

FLEX WAREHOUSE FOR LEASE

3248 COLVIN STREET | ALEXANDRIA, VA

TARTAN
PROPERTIES



PROPERTY SUMMARY

Available SF:	3,379 SF
Lease Rate:	\$15.00/ SF (NNN)
Lease Term:	3 - 10 years
OpEx Pass Through:	\$2.26/sf (RETax & Insur)
Zoning:	Industrial (I)
Cross Streets:	Colvin Street & S. Quaker Lane

PROPERTY OVERVIEW

This uniquely rare, small bay, flex warehouse is available For Lease beginning June 1, 2018. This property has a drive-in bay door with 18' ceilings. It has updated office lighting, flooring, bathrooms and paint throughout. The property's Industrial zoning allows the future tenant a broad range of commercial uses. Vehicles can be stored off street directly in front of the office and the bay door. Available 6/1/18

PROPERTY HIGHLIGHTS

- The unit's two levels of flex space include 1,500 sf of warehouse space, 1,336 sf of office, and 543 sf of mezzanine storage
- 18' clear warehouse; one drive-in bay with power operated 11' roll-up door
- 3 private offices, conference room and open work area
- Skylights in both warehouse and office
- Kitchenette, 4 bathrooms, shower, warehouse mop sink
- Private off-street parking in front of building and in driveway
- Tenant pays real estate taxes (\$1.91/sf), insurance, cleaning and trash pick-up
- All utilities have separate metering (gas, water, electricity); fees paid directly to providers
- Walk to Rockland's BBQ, CVS, Baja Fresh Mexican, Panera Bread, Giant Food, Starbucks, 7-11, Dunkin' Donuts, banks, and gas stations
- Easy access to Duke Street, Telegraph Road, Route 1, I-395 and I-495
- 7 miles to Washington, DC

Leasing by:

