

# EISENHOWER INDUSTRIAL CENTER

WAREHOUSE SPACE  
**FOR LEASE**  
ALEXANDRIA, VA 22304



## PARK OVERVIEW

Built to accommodate a broad range of requirements, including but not limited to warehousing, distribution, and light manufacturing

- Allows for flexible tenant uses with 19' to 22' clear heights
- Average of 90' truck court radius
- Excellent access to I-495 and I-95 with easy access to Arlington and Washington, D.C. via I-395
- Walking distance to METRO Blue Line Station (Van Dorn St)
- Built in 1974



VELSOR PROPERTIES, LLC

## PROPERTY HIGHLIGHTS

- **Rental Rate:** \$9.00 - \$9.75 NNN
- **Availability:**
  - Suite 5210:** 2,994 SF - 6,438 SF
  - Suite 5200:** 3,444 SF - 6,438 SF
  - Suite 5230:** 20,183 SF - 34,035 SF
- **Parking:** 1 per 1,000 SF
- **Column Spacing:** 30' x 30'
- **Zoning:** OCM 100
- **Clear Height:** 19' - 22' Clear
- **Operating Expenses:** \$2.76 PSF

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**CBRE**

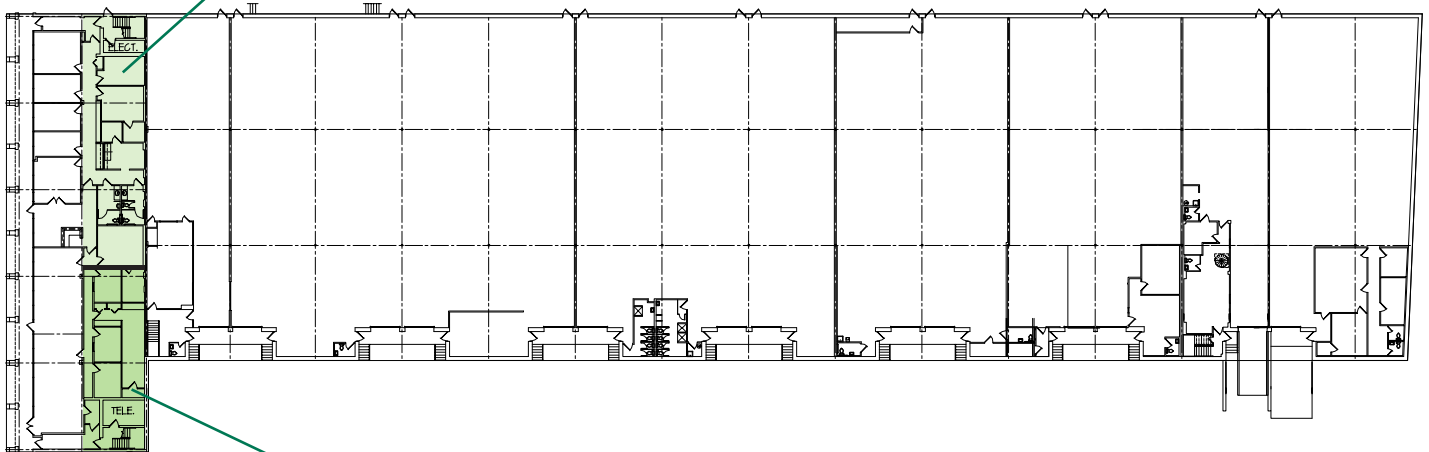
# EISENHOWER

## INDUSTRIAL CENTER

# BUILDING 2

5200-5228 EISENHOWER AVE  
ALEXANDRIA, VA 22304

**Suite 5200**  
**3,444 SF Office**



**Suite 5210**  
**2,994 SF Office**

### PROPERTY HIGHLIGHTS



<b>Rental Rate:</b>	\$9.00 NNN
<b>Space:</b>	Suite 5200: 3,444 SF └ Office: 6,438 SF
	Suite 5210: 2,994 SF └ Office: 6,438 SF
<b>Parking:</b>	1 per 1,000 SF
<b>Zoning:</b>	OCM 100
<b>Operating Expenses:</b>	\$2.76 PSF
<b>Loading:</b>	N/A

