

# 7225 TELEGRAPH SQUARE

LORTON, VA

**PRICE REDUCTION**

~~\$2,100,000~~

**\$1,825,000**



## INDUSTRIAL CONDO FOR SALE

15,163 SF • ZONED I-5 • EXCELLENT LOCATION • RARE STAND-ALONE BUILDING

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**CBRE**



## THE PROPERTY

Built in 1994, this unique industrial condo presents a fantastic opportunity for users. The site is exceptionally well located near Interstate 95 and numerous amenities in Lorton, VA. Zoned I-5 (Fairfax), the property features a small office and warehouse area, 20' clear height and both loading docks and a drive-in.

- Asking Price: \$1,825,000
- Building RBA: 15,163 SF
- Warehouse SF: 12,163 SF
- Office SF: 3,000 SF
- Zoning: I-5 (Fairfax)
- Loading Docks: Five (5) Loading Docks
- Drive-Ins: One Drive-In
- Clear Height: 20'
- Parking: 170 Spaces (17 allocated)
- Year Built: 1994

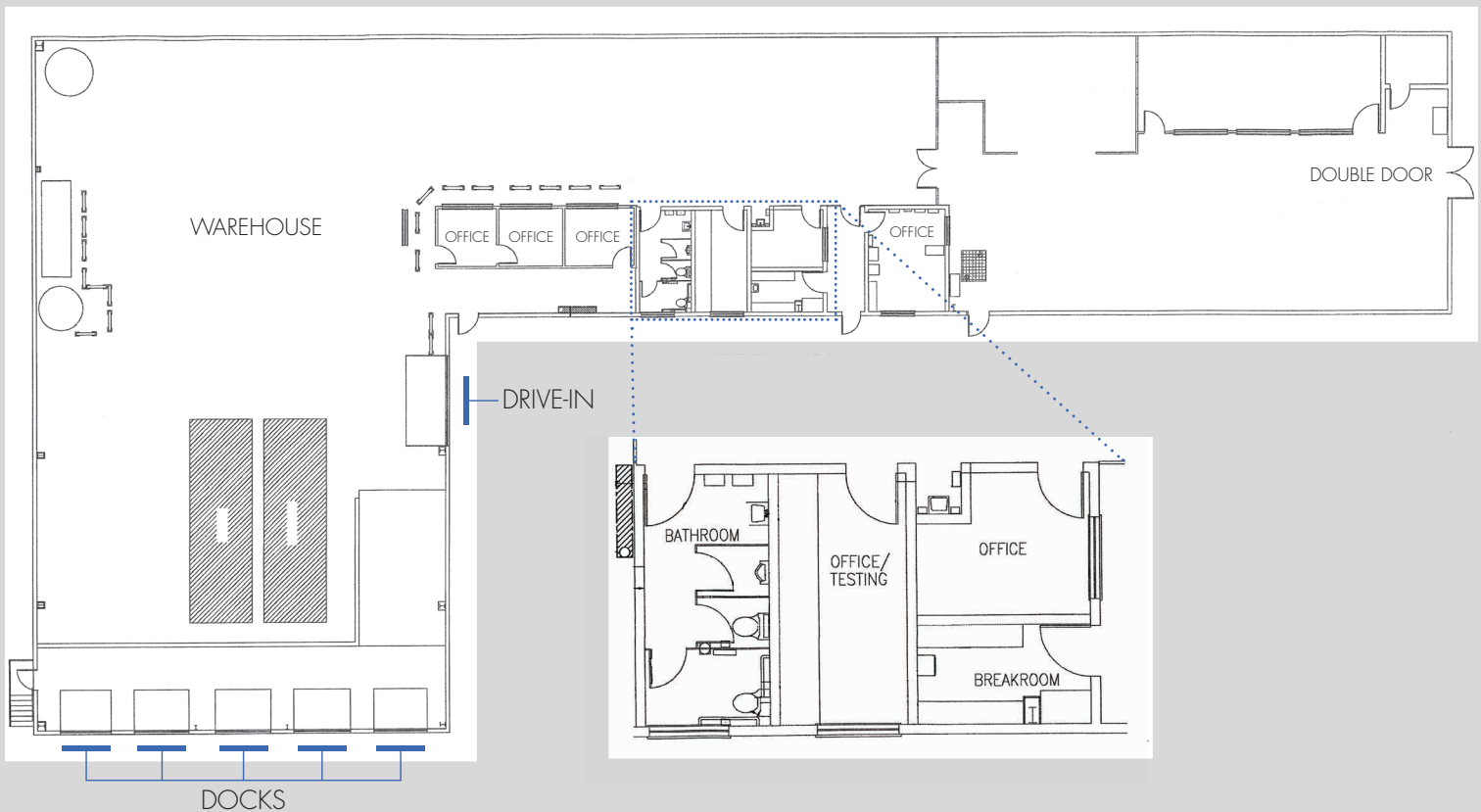
# 15,163 SF WAREHOUSE FOR SALE

FIVE (5) LOADING DOCKS

ONE DRIVE-IN

TELEGRAPH SQUARE DR

# FLOOR PLAN



➤ Building RBA: 15,163 SF

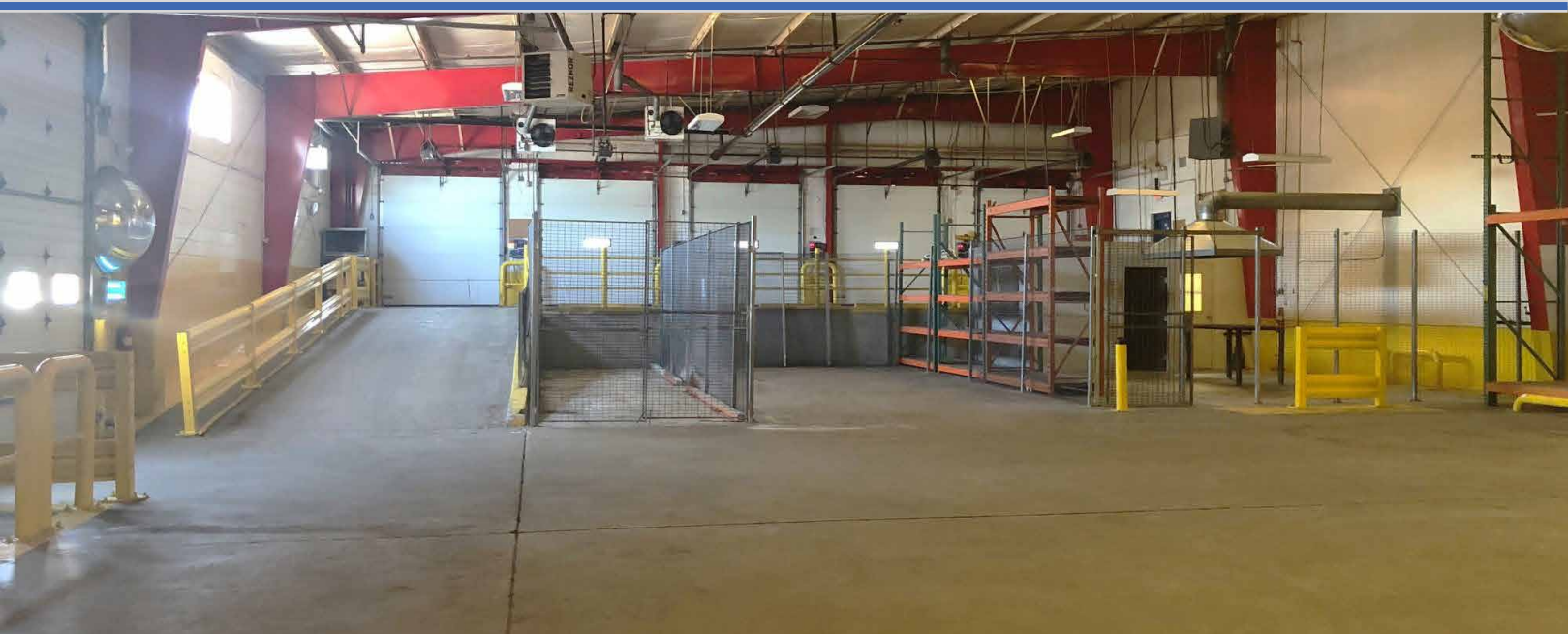
➤ Warehouse SF: 12,163 SF

➤ Office SF: 3,000 SF

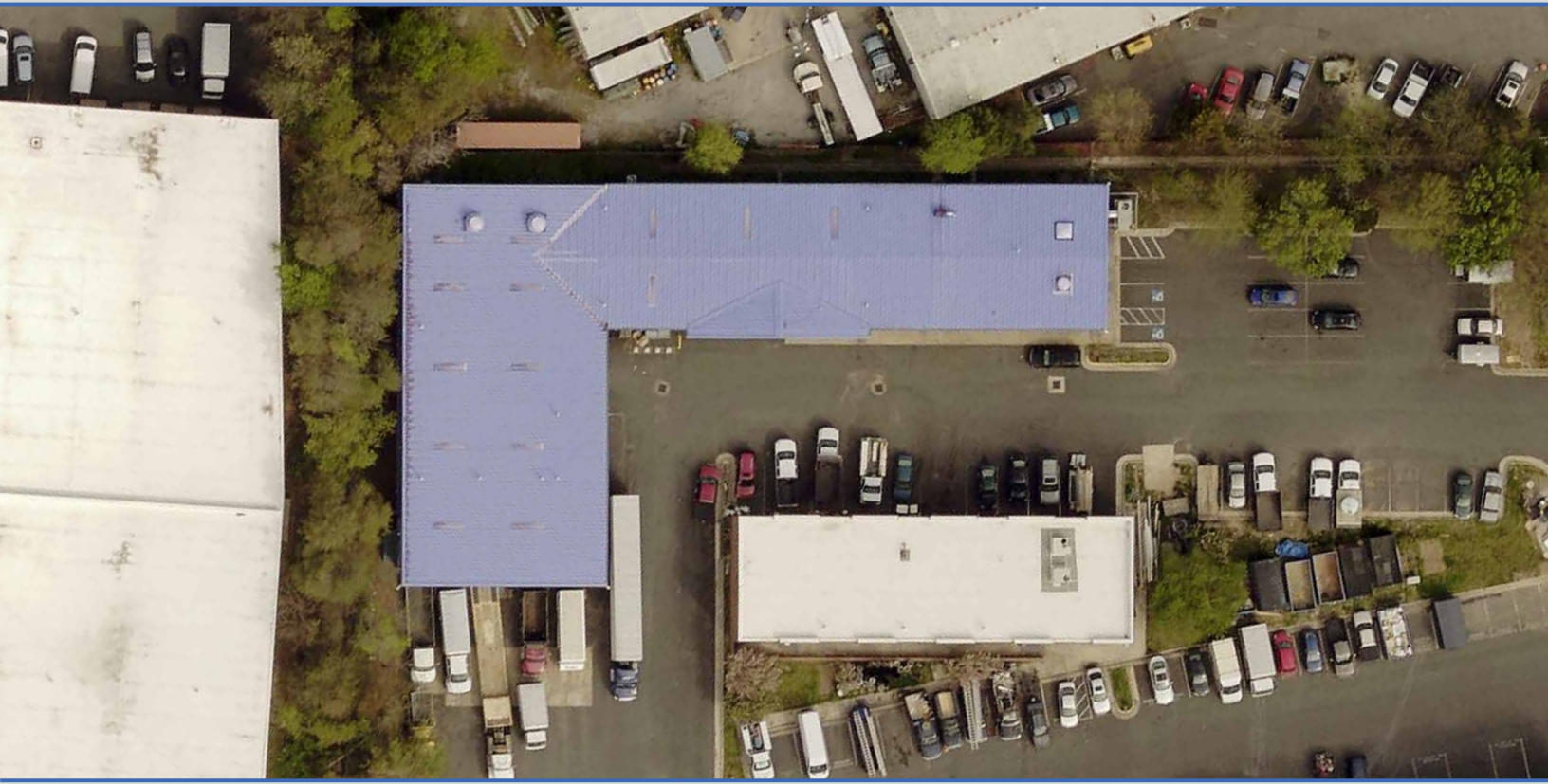
➤ Loading Docks: Five (5) Loading Docks

➤ Drive-Ins: One (1) Drive-In

➤ Clear Height: 20'



