



Newington Commerce Ctr

8390 Terminal Rd, Lorton, VA 22079

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AE Group

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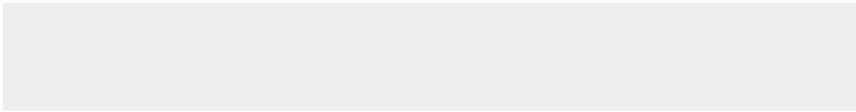
Newington Commerce Ctr

\$14.95 /SF/YR

*****GREAT LOCATION ***** **5,419 SF Flex Warehouse with Office & Showroom | Turnkey Industrial Opportunity** Position your business in this well-appointed ±5,419 SF flex warehouse, offering an exceptional combination of functional warehouse space and modern office/showroom buildout. Featuring approximately ±3,500 SF of warehouse space and ±2,400 SF of fully HVAC-conditioned office and showroom, this property is ideal for users seeking a clean, efficient, and professional environment. The warehouse is designed for versatility, equipped with a 12'W x 14'H drive-in bay door, durable metal halide lighting, and a dedicated wash bay with plumbing. The wash bay features a raised, sloped concrete floor with trench drain—perfect for automotive, detailing, or service-based operations. The office and showroom areas provide a strong client-facing presence with a private entrance, executive offices, and a dedicated conference room. A prominent second-story window line delivers abundant natural light, creating an inviting and productive workspace. Separate access points for office and warehouse ensure seamless workflow and operational efficiency. --- **Property Highlights** * ±5,419 SF total flex space * ±3,500 SF warehouse | ±2,400 SF office & showroom * Fully HVAC-conditioned office/showroom * 12'W x 14'H drive-in bay door * Dedicated wash bay with trench drain and plumbing * Raised, sloped concrete floor (ideal for wash/service use) * Metal halide warehouse lighting * Executive offices and conference room * Excellent natural light from second-story windows * Separate office and warehouse entrances * Clean, well-maintained, move-in ready space --- **Zoning – I-6 (Heavy Industrial) | Fairfax County** The property is zoned **I-6 (Heavy Industrial)** in Fairfax County, allowing for a broad range of intensive industrial uses. This designation supports manufacturing, warehousing, distribution, contractor operations, equipment storage, and a variety of industrial service uses. I-6 zoning is intended for higher-intensity operations and is ideal for businesses requiring outdoor storage (subject to county regulations), heavier equipment, and increased utility capacity. Typical users include logistics companies, automotive and fleet services, fabrication operations, and specialty contractors. --- **Ideal Uses** * Contractor trades (HVAC, electrical, plumbing) * Showroom + warehouse users * E-commerce / last-mile distribution * Light manufacturing or assembly **Location...

- Close to Forth Belvoir
- Great location off 95 & 395
- Great private property
- Well maintained
- Great security
- Highway signage available

Rental Rate:	\$14.95 /SF/YR
Property Type:	Flex
Building Class:	B
Rentable Building Area:	54,557 SF
Year Built:	1989
Rental Rate Mo:	\$1.25 /SF/MO