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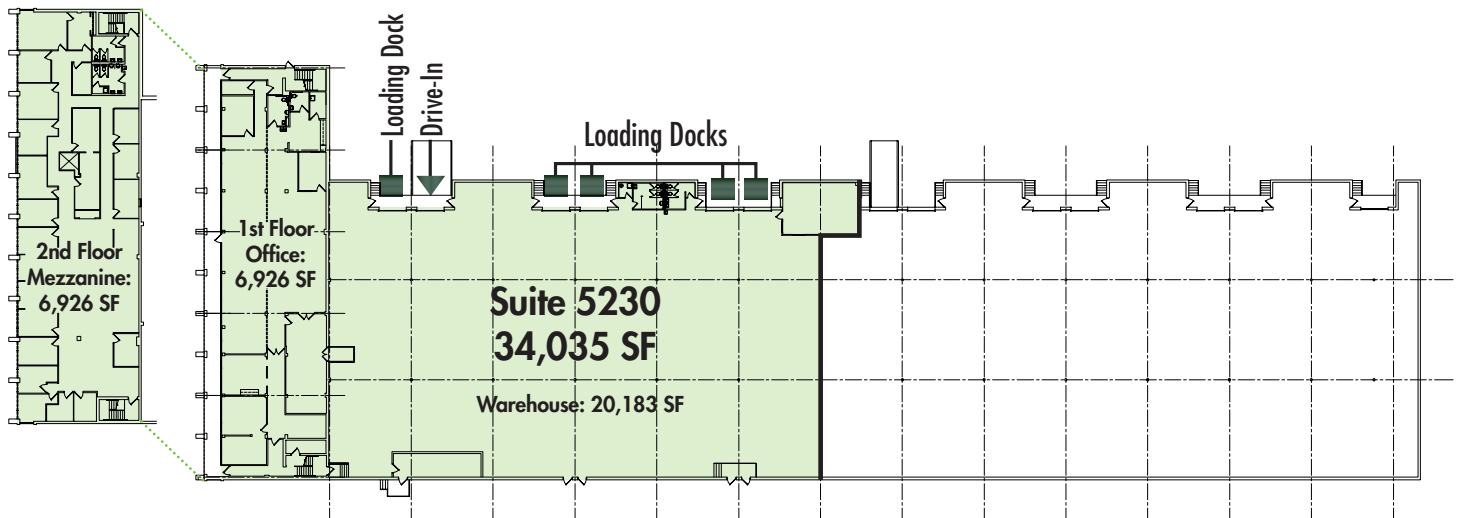
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## INDUSTRIAL CENTER

# BUILDING 3

5230-5256 EISENHOWER AVE  
ALEXANDRIA, VA 22304



## PROPERTY HIGHLIGHTS



<b>Rental Rate:</b>	\$9.75 NNN
<b>Space:</b>	Suite 5230: 34,035 SF └ Office: 13,852 SF
<b>Parking:</b>	1 per 1,000 SF
<b>Column Spacing:</b>	30' x 30'
<b>Zoning:</b>	OCM 100
<b>Ceiling Height:</b>	19' - 22'
<b>Operating Expenses:</b>	\$2.76 PSF
<b>Loading:</b>	Five (5) Loading Docks One (1) Drive-In

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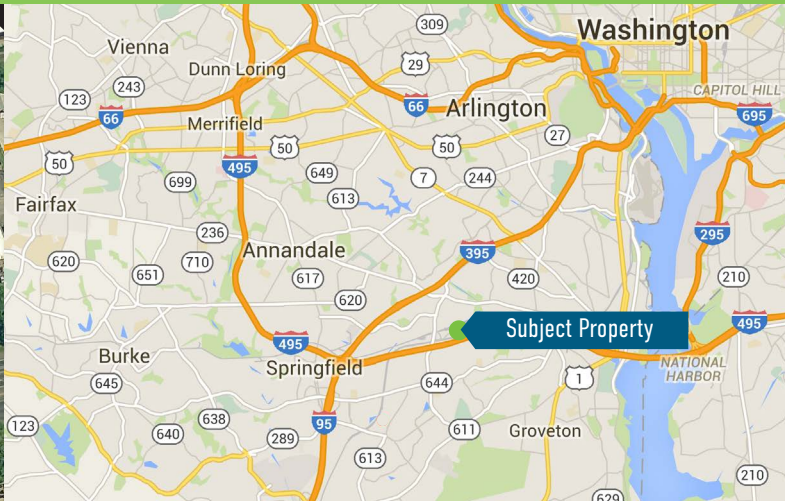
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Building Vacancies



### LOCATION OVERVIEW



### DISTANCE TO:

Interstate 495	1 Mile
Interstate 95	3 Miles
Reagan National Airport	8 Miles
Washington DC	12 Miles
Interstate 66	13 Miles
Dulles Toll Rd	14 Miles
Dulles International Airport	28 Miles

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