



## Hilltop Industrial

7951 Angleton Court  
Newington, Virginia 22079

### Location

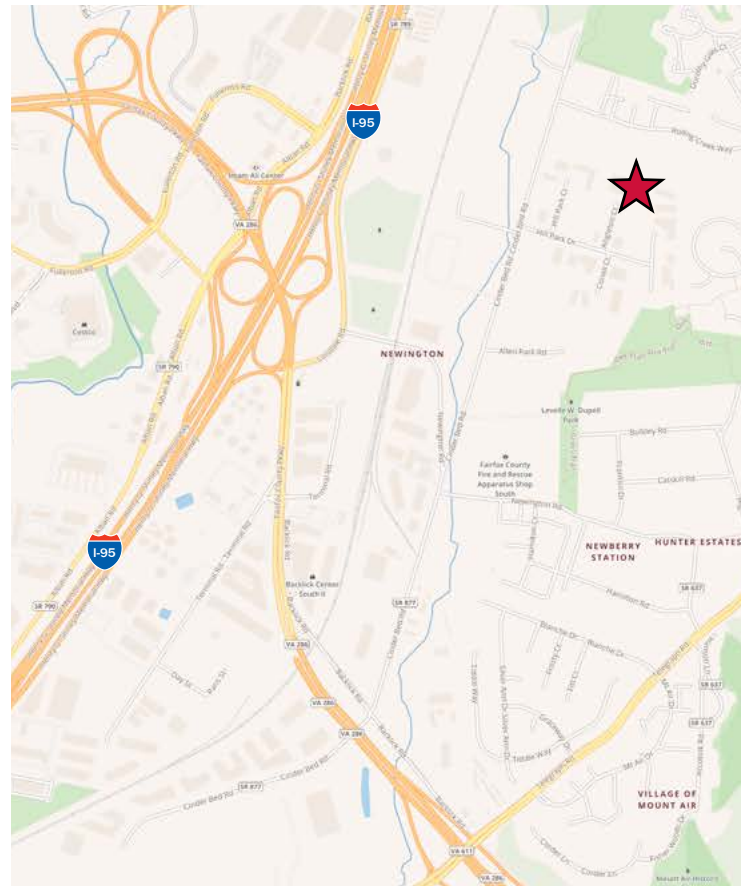
Situated within Hilltop Industrial park with immediate access to I-95 & the Fairfax County Parkway. Minutes from Ft. Belvoir & the National Geospatial-Intelligence Agency.

### Property Features

- Availability: 57,579 SF with 5,500 SF of existing office.
- Lease Rate: \$7.50 NNN
- Operating Expenses: \$2.00 PSF
- Zoning: I-5 (Fairfax County)
- Three (3) Loading Docks
- One (1) Ramped Drive-In
- Parking: 1.0/1,000 SF
- Sprinkler: Wet System/Ordinary Hazard to 12'
- Column Spacing: 30' x 30'
- Outdoor Storage Available

### Sale Highlights

- Size: 113,122 SF/3.28 Acres
- NOI: \$394,087
- Lease: 11 years - 52,545 SF - 2.5% Annual Escalation



For more information:

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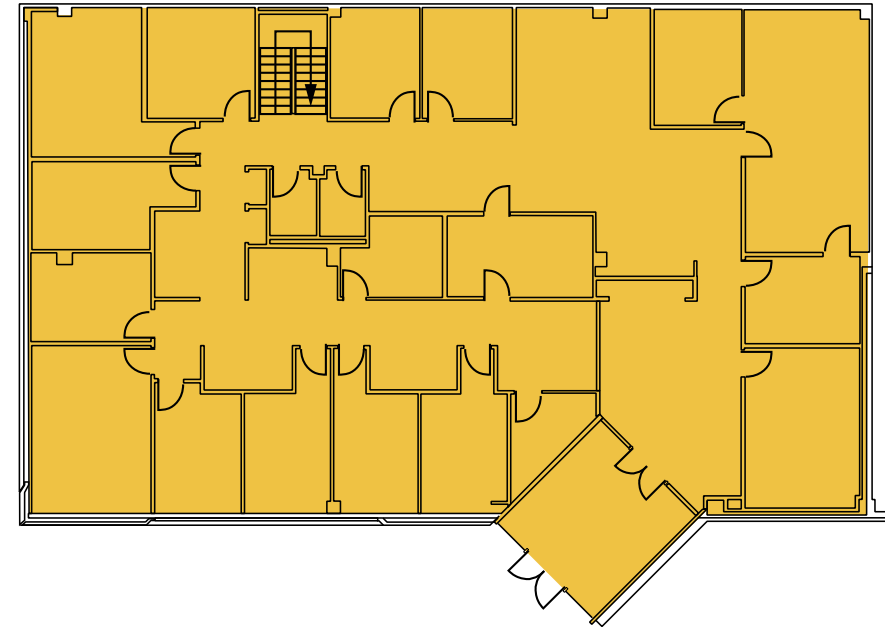
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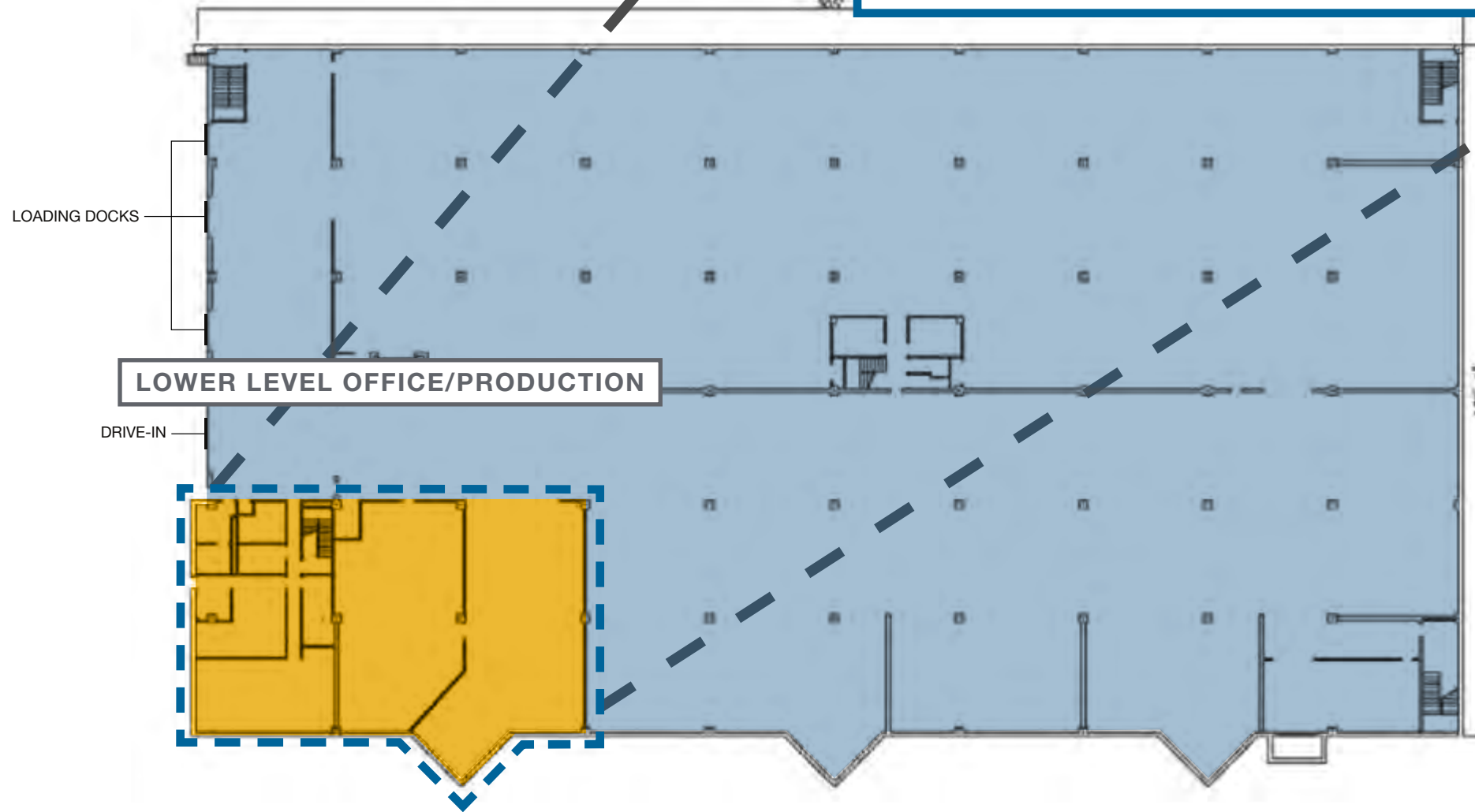
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[naiklnb.com](http://naiklnb.com)

Hilltop Industrial  
57,579 SF Available  
**First Floor Plan**



UPPER LEVEL OFFICE PLAN



LOWER LEVEL OFFICE/PRODUCTION

LOADING DOCKS

DRIVE-IN

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# Hilltop Industrial Overview Aerial



HILLTOP INDUSTRIAL  
7951 ANGLETON COURT

National Geospatial  
Intelligence Agency



**SITE**

Hilltop  
Golf Club

Aerospace Data  
Facility-East



**Newington**

**Fort Belvoir**  
30,000 + Employees