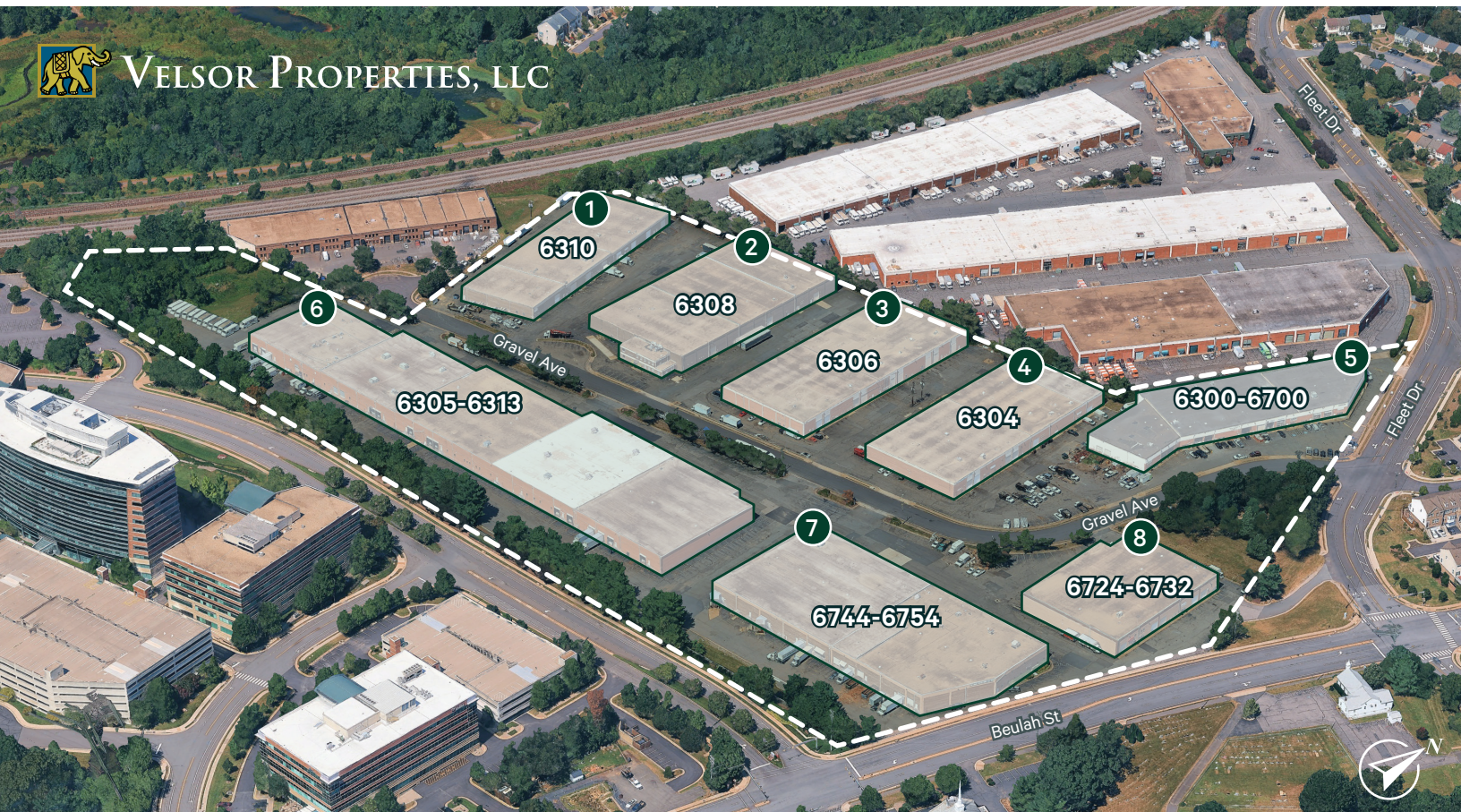


FLEET INDUSTRIAL PARK

ALEXANDRIA, VIRGINIA 22310



VELSOR PROPERTIES, LLC



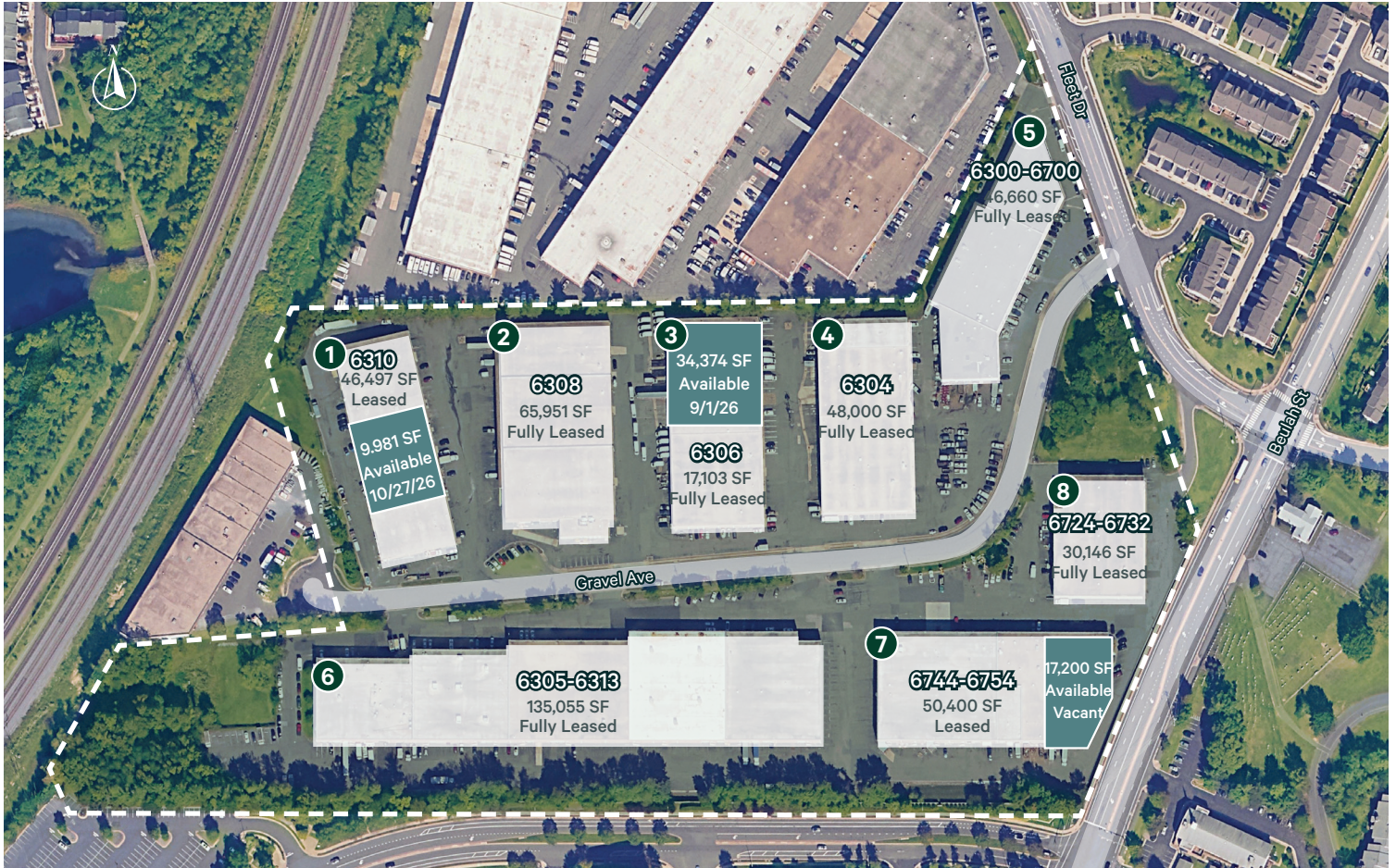
Warehouse Space For Lease

13 Miles South of Washington, DC & 3 Miles from the “Mixing Bowl”
where I-95, I-395 and I-495 join in Fairfax County

Contact Us:

