

7701 SOUTHERN DRIVE

7701 Southern Drive Springfield, Virginia

**NEW
REDUCED
PRICE!**



WAREHOUSE SPACE FOR LEASE

AVAILABILITY

Suite D

- 34,267 - 79,957 SF
- 9 loading docks with levelers and dock seals
- All electric dock door openers
- New T5 lighting

Suite C

- 45,062 SF
- Open Warehouse
- 2 Docks & 1 Ramped Drive-in
- Available December 2018

PROPERTY FEATURES:

Location

Strategic location just off I-95, I-395, and The Capital Beltway (I-495)

- Existing small office and break room
- Tilt-up concrete construction
- 21' Clear Ceiling Height
- 30' x 40' column spacing
- Ample tractor trailer access

- Heavy floor load capacity (1,000lbs/SF)
- New T5 lighting
- Rail access with rear loading platform and loading doors
- Institutional Ownership

Rate

\$7.50 NNN PSF

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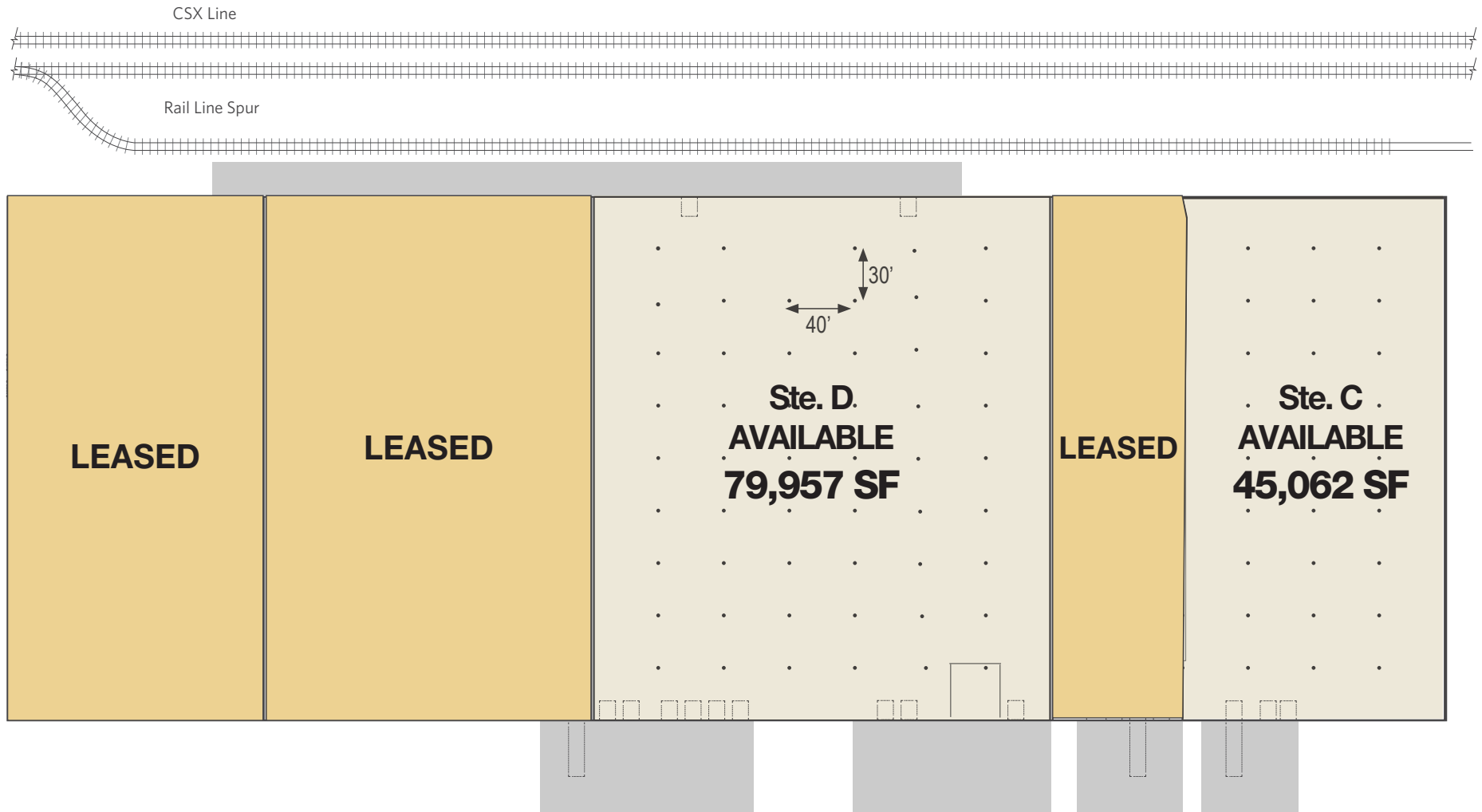
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FLOOR PLAN