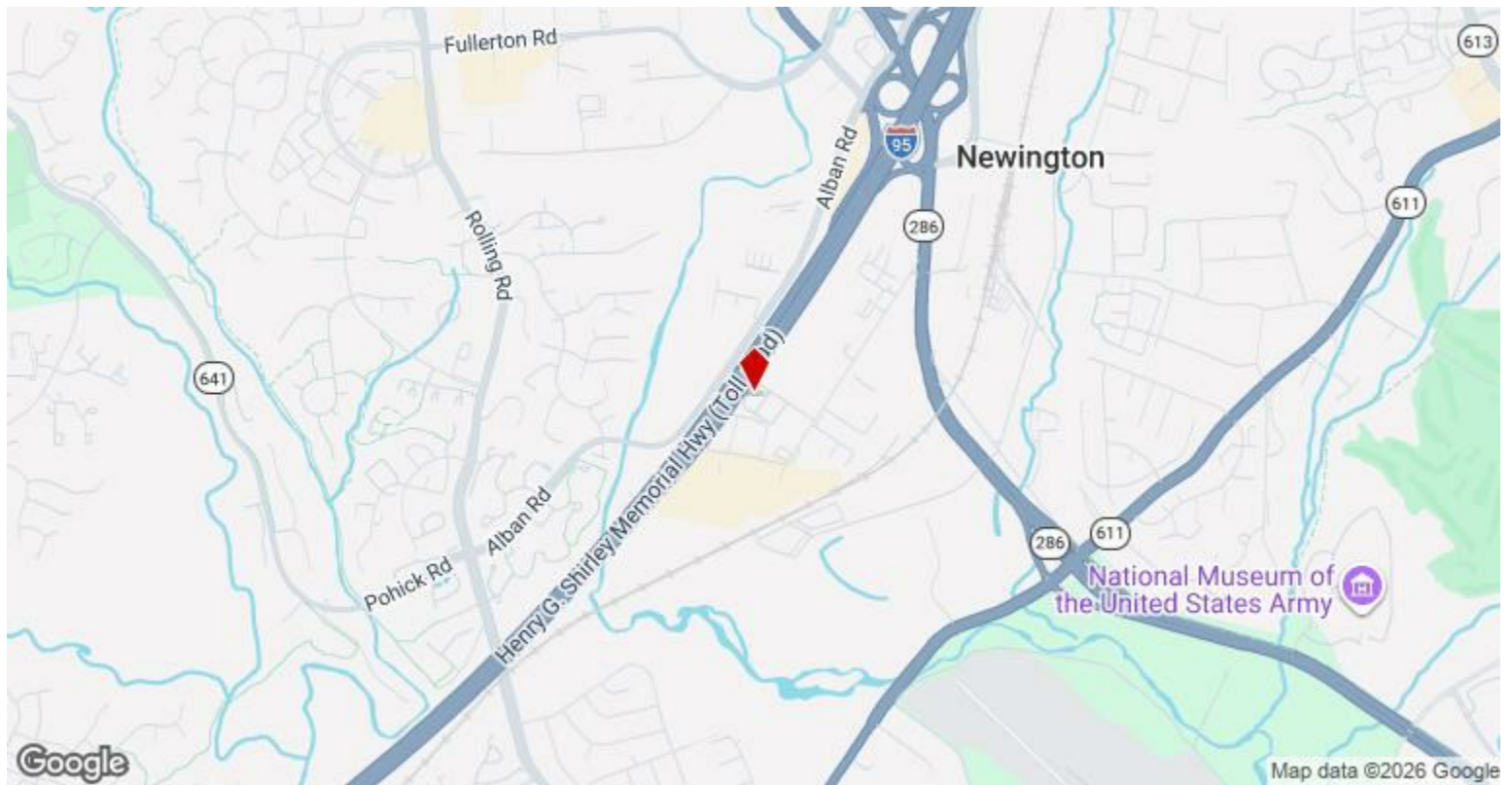
1st Floor Ste E

Space Available	5,419 SF
Rental Rate	\$14.95 /SF/YR
Contiguous Area	5,419 SF
Date Available	Now
Service Type	
Office Size	1,919 SF
Space Type	Relet
Space Use	Flex
Lease Term	3 - 5 Years

5,419 SF Flex Warehouse with Office & Showroom (Warehouse space 3500sq ft) and rest of space is office 1919sq ft)
HAVE DRIVE IN WITH SEMI TRUCKS ACCESS ON BACK OF THE BUILDING , BRAND NEW AC UNIT , AND NEW BUILDING WITH PAINT READY TO MOVE IT

Well-appointed ±5,419 SF flex warehouse featuring approximately ±1,900 SF of modern office and showroom space with full HVAC. The warehouse includes one 12'W x 14'H drive-in bay door and a designated wash bay area with plumbing, a concrete raised floor sloped toward a trench drain, and durable metal halide lighting throughout.

The property offers separate entrances for office and warehouse areas, enhancing functionality and flow. A strong second-story window line provides excellent natural light, complementing the professional executive offices and dedicated conference room. Ideal for a variety of flex, service, or light industrial users seeking a clean, efficient, and professional facility.



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The warehouse is designed for versatility, equipped with a 12'W x 14'H drive-in bay door, durable metal halide lighting, and a dedicated wash bay with plumbing. The wash bay features a raised, sloped concrete floor with trench drain—perfect for automotive, detailing, or service-based operations.

The office and showroom areas provide a strong client-facing presence with a private entrance, executive offices, and a dedicated conference room. A prominent second-story window line delivers abundant natural light, creating an inviting and productive workspace.

