

FOR LEASE

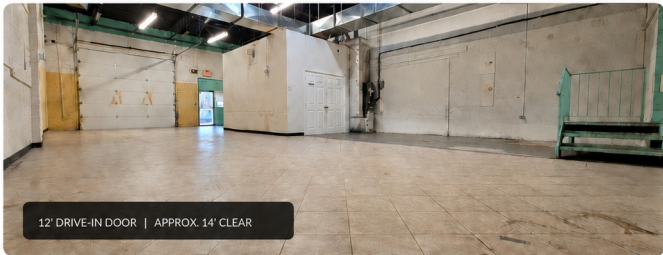
Berkshire Hathaway HomeServices
PenFed Realty

7901-7903 HILL PARK COURT

LORTON, VIRGINIA 22079

UNIT 8

1,800 SF | INDUSTRIAL / FLEX



12' DRIVE-IN DOOR | APPROX. 14' CLEAR

ASKING RENT

\$16.50

/ SF / YEAR NNN

BASE RENT \$2,475 / MO

EST. NNN ~\$479.75 / MO

EST. TOTAL ~\$2,954.75 / MO

before separately metered utilities

PROPERTY HIGHLIGHTS

INDUSTRIAL USES WELCOME

- **I-5 ZONING**
Industrial zoning designation
- **DRIVE-IN ACCESS**
12' high drive-in door
- **EGRESS**
Rear egress available

- **FLEXIBLE LAYOUT**
Existing office can be removed
- **CEILING HEIGHT**
Approximately 14' clear / ceiling height
- **MECHANICAL**
HVAC and heaters delivered functional
- **PARKING**
5 parking spaces available
(1 at walk-in door, 1 at drive-in door, 3 in center).

LANDLORD-APPROVED AUTO USES

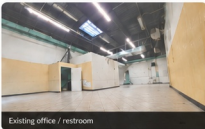
Window tinting | automotive glass | upholstery

USE RESTRICTIONS

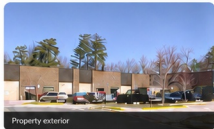
No auto body, auto painting, auto repair, or automotive electronics.



Open warehouse / flex area



Existing office / restroom



Property exterior

CARLY BALLARD

Associate Broker

Call or Text 703.231.1233

carly@heyballard.com

**BERKSHIRE
HATHAWAY**
HOME SERVICES

**PENFED
REALTY**

COMMERCIAL DIVISION

7901-7903 Hill Park Ct | Lorton, VA 22079

Information subject to change;
tenant to independently verify suitability.