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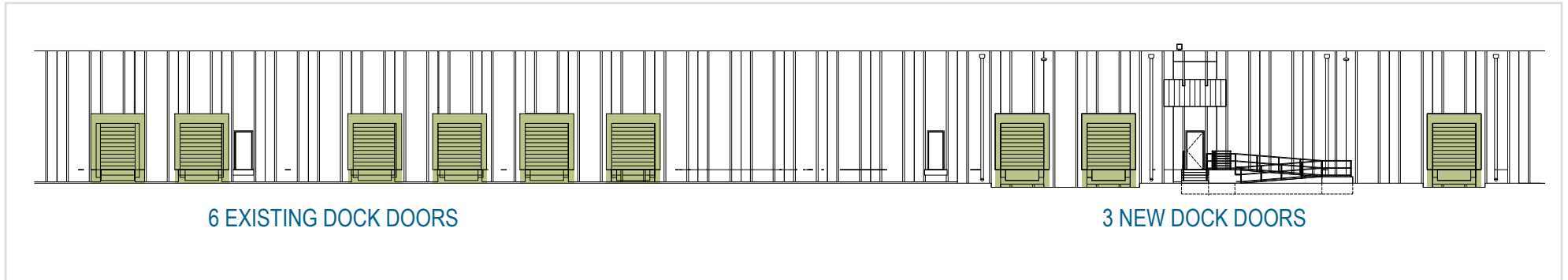
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ELEVATION

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PHOTOS

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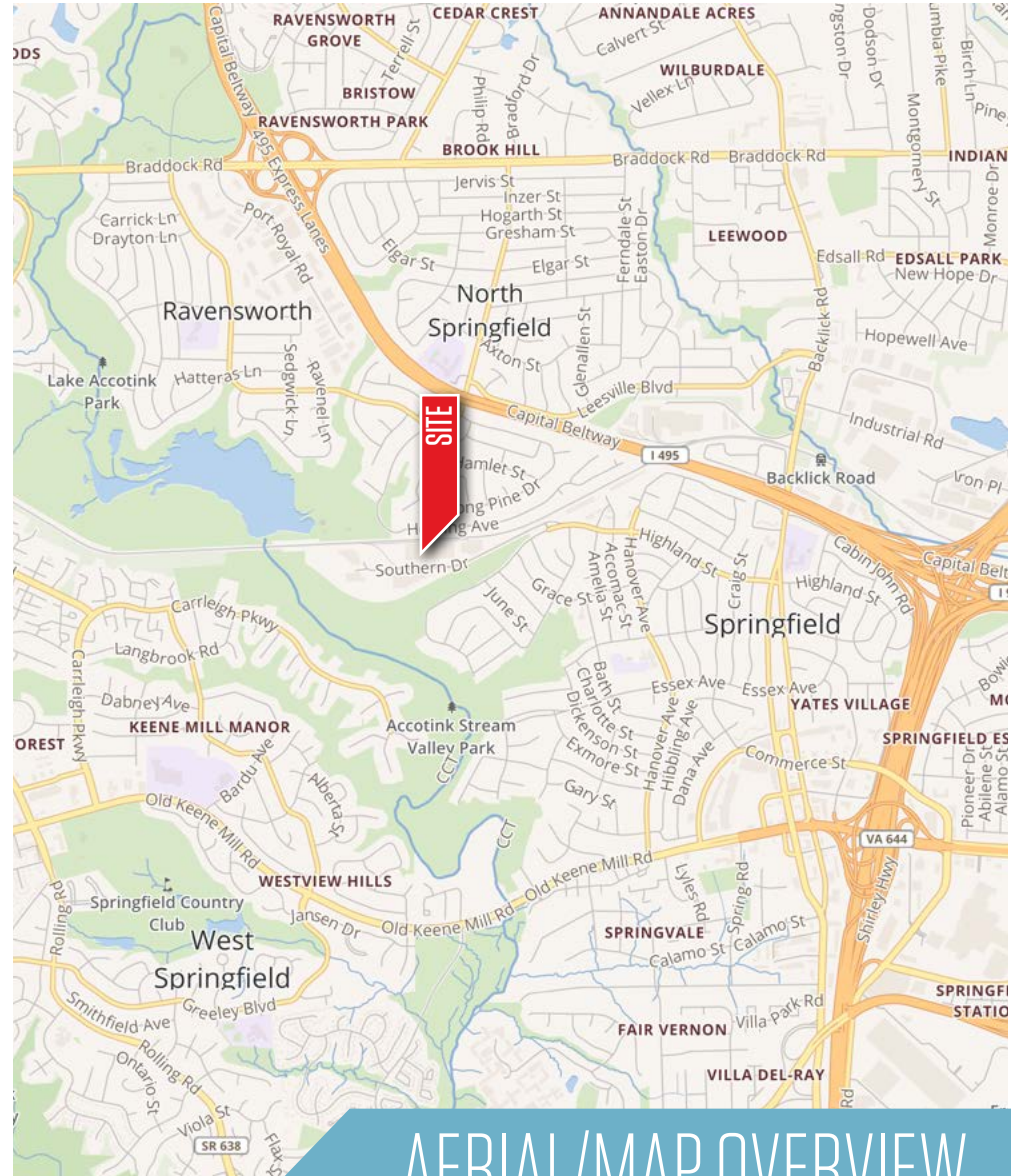
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AERIAL/MAP OVERVIEW

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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The logo for NAI klnb, featuring the letters 'NAI' in a bold, dark blue font, followed by 'klnb' in a lighter blue font. The 'A' in 'NAI' is stylized with a red diagonal line.