mi)
- Minutes away from downtown Washington and Capitol Hill
- 3 drive-in bays: (2) 10' x 10' and (1) 14' x 10'
- Clear height 16'
- Property includes 4,300 SF of outdoor green space
- Tenant pays electric, water, and gas directly to providers
- Available Immediately

Leasing by:

Mike Porterfield
Stephen Beggs

703.836.6555 x101 | mike@tartanproperties.com
703.836.6555 x102 | steve@tartanproperties.com



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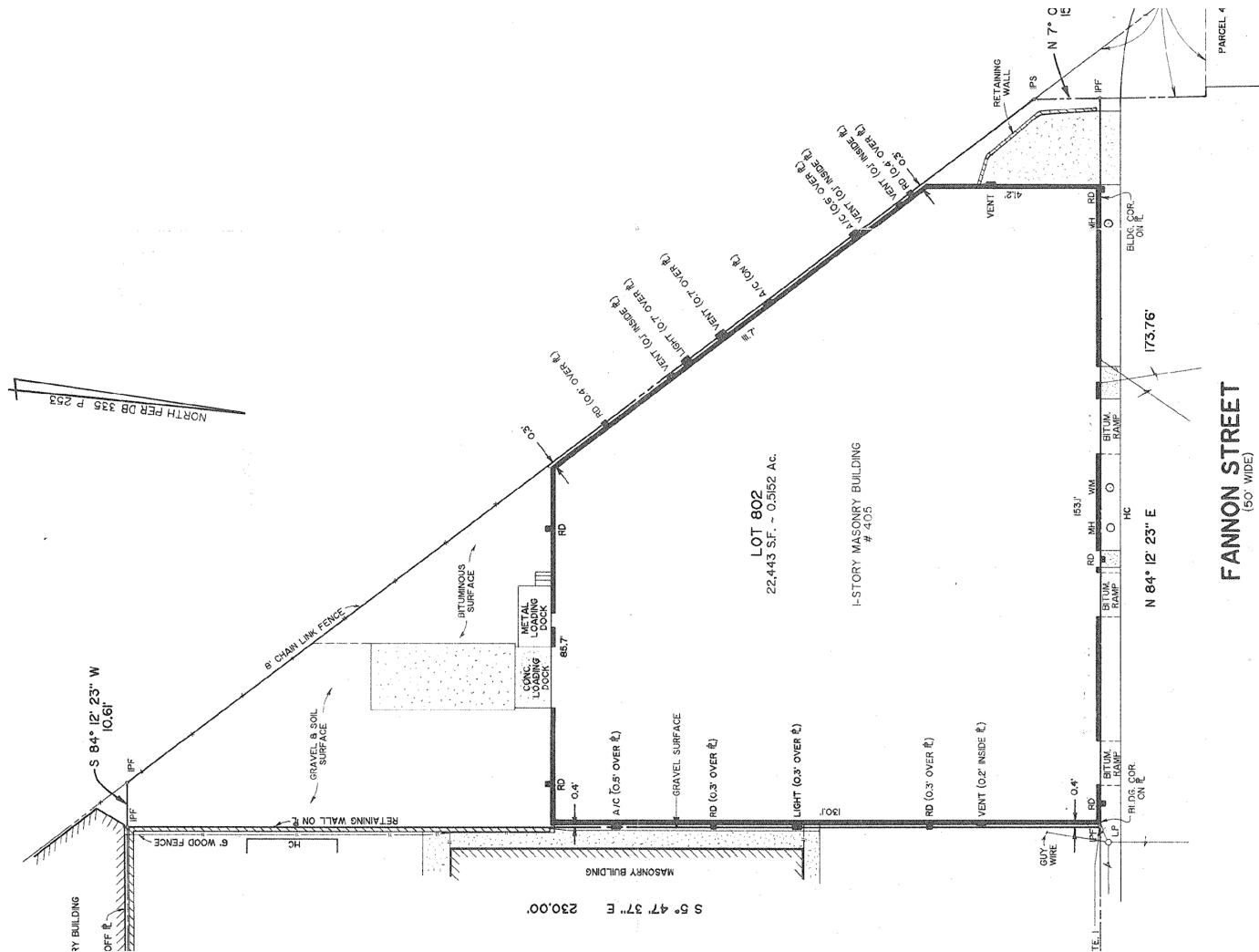


