

savills

INDUSTRIAL FACILITY | FOR LEASE, GROUND LEASE, OR SALE

4400 Henninger Court

CHANTILLY, VIRGINIA



Executive Summary



51,200 SF
split-level industrial facility



11.69-acre
site in Chantilly, Virginia



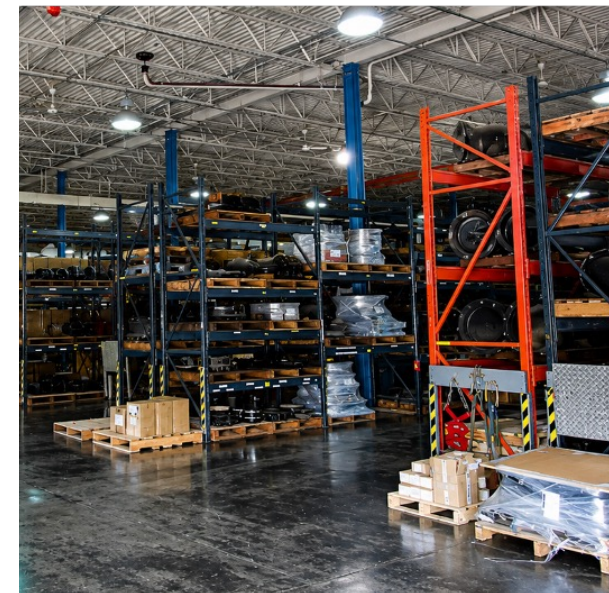
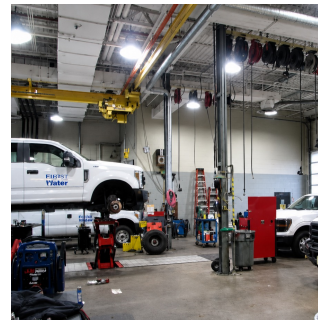
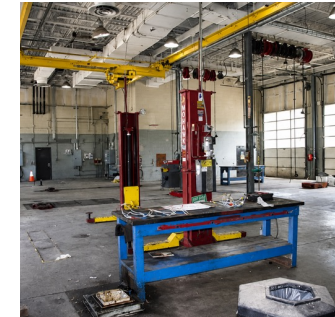
Purpose-built
for Fairfax County
Water Authority (1977)



100% vacant
(operations ceased Q4 2024)



Available
for lease, ground lease, or sale



Investment Highlights


 ±6.7
usable acres with fenced yard

 Fleet maintenance
infrastructure in place

 Nine (9)
service bays

 22'-26'
clear heights

 Dock-served
warehouse

 1-5
general industrial zoning

 Immediate
availability





Location Overview

- Chantilly, Northern Virginia
- Proximity to Route 50 and Route 28
- Access to Dulles International Airport
- Strong contractor and industrial user base
- Limited supply of IOS and yard sites

SITE DETAILS

- 11.6885 acres total
- ±6.7 acres usable
- ±5.0 acres floodplain
- Fenced and secured yard areas
- Site slopes from north to south