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Fleet Industrial Park

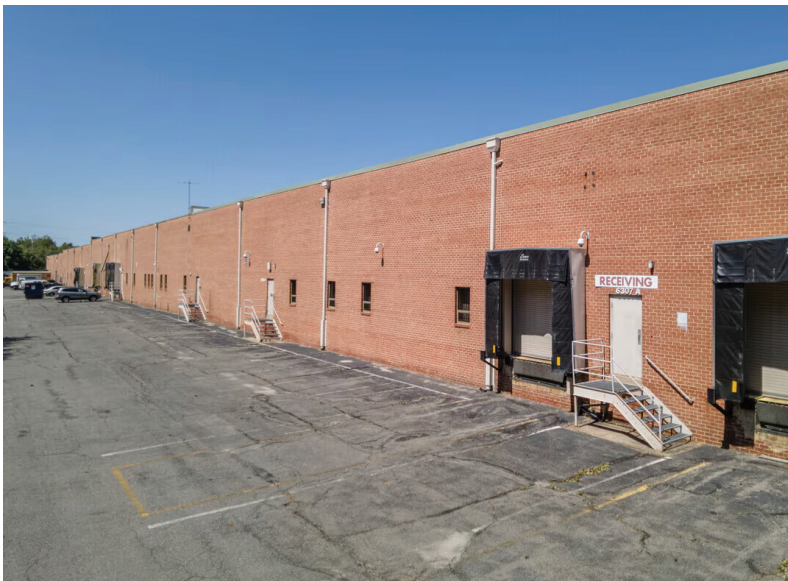
Fleet Industrial Park is a **491,325 SF business park** consisting of **8 Industrial warehouse buildings**. It is located in Alexandria, Virginia, just **minutes from Interstate 95 and 495**. The park offers **clear heights ranging from 18 to 24 feet**, and contains **63 loading docks** and **50 drive-ins**, creating a highly functional warehouse facility for industrial and flex users.

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
- Zoned I-4 (Fairfax County)
- Located just 13 miles south of Washington, DC and 3 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

