

3141 DRAPER DRIVE

FAIRFAX, VA 22031

BERKSHIRE HATHAWAY | PenFed
COMMERCIAL DIVISION REALTY

I-5 ZONING – INDUSTRIAL DISTRICT

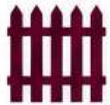


±18,000 SF TOTAL

±4,600 SF Front Office / Flex

±1,150 SF Built-Out Warehouse

±12,250 SF Large Rear Warehouse
(25' clear height)



REAR FENCED YARD

Approximately 98' x 20' (≈2,000 SF)

Potential additional outdoor storage area
subject to zoning requirements.



THREE DRIVE-IN DOORS

- Three (3) on the side
- Two (2) in the rear



POWER

3-Phase Power



PARKING

9 spaces in front + 11 spaces along side



LOADING / ACCESS

- Drive-around access
- Can accommodate 18 wheelers



SIDE WAREHOUSE – 3 DRIVE-IN DOORS



REAR WAREHOUSE

BERKSHIRE
HATHAWAY
COMMERCIAL DIVISION

PenFed
REALTY

CARLY BALLARD

Associate Broker

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Tenant to verify all information.