Building Overview

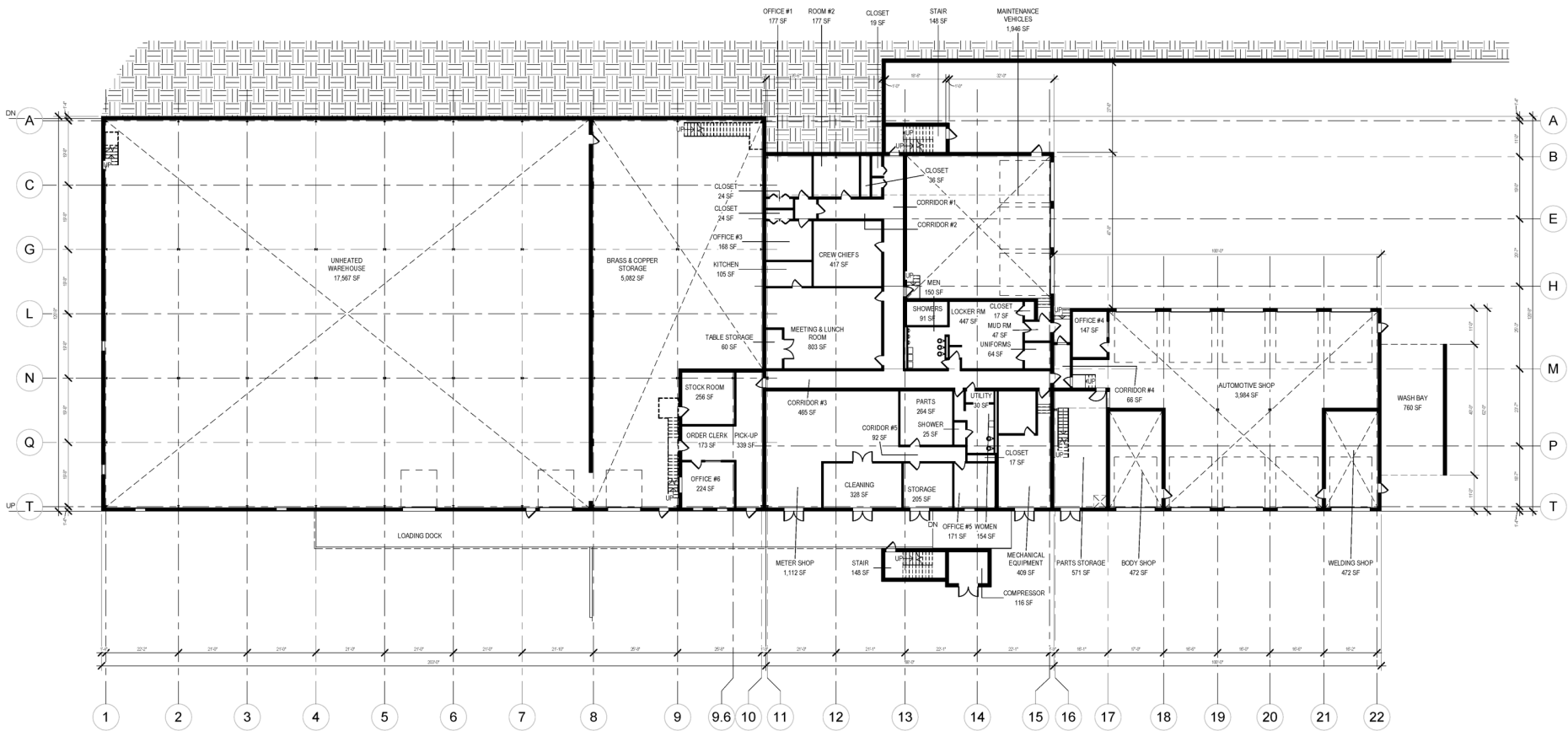
4400 Henninger Court

Building Size:	51,200 SF total
Floor One:	40,300 SF
Floor Two:	7,500 SF
Mezzanine:	3,400 SF
Design:	Steel frame, split-grade design
Year Built:	1977



