

4400 Henninger Court
Property Description



Address

4400 Henninger Court
Chantilly, VA 20151

Property Owner

Fairfax County Water Authority (FCWA)

Property Highlights

- Fleet vehicle maintenance infrastructure in place
- Dock-served warehouse
- IOS fenced / secured yard storage
- Immediate availability



Building

51,200 SF Industrial Building

- Purpose-Built for FCWA in 1977
- Structural Steel Frame, Two Level Split-Grade Design
- Floor One is 100% on slab on grade and Floor Two has minimal slab on grade, primarily sitting upon a steel frame structure
- Roof: majority is built-up asphalt with gravel surface, along with single-ply sheet membrane, and metal roof sections. Original roof, well maintained with zero signs of leakage, but nearly 50 years old and should be replaced.
- Exterior Finishes: metal cladding, brick veneer, and concrete masonry unit
- Windows: aluminum-framed, single-pane
- Front / North Entrance: storefront-style entrance
- Sprinkler Fire Suppression System: None

Building Areas

51,200 SF gross floor area

- Floor Two: 7,500 SF (light storage)
- Floor One: 40,300 SF (large vehicle maintenance facility, 23,400 SF of warehouse space and small amount of office)
- Mezzanine Space: 3,400 SF (multiple locations)

Land Area

Total Land Area: 11.6885 acres

- 6.7 acres usable and 5.0 acres of floodplain
- The site generally slopes from north to south
- I-5 General Industrial Zone
- The majority of the 6.7 acres are fenced / secured. Features a large asphalt paved lot in the rear for operations, vehicle maintenance, vehicle storage, general yard storage needs and staff parking
- Two means of ingress / egress to the storage yard, docks, vehicle maintenance facilities
- Fifteen (15) visitors parking spaces at front / north entrance

Vehicle Maintenance Area

- Nine (9) service bays (drive-through capable)
- Wash bay (one)
- 22' to 26' clear heights
- HVAC
- 6" reinforced concrete slab
- Hydraulic lifts and crane systems in-place
- Air compressor and fluid systems in-place

Warehouse Area

- 23,400 SF warehouse area
- 24-foot clear height
- Conditioned space (heat, HVAC and fans)
- Column spacing: 21' x 40' and 25' x 40'
- Covered dock
- Three (3) 12' x 14' dock doors
- Racking in-place



HVAC

The building is served by a combination of split systems and package units. A natural gas boiler in the main mechanical room provides hot water for heating the building. Two circulation pumps are located adjacent to the boiler. Two Trane rooftop package units are located on the upper roof of the building. A Trane air handler unit is located on the east end of the roof. A Trane indoor air handler unit is located in the main mechanical room. A split-system condenser unit is located on the ground on the east side of the building. A Trane, split-system condenser unit is located on a lower roof on the south side of the building.

The primary garage bays have main HVAC service. The extra tall garage bays are heated with ceiling-mounted, hot water space heaters manufactured by Sterling. The warehouse area features ceiling-mounted heaters, and HVAC package unit with limited distribution ducts with ceiling mounted fans for moving hot and cold air.

Many of the HVAC components listed above are near or beyond their useful life and should be replaced.

Utilities

- Natural Gas: Washington Gas (WGL)
- Electric: Dominion Energy
- Water: FCWA
- Sewer: FCWA
- Electricity is provided to the building via a pad-mounted transformer located on the east side of the building. The main electrical entrance (switchgear) in the main mechanical room provides 3-phase, 4-wire, 1,600-amp service.

Back-Up Generator

The existing back-up generator is non-functional and needs to be replaced

Miscellaneous

- Fire Alarm System: Yes, along with emergency lighting and exit signage.
- Wet Sprinkler Fire Suppression System: No
- Elevator: No
- Access Control System: Yes
- Underground fuel tanks were removed after operations ceased at the facility in 4Q2024. Soil adjacent to the underground storage were monitored and tested by VADEQ. The property received a clean report card from VADEQ. Waiting on a final clean certification letter that the case is closed.

NOTE:

Much of the information contained in this property description report was provided by third parties. While we have no reason to doubt the contents of this report, Savills makes no representations or warranties regarding the information contained herein. We recommend that prospective tenants, architects, engineers, contractors and other interested parties conduct appropriate due diligence.