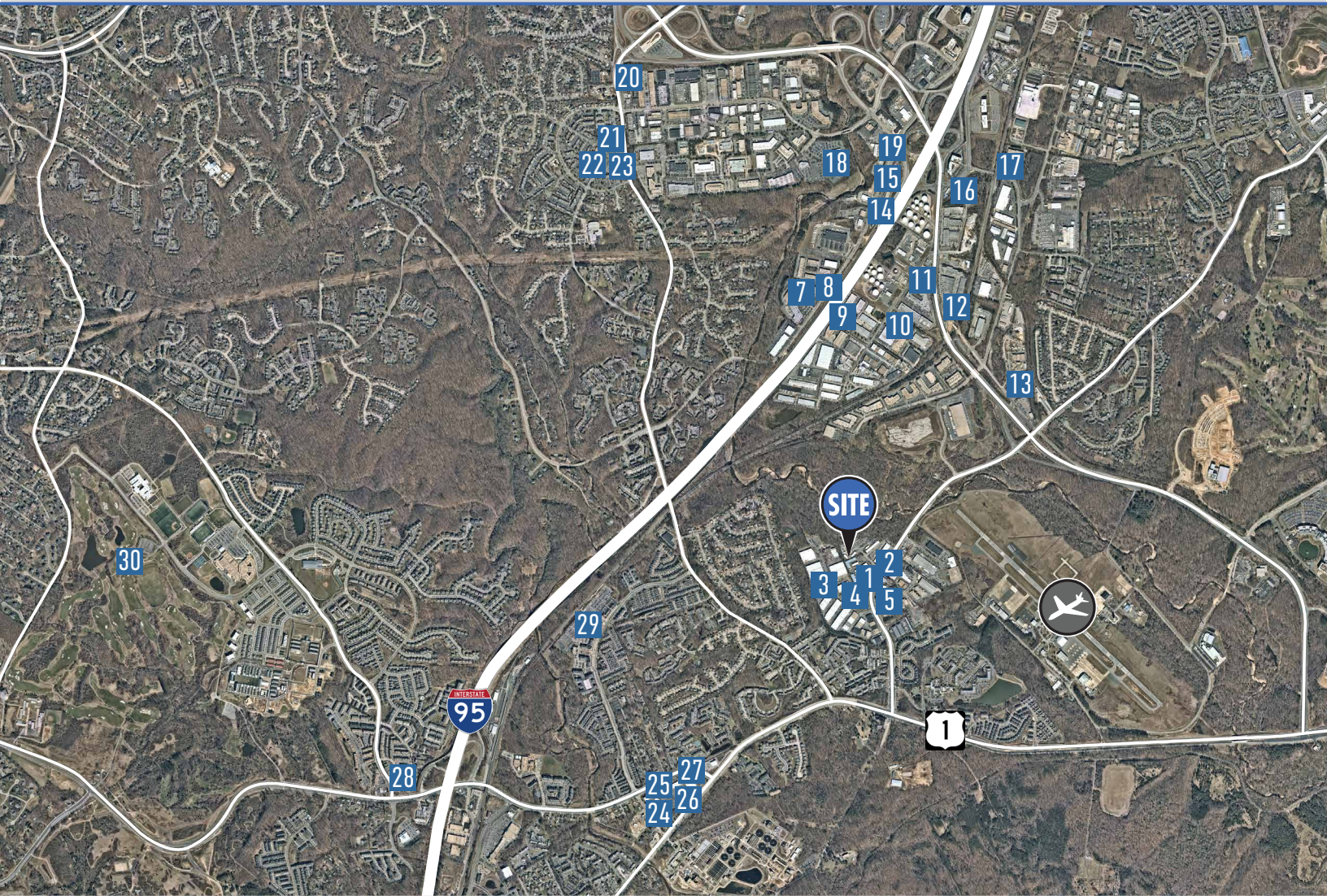
# MICRO AERIAL



# GALLERY

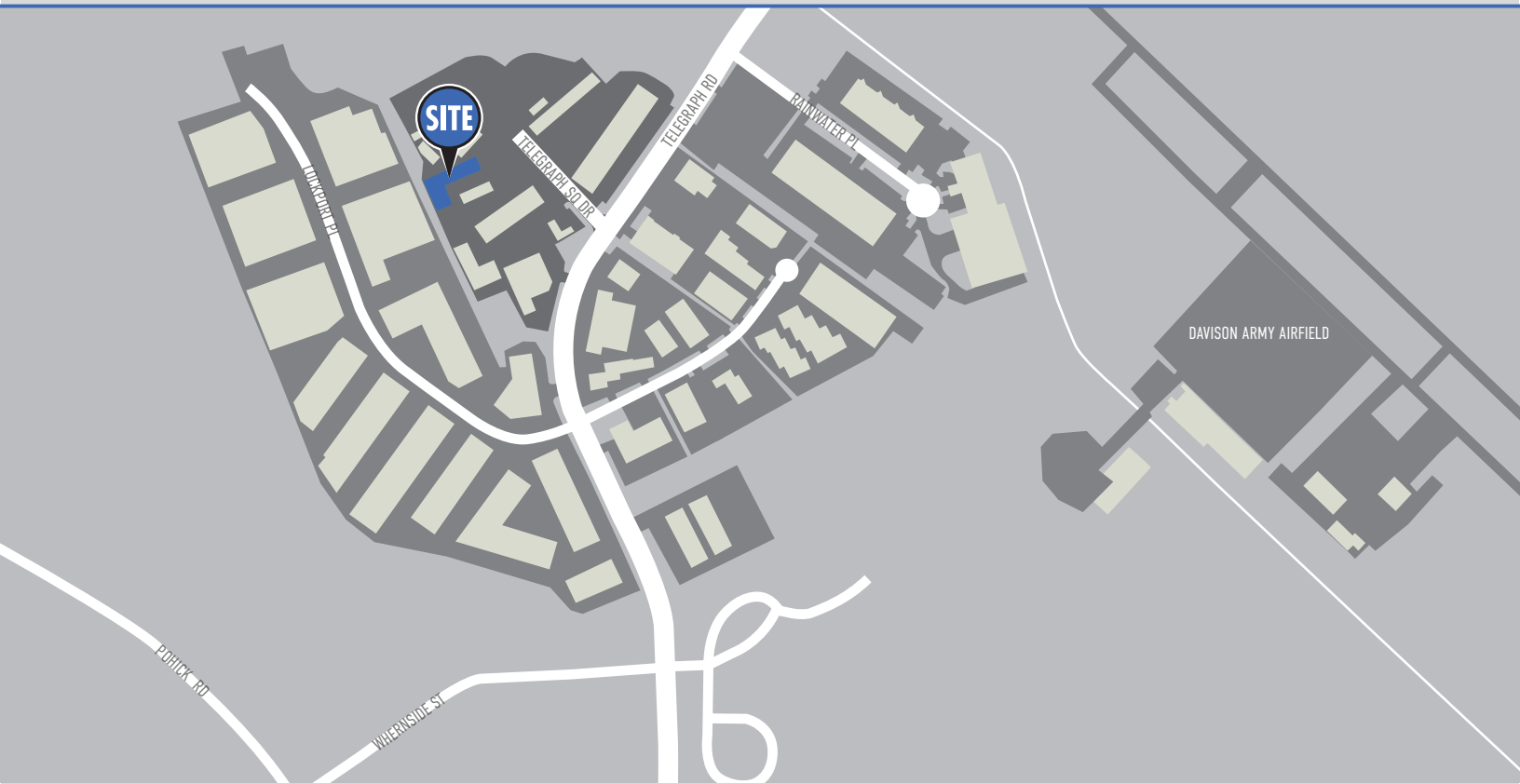


# AMENITIES



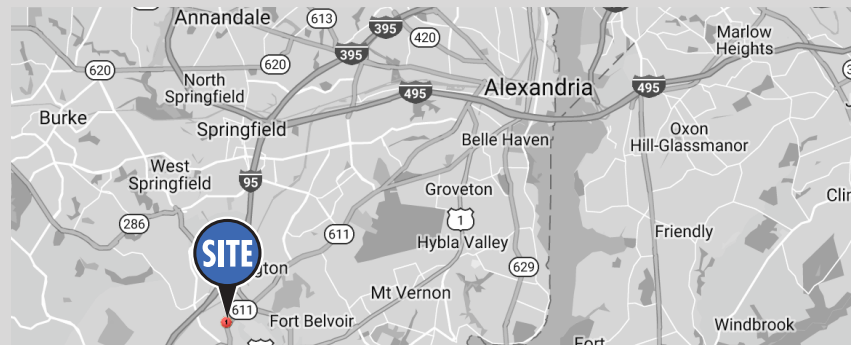
- |                          |                                 |                            |
|--------------------------|---------------------------------|----------------------------|
| 1 Hunan Deli             | 11 U-Haul Moving & Storage      | 21 Chipotle Mexican Grill  |
| 2 Ginger Beef Chinese    | 12 United States Postal Service | 22 Subway                  |
| 3 Crossfit Lorton        | 13 George Weston Bakeries       | 23 Bank of America         |
| 4 Lorton Auto Service    | 14 Exxon                        | 24 IHOP                    |