Building 1

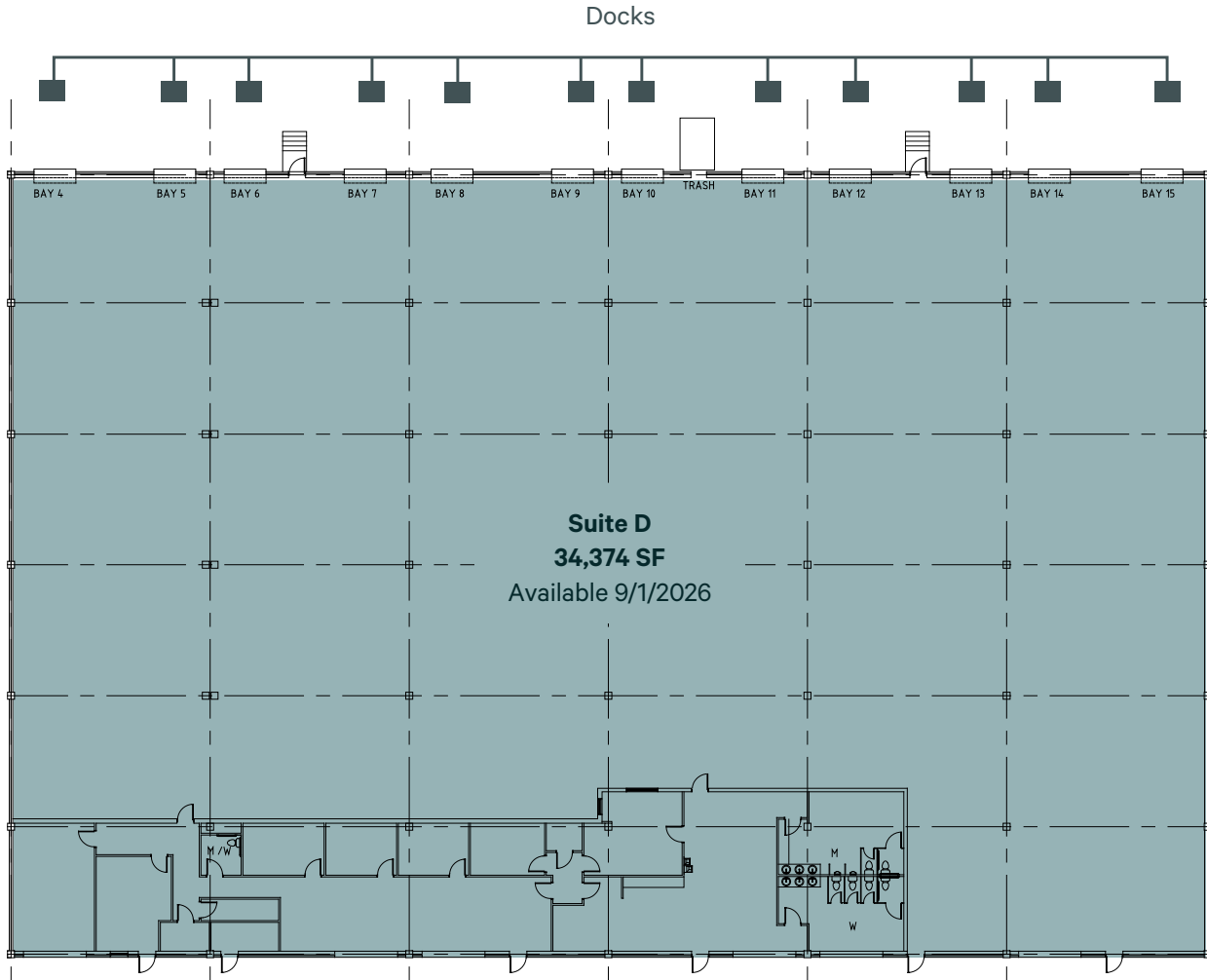
6310 Gravel Avenue



Rental Rate:	Negotiable
Space:	Total Available: 9,981 SF
Parking:	Abundant
Column Spacing:	25' x 38'
Zoning:	I-4
Ceiling Height:	18'
Operating Expenses:	\$3.04 / SF
Loading Docks:	Two (2) Drive-Ins Two (2) Dock Doors