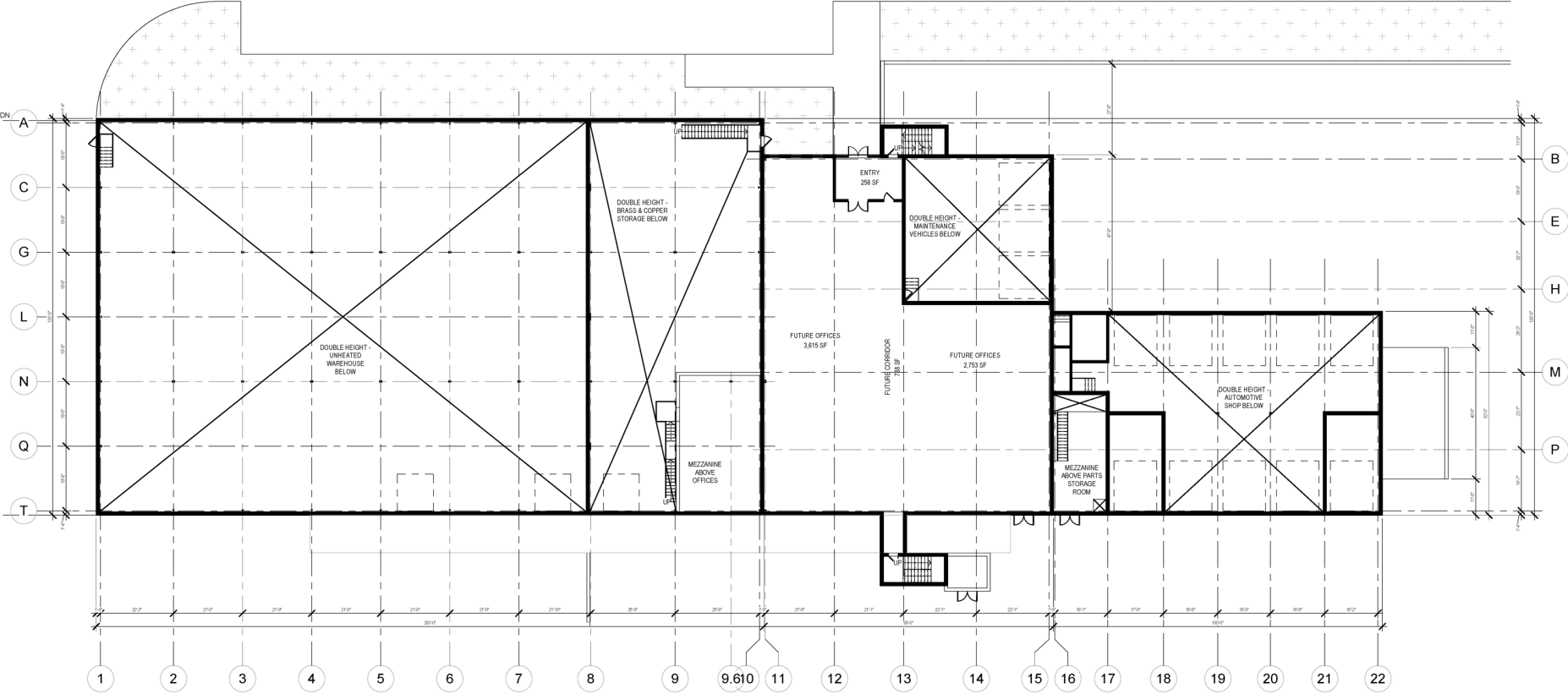
Floor One

Size	Description
40,300 SF	Total Area
23,400 SF	Warehouse Area
16,900 SF	Vehicle Maintenance, Office, Miscellaneous Areas