| 5 El Carbonero           | 15 Afghan Bistro                | 25 Papa Johns              |
| 6 Forge Brew Works       | 16 Wendys                       | 26 Suntrust                |
| 7 Alban Deli             | 17 Fair Winds Brewing Company   | 27 Golds Gym               |
| 8 Public Storage         | 18 Costco Wholesale             | 28 Burger King             |
| 9 Ryder Truck Rental     | 19 McDonalds                    | 29 Fed-Ex Office & Print   |
| 10 Quarles Fleet Fueling | 20 Dominos Pizza                | 30 Laurel Hill Golf Course |

# LOCATION



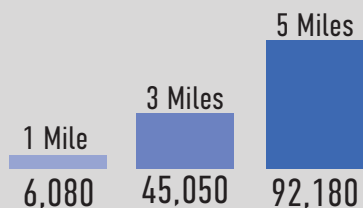
## DISTANCE TO

|                                     |           |
|-------------------------------------|-----------|
| Route 1.....                        | 0.5 Miles |
| Fairfax County Pkwy.....            | 0.8 Miles |
| Interstate 95.....                  | 2 Miles   |
| Interstate 495.....                 | 6 Miles   |
| Interstate 66.....                  | 17 Miles  |
| Ronald Reagan National Airport..... | 17 Miles  |
| Washington DC.....                  | 18 Miles  |

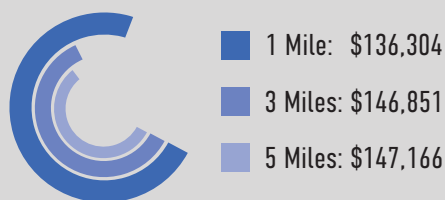


## DEMOGRAPHICS

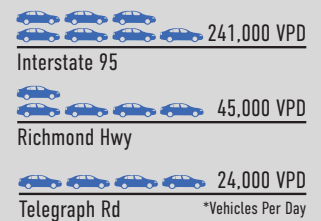
### DAYTIME EMPLOYEES



### AVERAGE HOUSEHOLD INCOME



### TRAFFIC COUNT





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