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INDUSTRIAL SPACE FOR LEASE SITE PLAN

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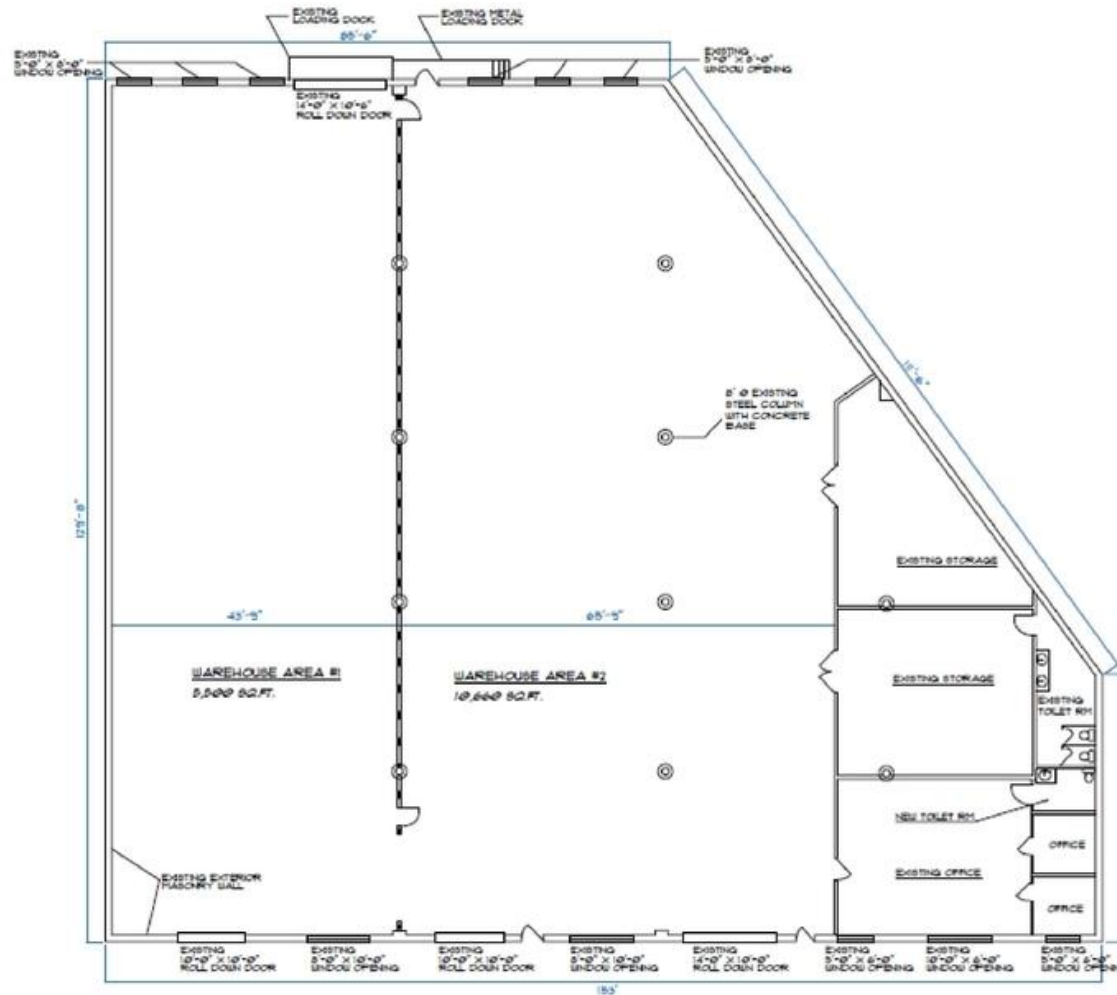


