


# FLEET INDUSTRIAL PARK

WAREHOUSE SPACE FOR LEASE



 Vacancies

## 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



**BOB GIBBS**  
Executive Vice President  
+1 703 905 0301  
bob.gibbs@cbre.com



**TONY RUSSO**  
Senior Vice President  
+1 703 905 0210  
tony.russo@cbre.com

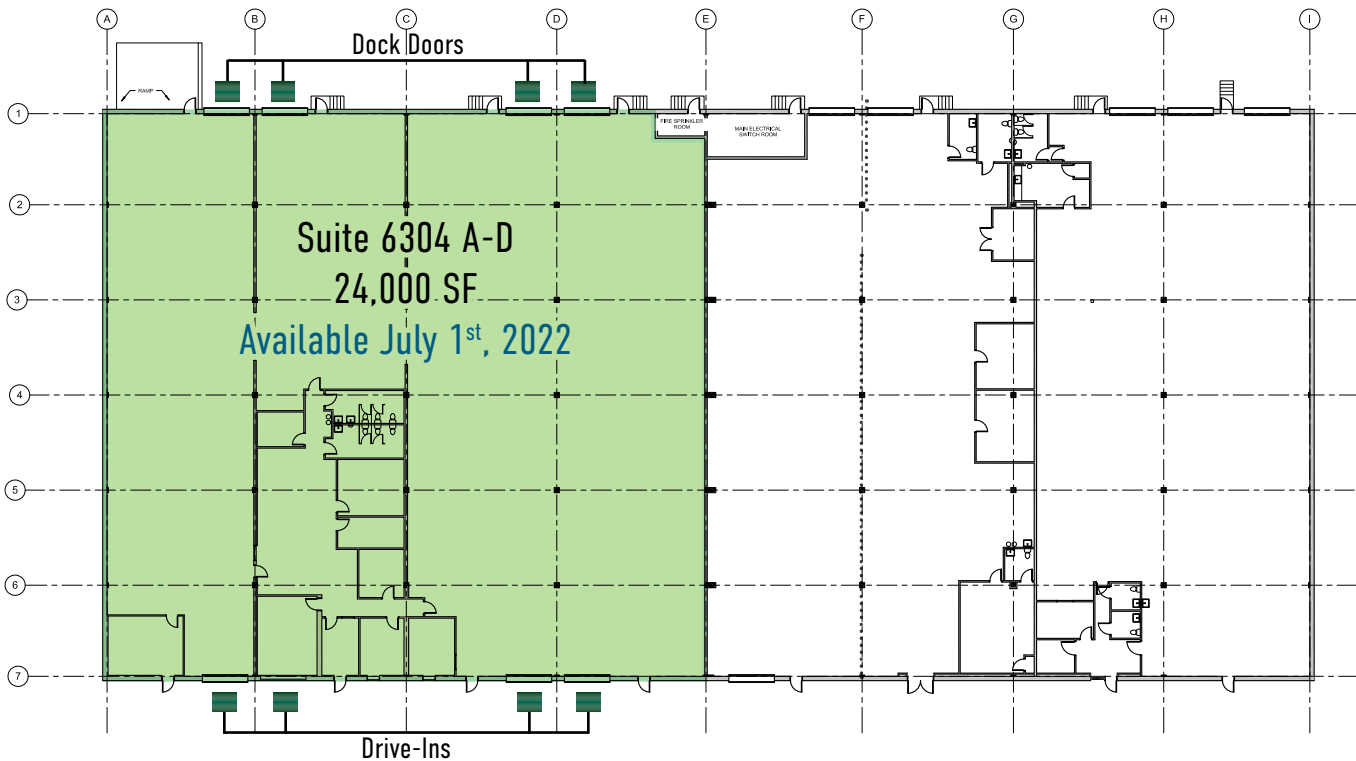


**DANIELA PATINO**  
Senior Associate  
+1 703 905 0303  
daniela.patino@cbre.com

# 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



**BOB GIBBS**  
Executive Vice President  
+1 703 905 0301  
bob.gibbs@cbre.com



**TONY RUSSO**  
Senior Vice President  
+1 703 905 0210  
tony.russo@cbre.com

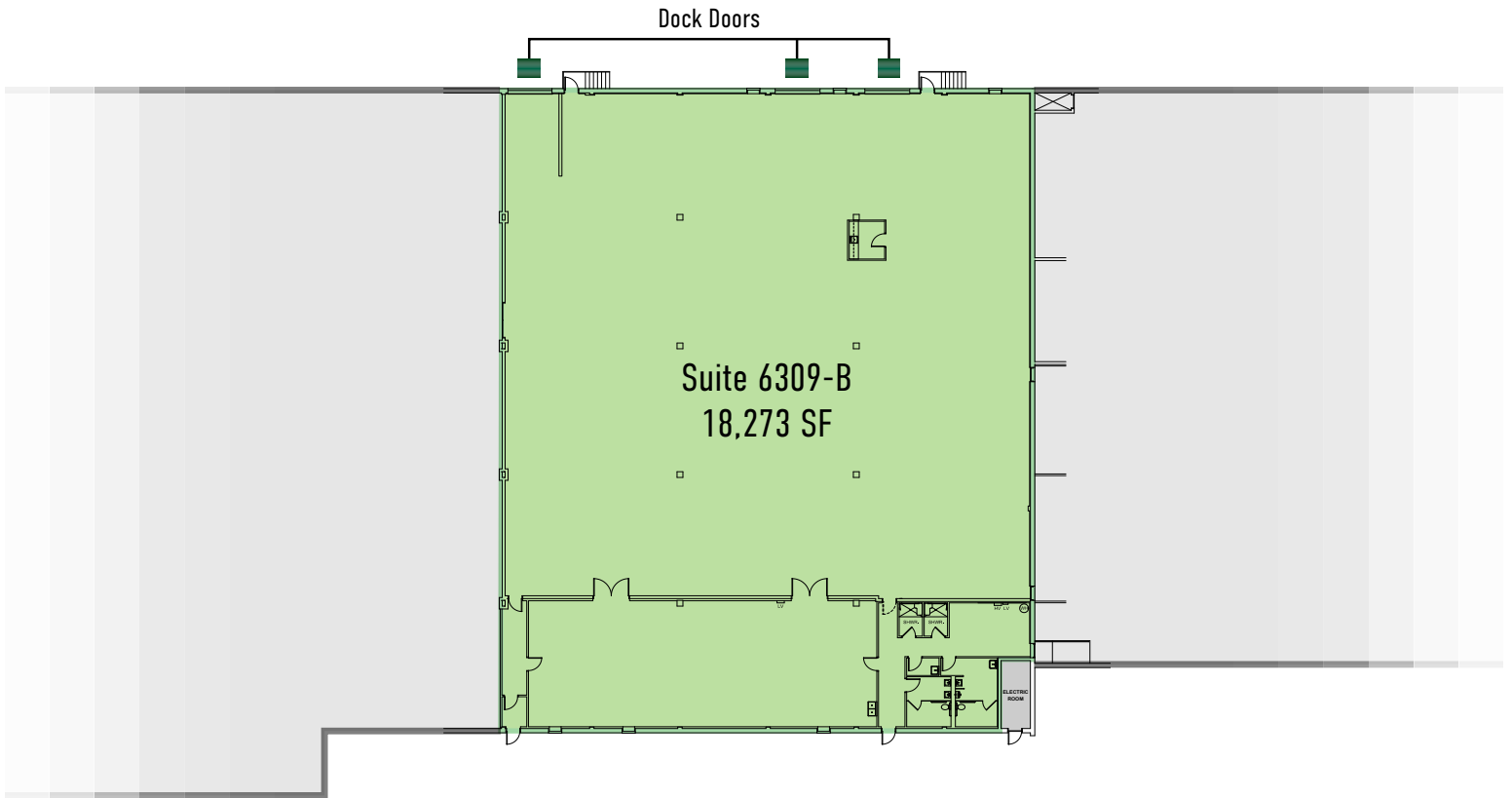


**DANIELA PATINO**  
Senior Associate  
+1 703 905 0303  