Building 3

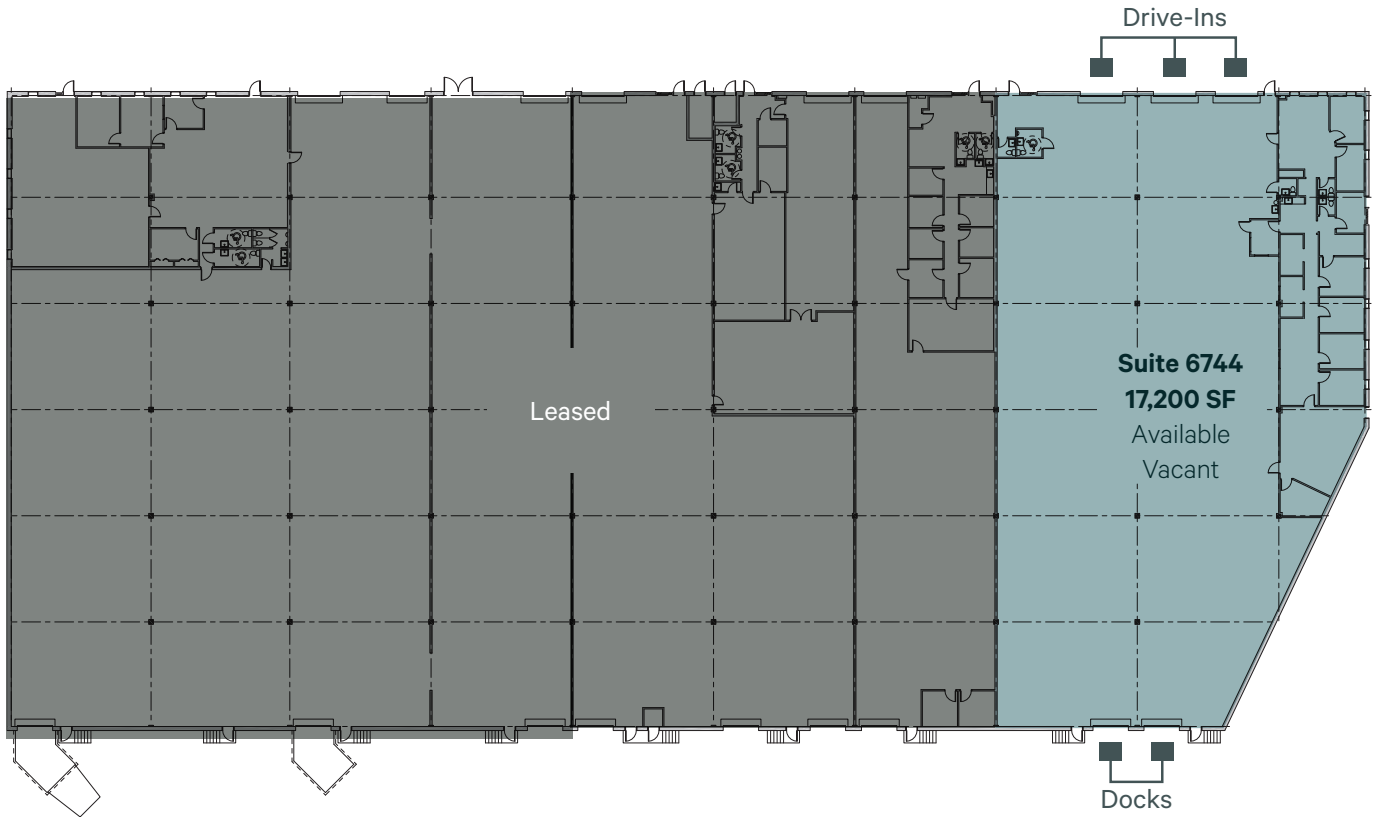
6306 Gravel Avenue



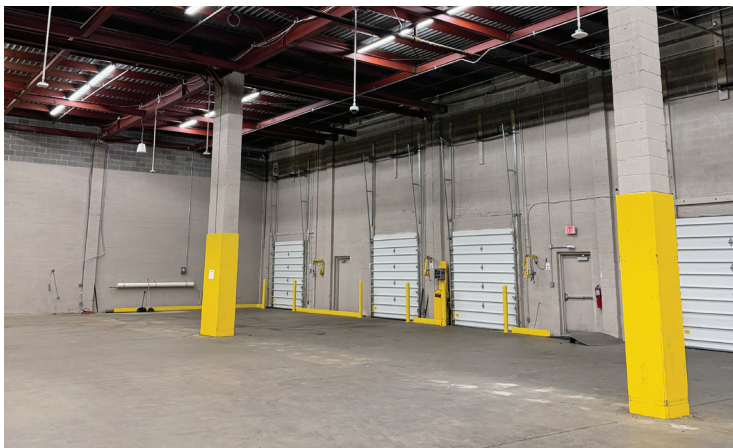
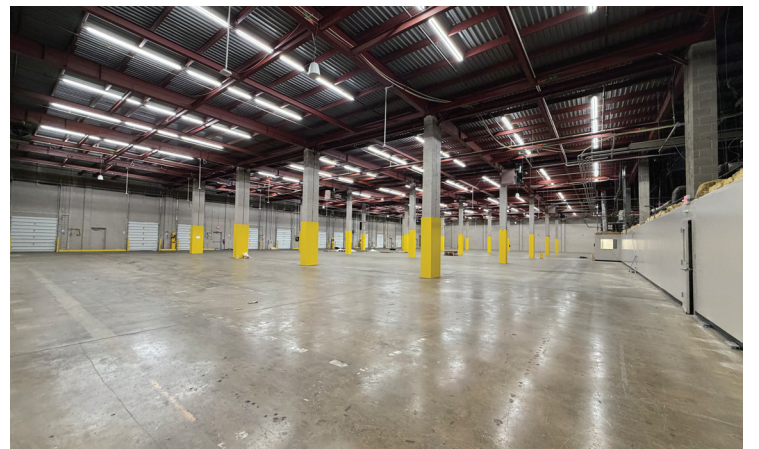
Rental Rate:	Negotiable
Space:	Total Available: 34,374 SF ±4,527 SF of Office Space
Parking:	Abundant
Column Spacing:	25' x 38'
Zoning:	I-4
Ceiling Height:	22'
Operating Expenses:	\$3.04 / SF
Loading Docks:	12

