

# Build America 5

Presented by  
Jamil Khraibani

5641 General Washington Dr, Alexandria, VA 22312



## Price: \$12.00 /SF/YR

Situated near I-395 in Alexandria, this flex industrial property at 5641 General Washington Drive offers a versatile layout designed to accommodate a range of business operations requiring office and warehouse functionality. The property consists of two combined units configured front-to-back, creating an open warehouse environment with one restroom and large showroom/flex space on the main level and an efficient mezzanine area above with a large showroom flex space, three private offices, three restrooms, and a kitchenette.

With double door loading access, fluorescent lighting, and utility access including city water, sewer, and electric heating, the building provides optimal functionality for manufacturing, light assembly, or distribution uses.

The location provides easy access to major transportation routes, including immediate proximity to I-395 and rapid connections to the Capital Beltway (I-495), accommodating logistical needs throughout the Washington, D.C. metro region. This submarket is a core industrial hub that supports corporate offices, last-mile distribution, and specialized trade users. With ample parking and signage options available, the property stands out as a flexible solution for companies seeking functionality and connectivity in Northern Virginia.

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Convenient location less than 10 miles from Washington, D.C., with direct access to regional transportation corridors.  
Established industrial and business corridor near Bren Mar Park and the Springfield submarket.  
Functional layout suitable for a variety of service-based and light industrial operations.  
Close to Ronald Reagan Washington National Airport (16 minutes) and within an hour's access to Dulles International Airport.  
Surrounded by multiple commuter options, including Virginia Railway Express stations within a short drive.

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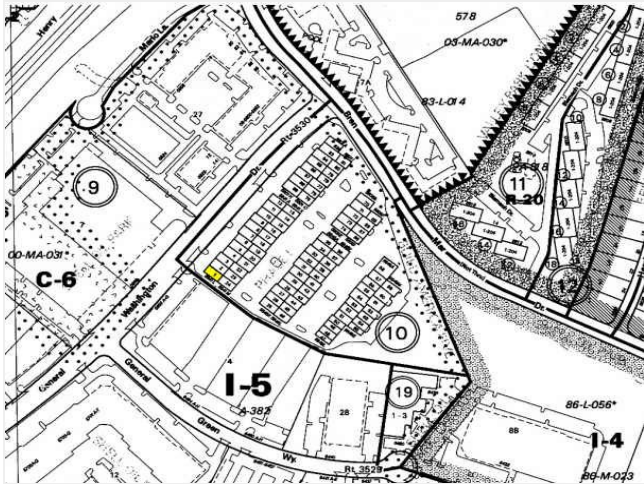
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Building Photo

## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Agape Embassy Ministries	-	
Broadway Gallery	-	
Century Tile Inc	-	
DW Solutions, Inc.	-	
Llorete Enterprises	-	
Monogram Logistics	-	
R Home Furniture	-	
The Chair Shop	-	
Warehouse Showrooms	-	



Plat Map

5641 General Washington Dr, Alexandria, VA 22312



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## Listing spaces

### 1st Floor Ste H & Q

Space Available	3,600 SF
Rental Rate	\$12.00 /SF/YR
Contiguous Area	6,000 SF
Date Available	Now
Service Type	[object Object]
Space Type	Relet
Space Use	Flex
Lease Term	5 - 10 Years



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### Mezzanine Ste H & Q

Space Available	2,400 SF
Rental Rate	\$12.00 /SF/YR
Contiguous Area	6,000 SF
Date Available	Now
Service Type	[object Object]
Space Type	Relet
Space Use	Office
Lease Term	5 - 10 Years

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## Property Photos



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5641 General Washington Dr Aerial View

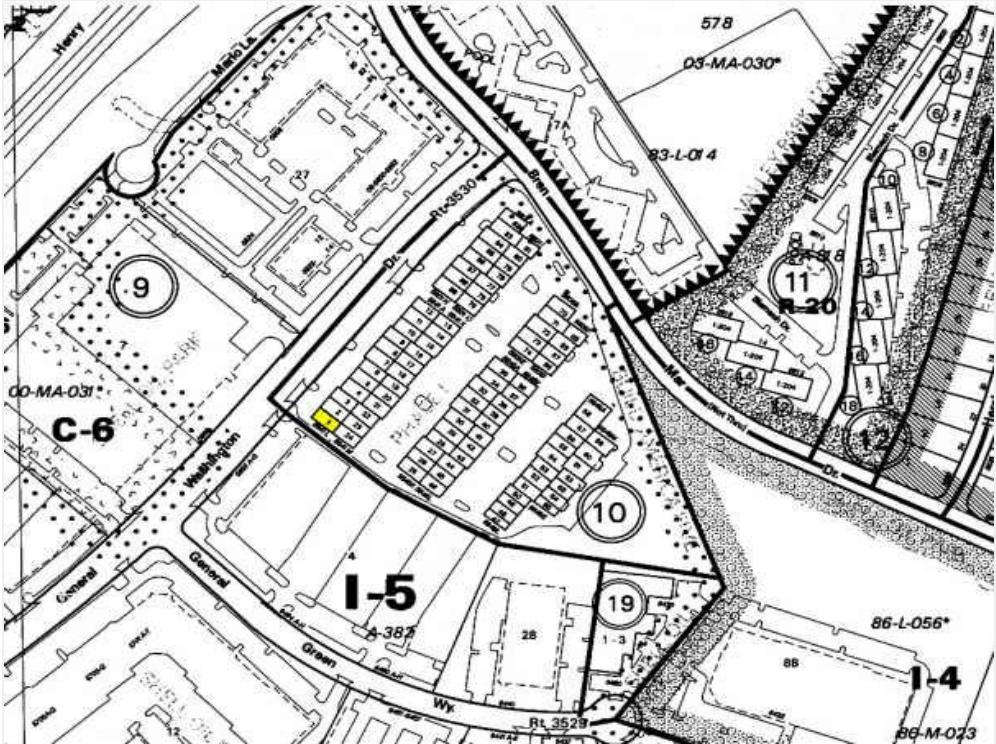
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## Property Photos



Building Photo



Plat Map

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## Location