MIKE PORTERFIELD

703.836.6555 x101 | mike@tartanproperties.com



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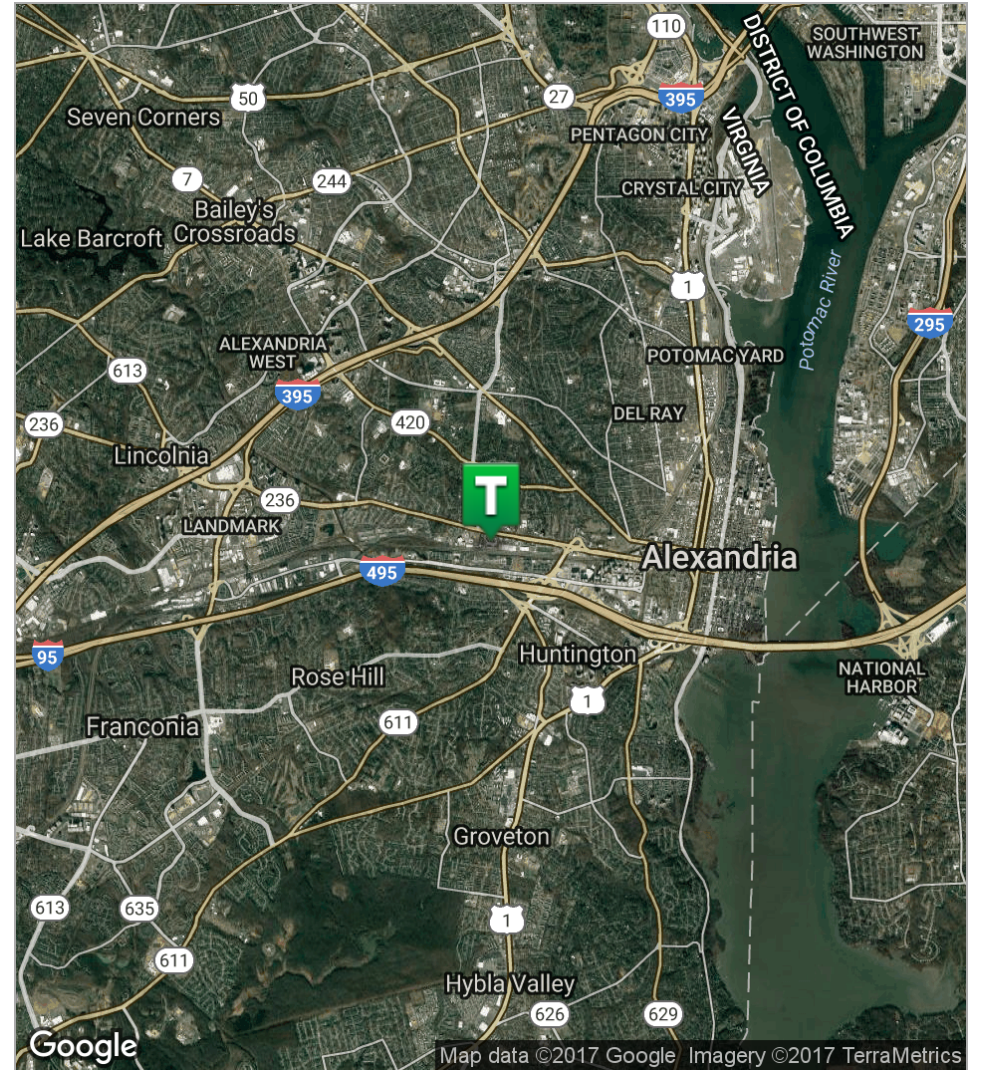
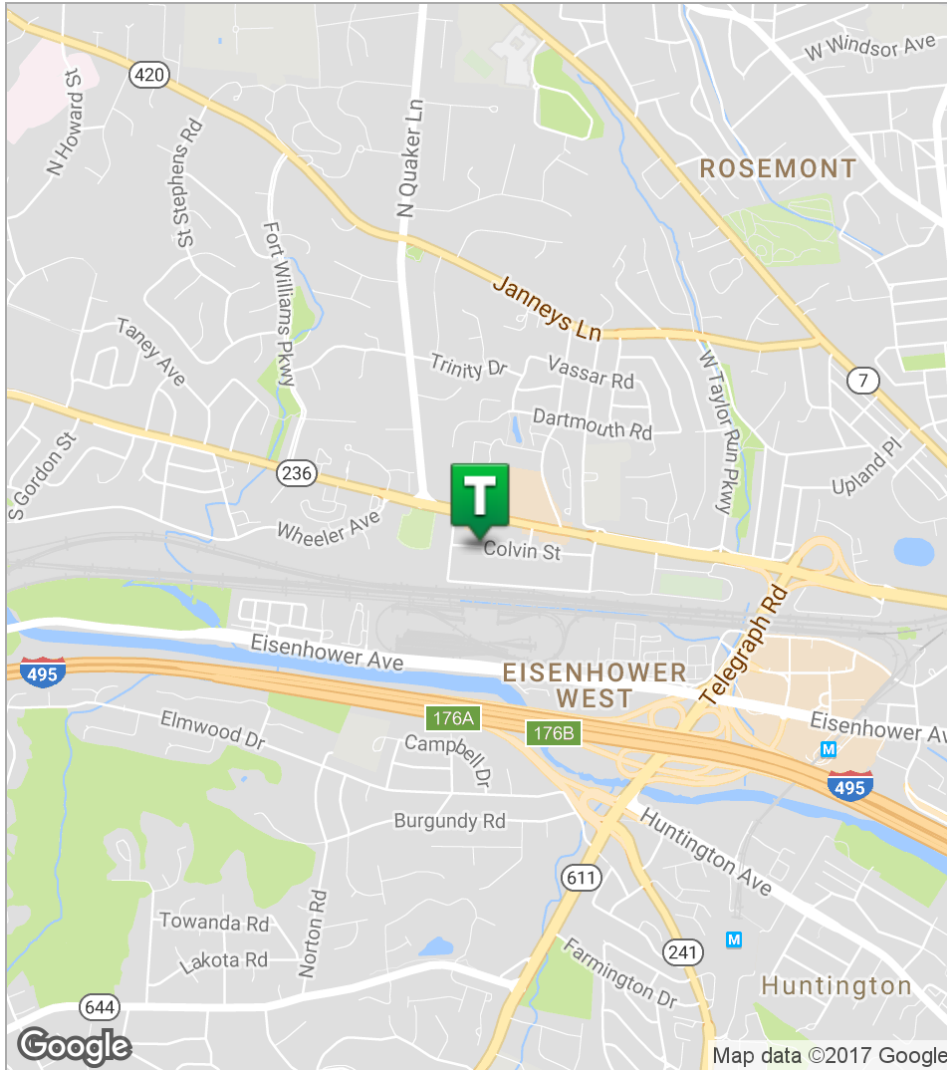


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