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INDUSTRIAL SPACE FOR LEASE FLOOR PLAN

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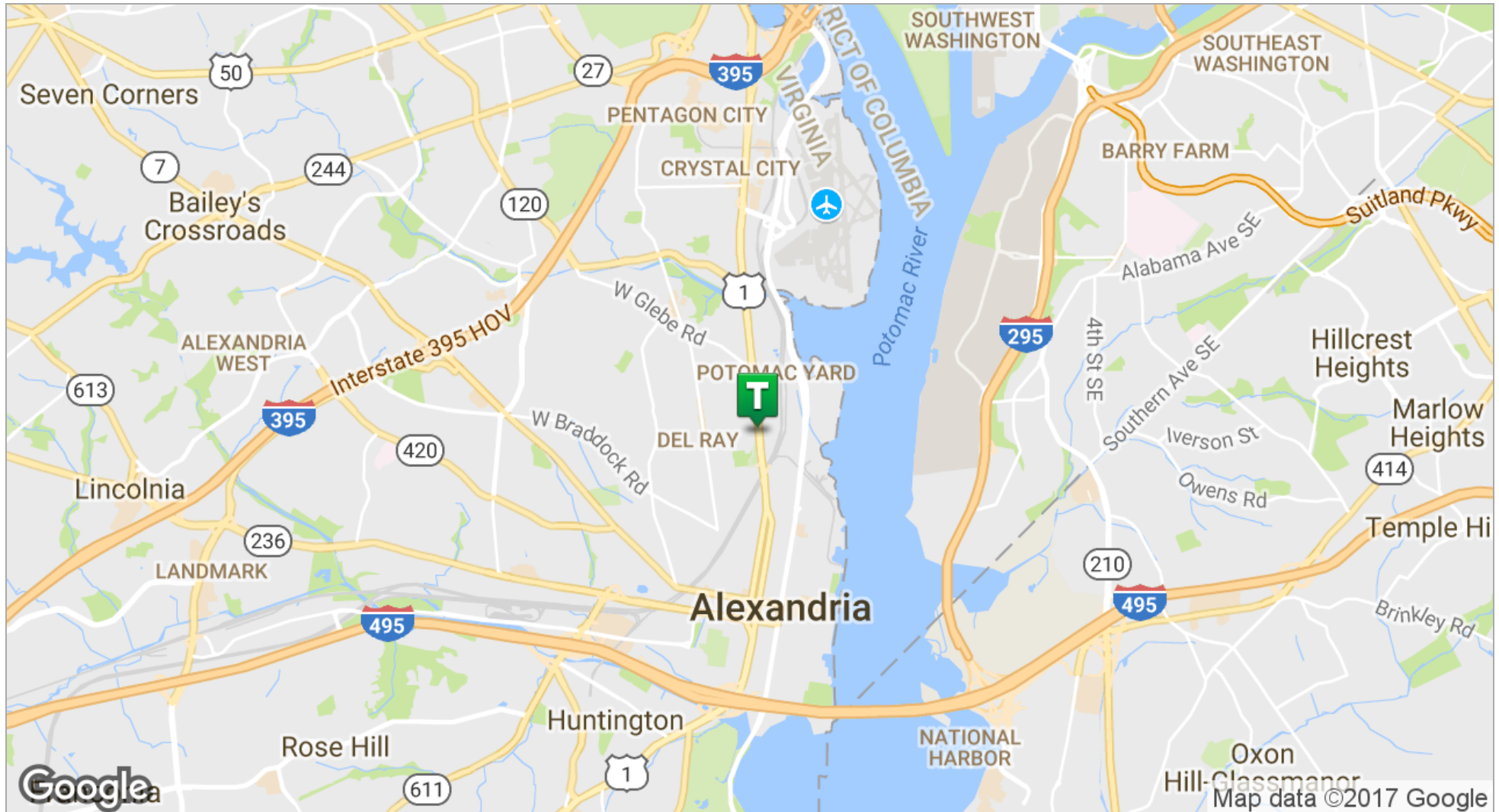