daniela.patino@cbre.com

# FLEET INDUSTRIAL PARK

## BUILDING 6

6305-6313 GRAVEL AVENUE  
ALEXANDRIA, VA 22310



### PROPERTY HIGHLIGHTS



Rental Rate:	\$11.95 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



**BOB GIBBS**  
Executive Vice President  
+1 703 905 0301  
bob.gibbs@cbre.com



**TONY RUSSO**  
Senior Vice President  
+1 703 905 0210  
tony.russo@cbre.com



**DANIELA PATINO**  
Senior Associate  
+1 703 905 0303  
daniela.patino@cbre.com

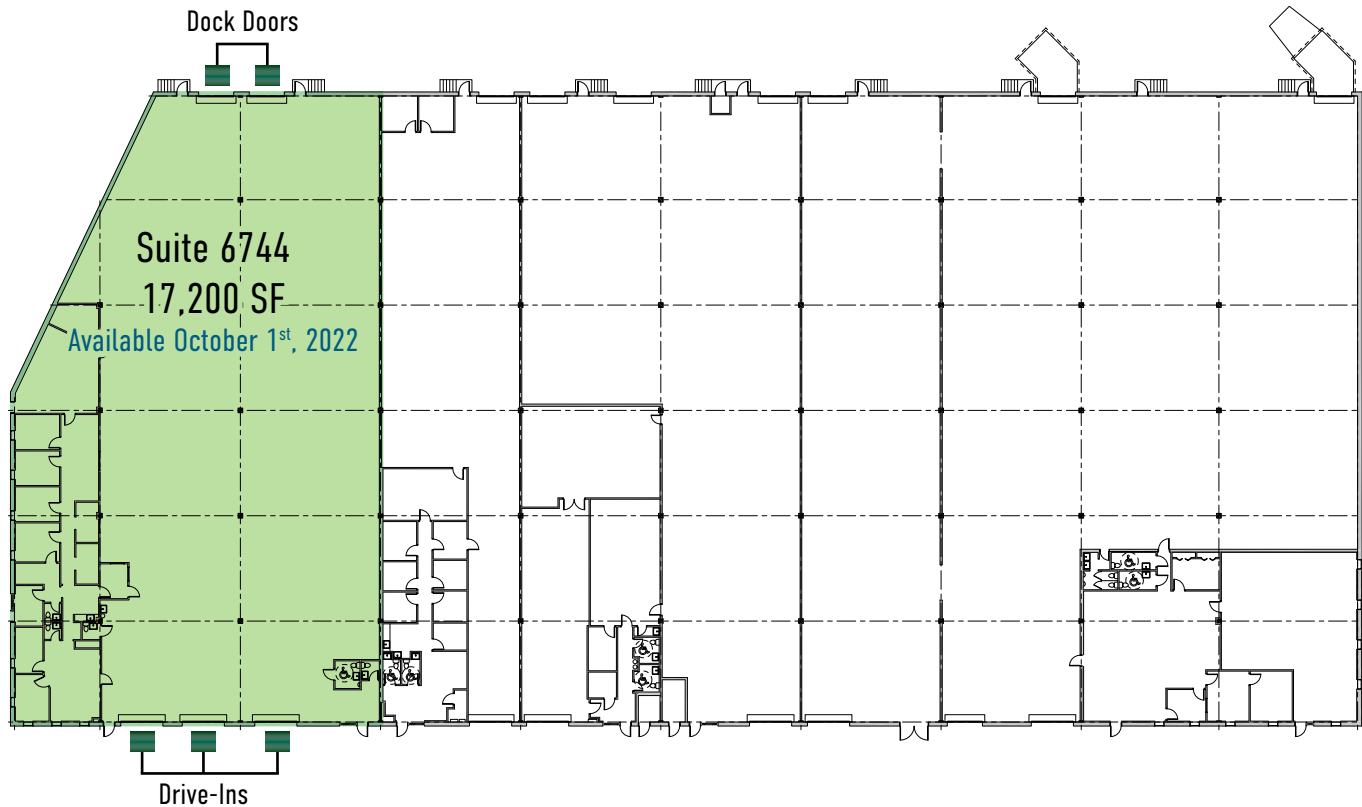


# FLEET

## INDUSTRIAL PARK

# BUILDING 7

6744-6760 GRAVEL AVE.  
ALEXANDRIA, VA 22310



## PROPERTY HIGHLIGHTS



Rental Rate:	\$12.00 NNN
Space:	Suite 6730: 17,200 SF
Parking:	1.5 per 1,000 SF
Column Spacing:	40' x 30'
Zoning:	I-4
