

# 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



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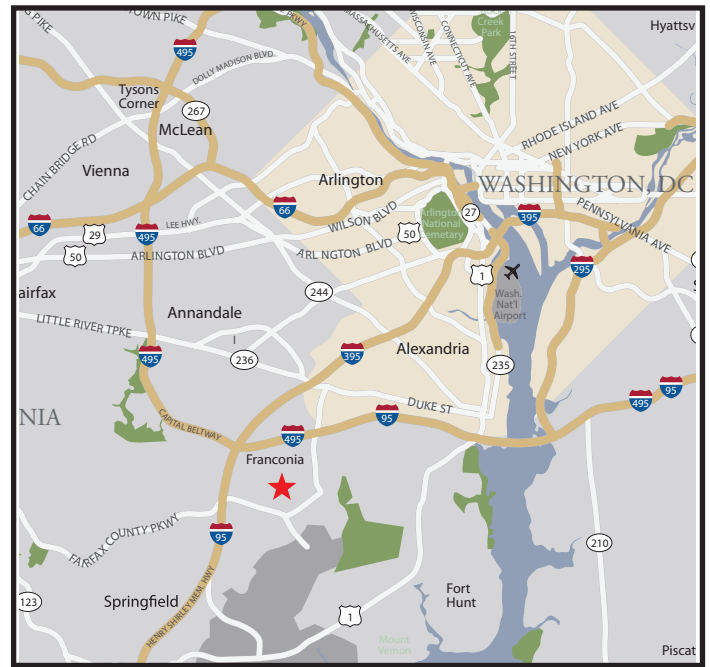
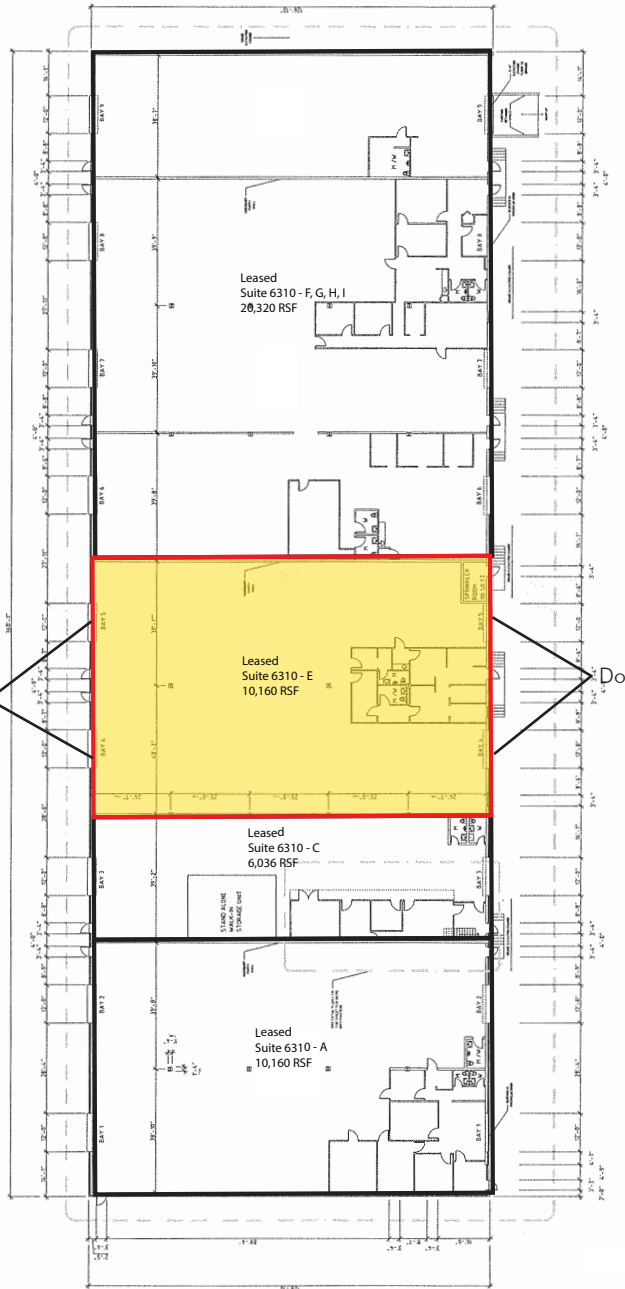
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## AS-BUILT



## LEASING CONTACT

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