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INDUSTRIAL SPACE FOR LEASE REGIONAL LOCATION MAP

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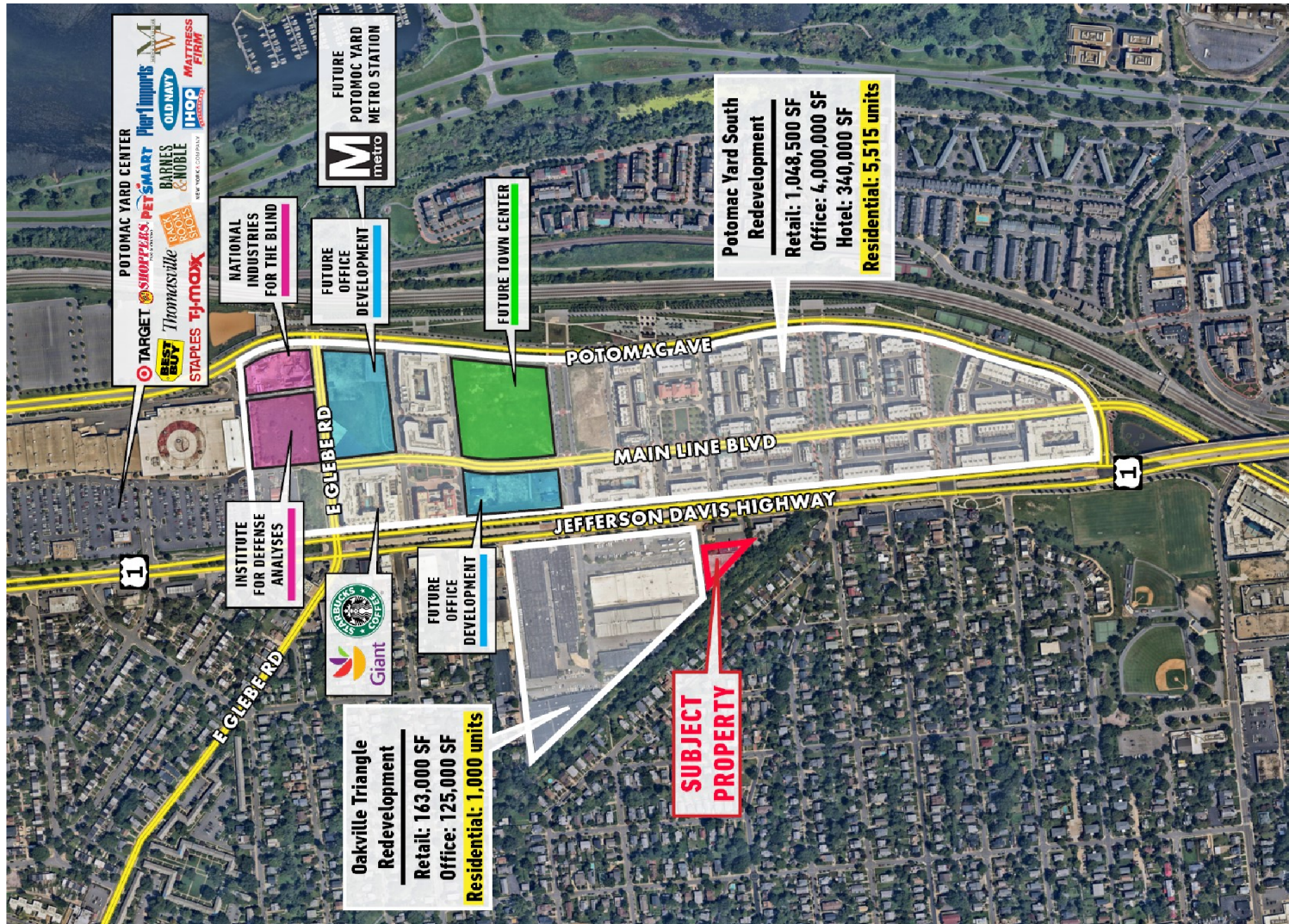