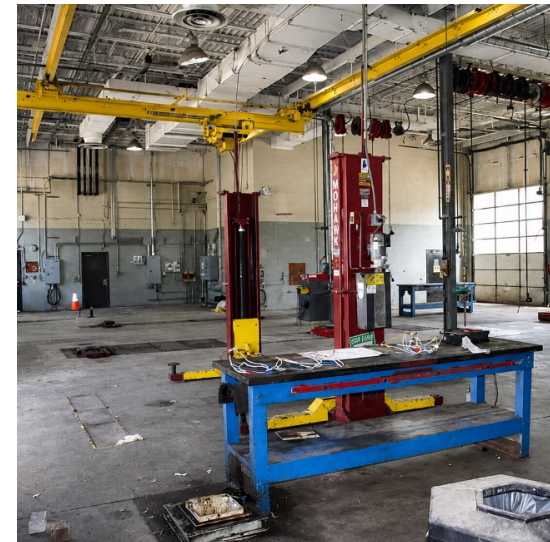
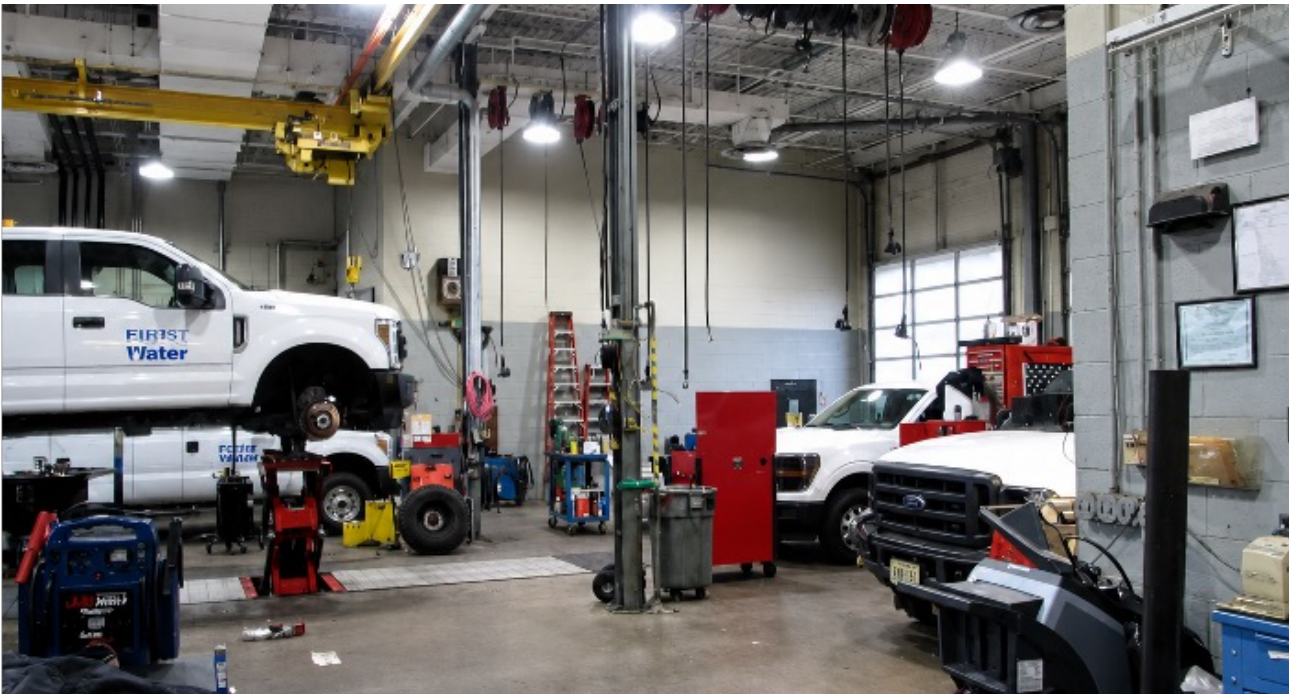
Floor Two

Size	Description
7,500 SF	Light Storage



Vehicle Maintenance Facility

- Nine (9) service bays (drive-through capable)
- Wash bay (partially enclosed)
- 22'-26' clear heights
- 6" reinforced concrete slab
- Hydraulic lifts and crane systems
- Air compressor and fluid systems included



Warehouse Specifications

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



Building Systems & Utilities

- Non-sprinklered
- Original roof
- Electric (buried)
- Natural gas service
- Public water and sewer



Zoning & Uses

- Zoning: I-5 (General Industrial)
- Fleet operations
- Contractor yard
- Equipment rental/service
- Warehouse & distribution
- Industrial outdoor storage (IOS)

Offering Structure

- Single-tenant NNN lease
- Long-term ground lease
- Fee simple sale
- Immediate availability

Disclaimer

- Offered as-is, where-is, with all faults
- Buyer/tenant to conduct due diligence
- Ownership will provide available reports and documentation





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