

FLEET INDUSTRIAL PARK

BUILDING 1 - 6310 GRAVEL AVENUE, ALEXANDRIA VA 22310

F
Fleet
Industrial Park



PROPERTY HIGHLIGHTS

- **Rental Rate:** \$9.00 NNN
- **Space:** 10,160 SF
- **Parking:** 1.5/1,000 SF
- **Column Spacing:** 25' x 38'
- **Zoning:** I-4
- **Clear Height:** 18'
- **Operating Expenses:** \$2.00 PSF
- **Loading:** Two (2) Drive-Ins
Two (2) Dock Doors

PARK OVERVIEW

Built to accommodate a broad range of requirements, including but not limited to warehousing, distribution, and light manufacturing.

- Allows for flexible tenant uses with 18' to 20' clear heights
- 63 loading docks
- 50 drive-in doors
- Average of 90' truck court radius
- Located just 13 miles south of Washington, DC and three miles from the "mixing bowl" where I-95, I-395 and I-495 join in Fairfax County
- Constructed of brick and block
- Built in 1971



VELSOR PROPERTIES, LLC

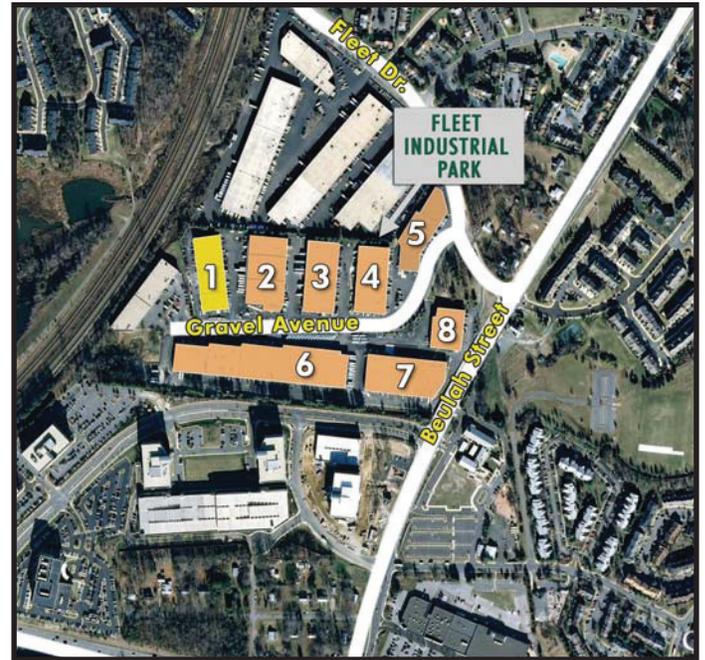
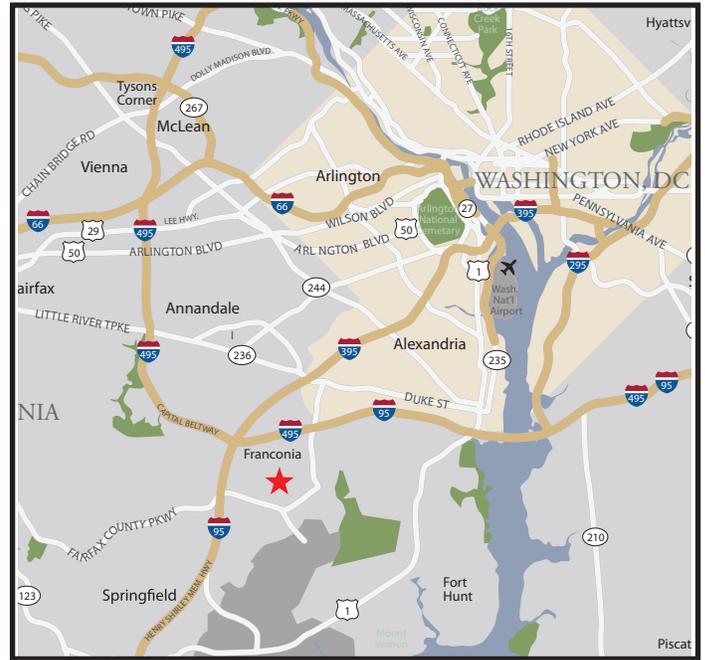
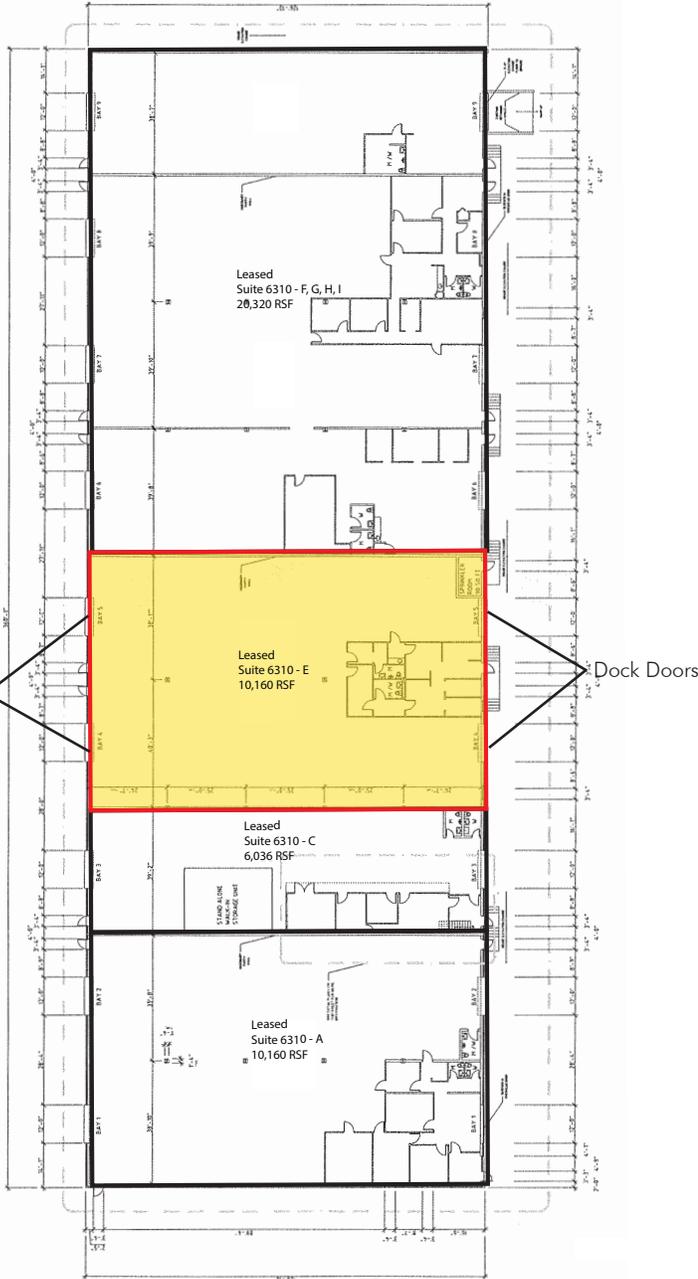
CBRE

FLEET INDUSTRIAL PARK

BUILDING 1 - 6310 GRAVEL AVENUE, ALEXANDRIA VA 22310



AS-BUILT



LEASING CONTACT

Bob Gibbs
Senior Vice President
+1 703 905 0301
Bob.Gibbs@cbre.com

Tony Russo
First Vice President
+1 703 905 0210
Tony.Russo@cbre.com



VELSOR PROPERTIES, LLC

© 2015 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