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FOR LEASE REDEVELOPMENT MAP

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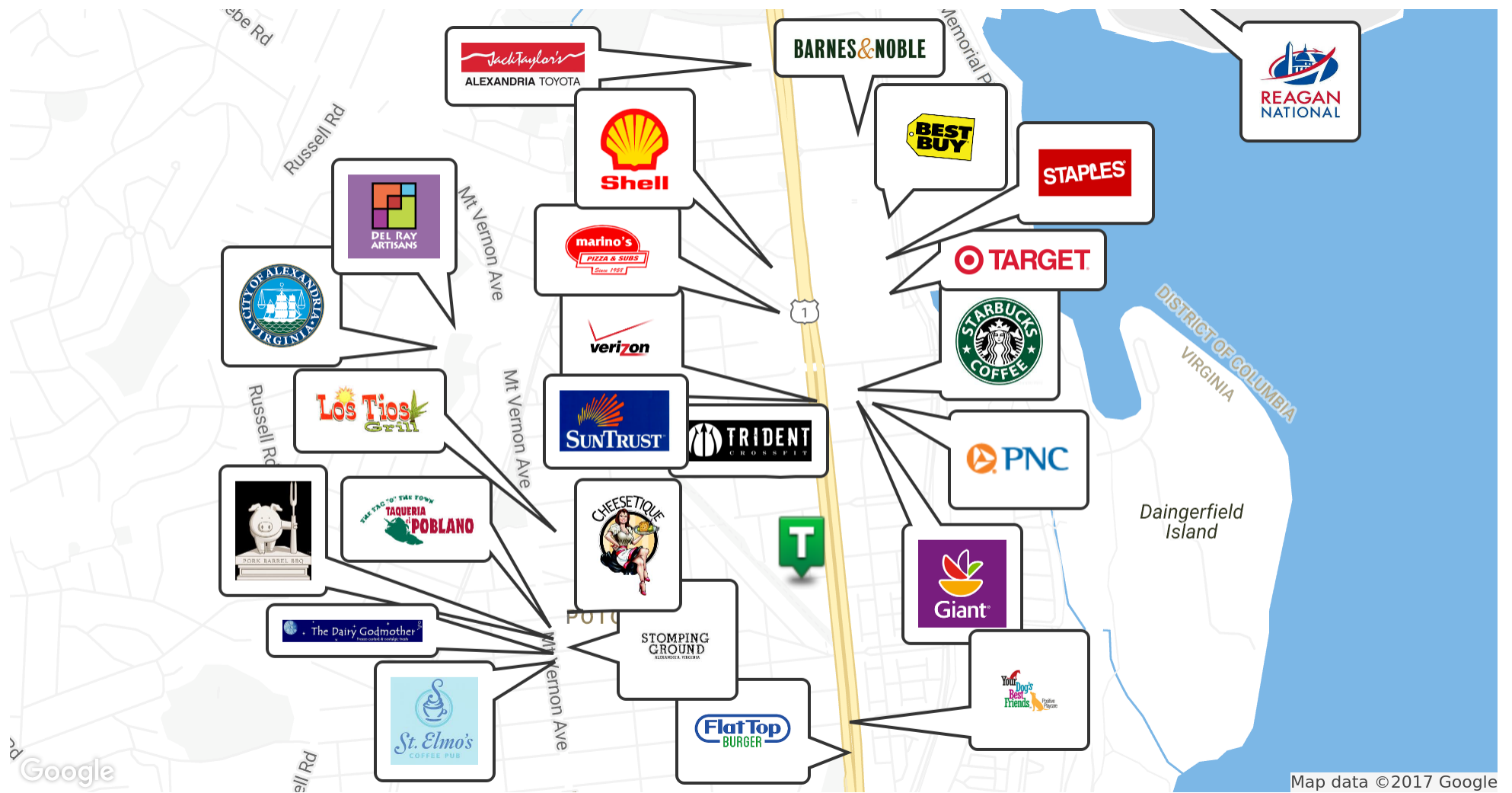


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INDUSTRIAL SPACE FOR LEASE LOCAL AMENITIES MAP

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