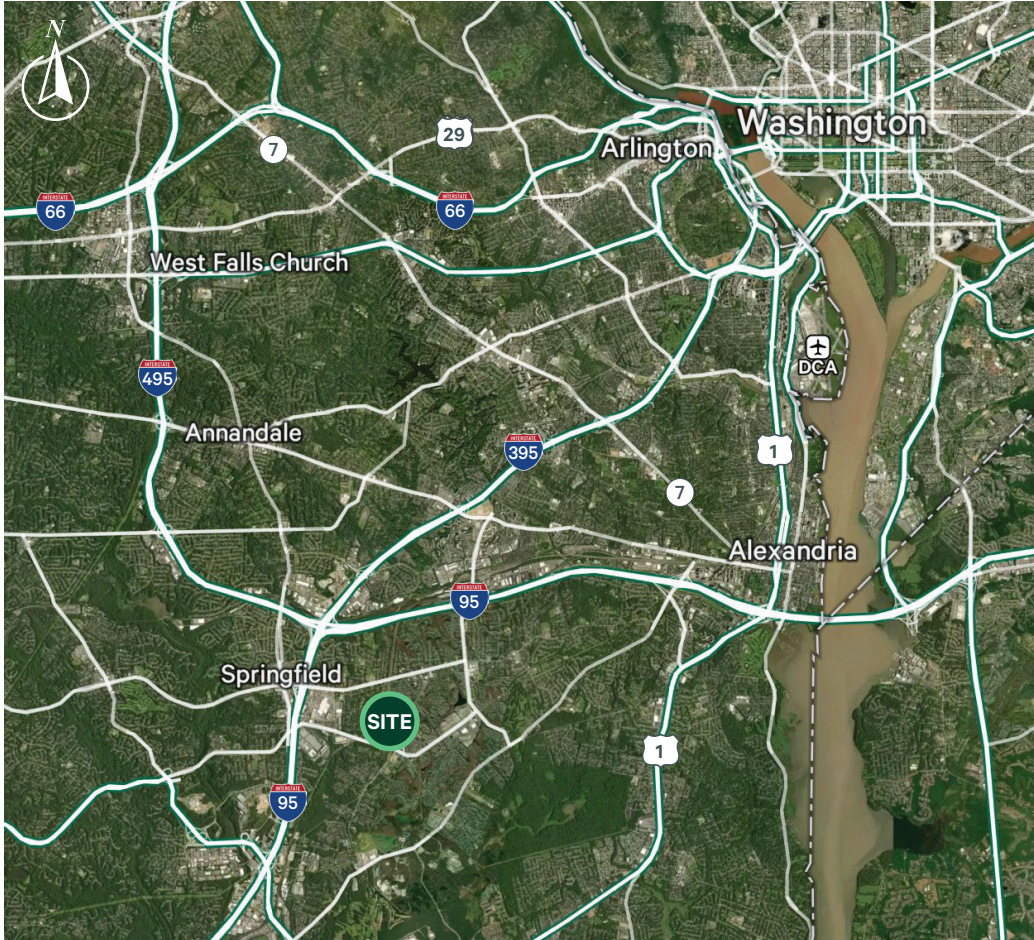
Building 7

6744 - 6760 Gravel Avenue



Rental Rate:	Negotiable
Space:	Total Available: 17,200 SF ±2,575 SF of Office Space
Parking:	Abundant
Column Spacing:	30' x 40'
Zoning:	I-4
Ceiling Height:	20'
Operating Expenses:	\$3.04 / SF
Loading:	2 Docks 3 Drive-Ins





The Location

- + Just 13 miles south of Washington, D.C.
- + Only 3 miles from the “Mixing Bowl,” where I-95, I-395, and I-495 join
- + Within walking distance to nearby restaurants and retail
- + Less than 1 mile from the Franconia–Springfield Metro Station

Distance to Locations:

I-95	1.25 Miles	Reagan National Airport	8 Miles
I-495	1.5 Miles	I-66	8.5 Miles
I-395	2 Miles	Washington D.C.	13 Miles

Demographics:

	1 Mile	3 Miles	5 Miles
Daytime Employees	12,531	57,759	163,912
Avg. Household Income	\$176,719	\$174,238	\$163,235
Population	17,466	110,552	359,880

Contact Us

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