Separate access points for office and warehouse ensure seamless workflow and operational efficiency.

Property Highlights

- * ±5,419 SF total flex space
- * ±3,500 SF warehouse | ±2,400 SF office & showroom
- * Fully HVAC-conditioned office/showroom
- * 12'W x 14'H drive-in bay door
- * Dedicated wash bay with trench drain and plumbing
- * Raised, sloped concrete floor (ideal for wash/service use)
- * Metal halide warehouse lighting
- * Executive offices and conference room
- * Excellent natural light from second-story windows
- * Separate office and warehouse entrances

Property Photos



Lobby

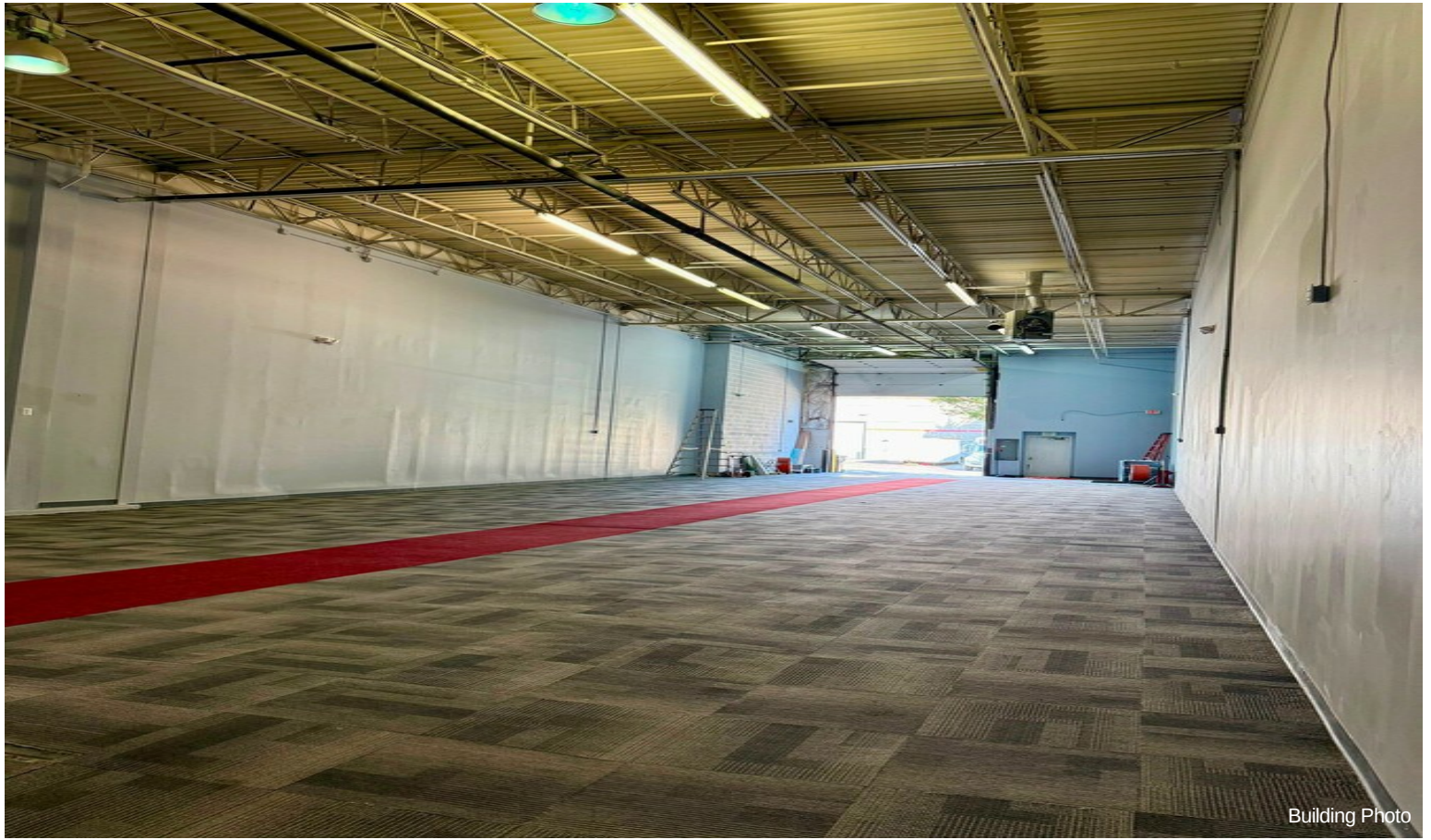


Lobby

Property Photos



Property Photos



Building Photo



Building Photo

Property Photos

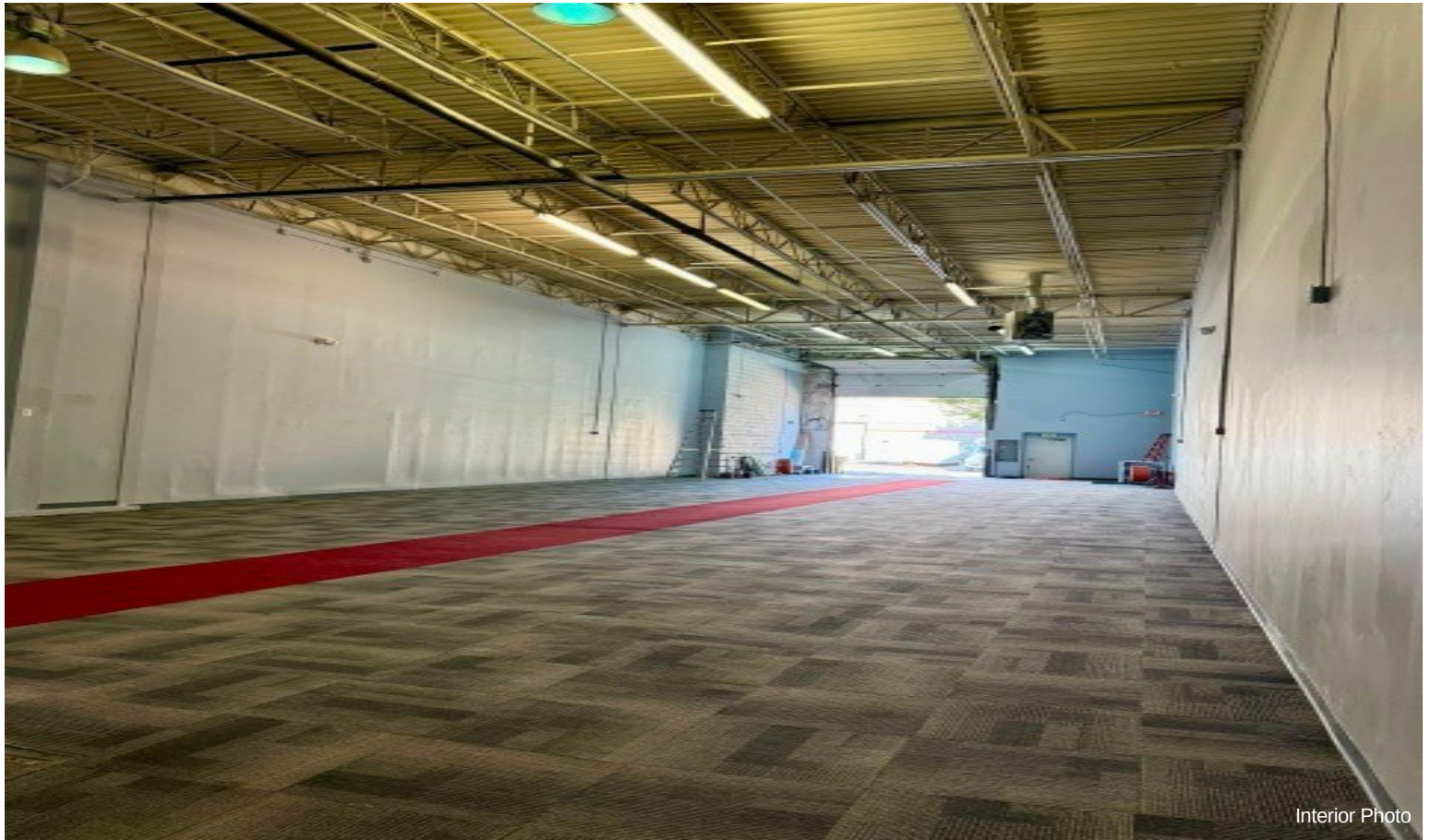


Interior Photo



Interior Photo

Property Photos



Interior Photo



Interior Photo

Property Photos



Building Photo