Ceiling Height:	24'
Operating Expenses:	\$2.55 PSF
Loading:	Two (2) Docks Three (3) Drive-Ins



### BOB GIBBS

Executive Vice President  
+1 703 905 0301  
bob.gibbs@cbre.com



### TONY RUSSO

Senior Vice President  
+1 703 905 0210  
tony.russo@cbre.com



### DANIELA PATINO

Senior Associate  
+1 703 905 0303  
daniela.patino@cbre.com



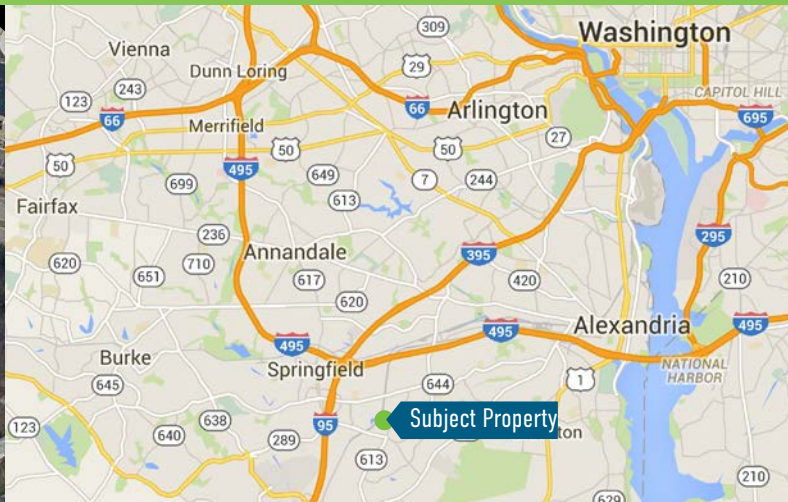
# FLEET INDUSTRIAL PARK

## WAREHOUSE SPACE FOR LEASE

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



**BOB GIBBS**  
Executive Vice President  
+1 703 905 0301  
bob.gibbs@cbre.com



**TONY RUSSO**  
Senior Vice President  
+1 703 905 0210  
tony.russo@cbre.com



**DANIELA PATINO**  
Senior Associate  
+1 703 905 0303  
daniela.patino@cbre.com