

FLEET INDUSTRIAL PARK

BUILDING 6 - 6305-6313 GRAVEL AVENUE, ALEXANDRIA VA 22310



PROPERTY HIGHLIGHTS

- **Rental Rate:** \$8.50 NNN
- **Space:** Suite 6309-B: 18,273 SF (Fully Conditioned Space)
Suite 6305-B: 18,000 SF
- **Parking:** Abundant
- **Column Spacing:** 25' x 38'
- **Zoning:** I-4
- **Clear Height:** 20'
- **Operating Expenses:** \$2.00 PSF
- **Loading:** Suite 6309-B: One Dock
Suite 6305-B: One Drive-In
Two (2) Dock Punchouts

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



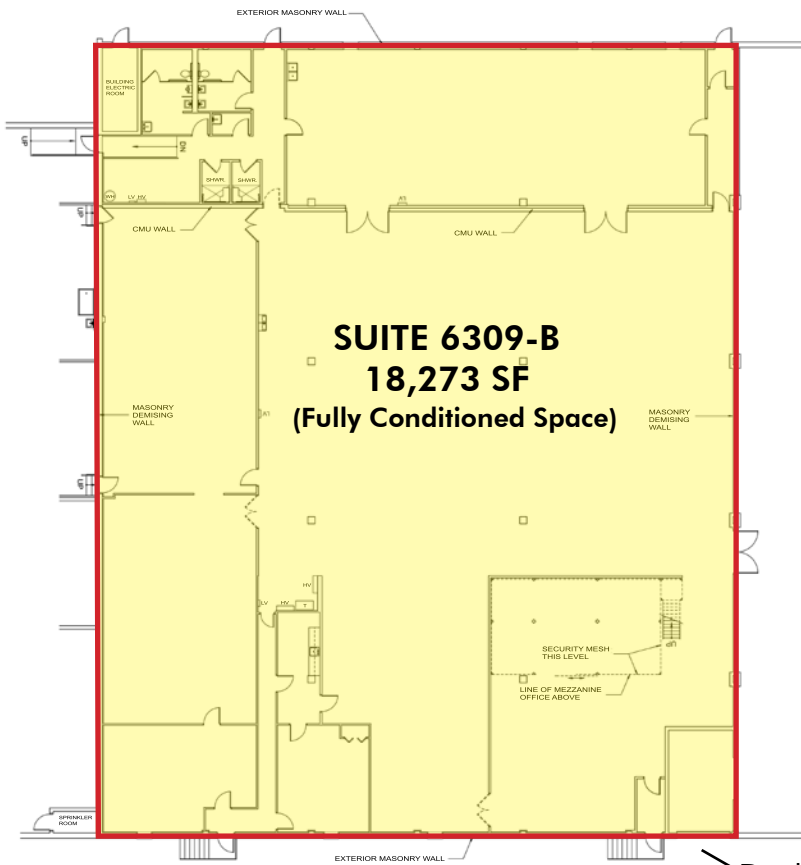
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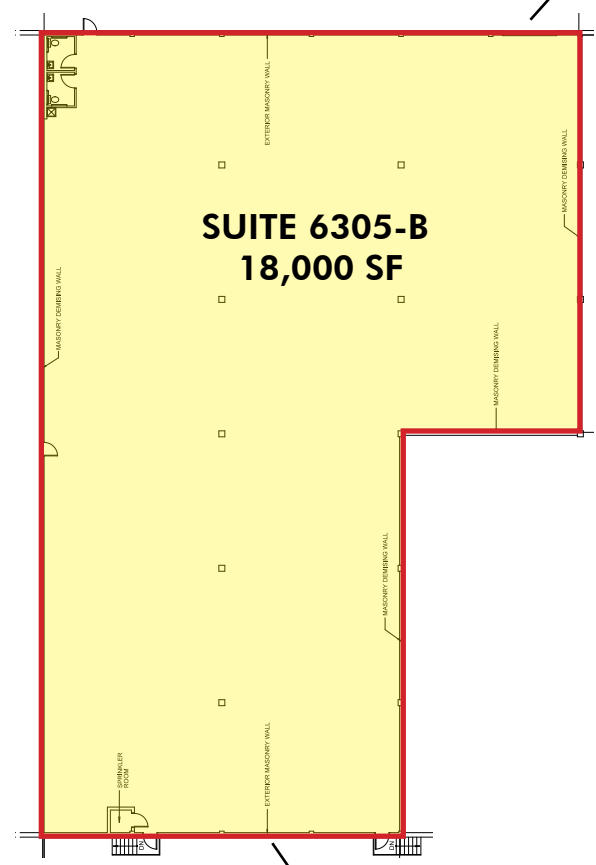
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Drive-In



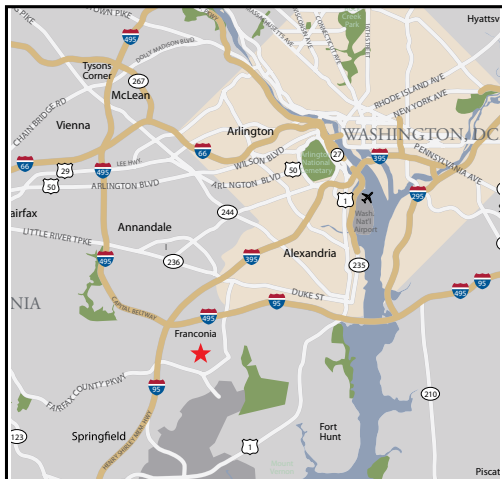
SUITE 6309-B
18,273 SF
(Fully Conditioned Space)



SUITE 6305-B
18,000 SF

Dock Door

Ability to punch out two docks



LEASING CONTACT

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