# For Lease

Available 30-60 days

2.78 acres usable fenced land and buildings

3301 Old Pickett Rd, Fairfax City, VA, rare close in location

--- Heavy Industrial Land and Buildings ---



# Proximate to <u>Vienna Metro</u> <a href="#">– 1.9 miles</a>

- I-66 and the Beltway, Route 29 and Route 50
- McLean, Falls Church, Tysons Corner, Vienna, Oakton, Fairfax City, Merrifield

Paved front parking area Rear access road to fenced lot

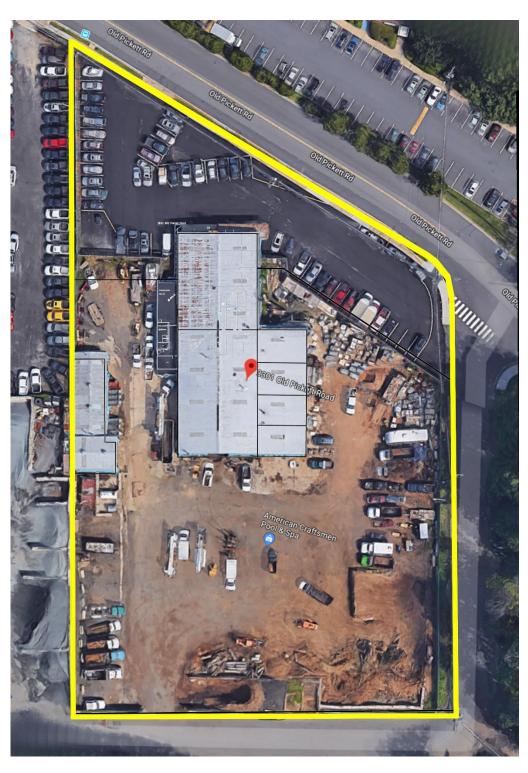




3 Buildings - 15,800 sf, 1,700 sf, 900 sf

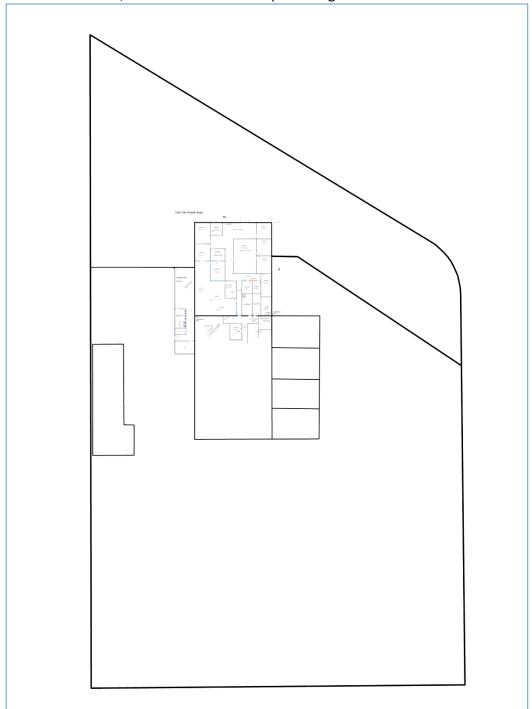
Call 703-371-8419

## 3301 Old Pickett Road, Fairfax VA – Available for Lease, 2.78 Ac land area



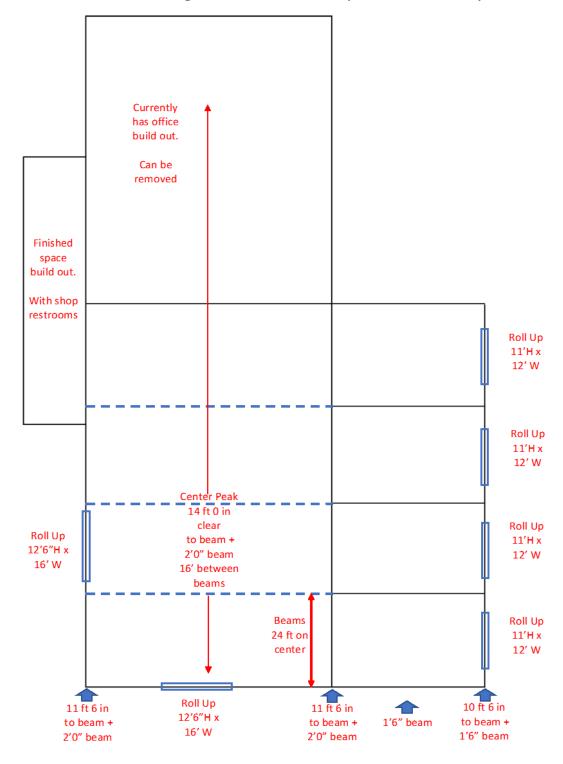
#### 3301 Old Pickett Road, Fairfax VA

~ 2.78 acres land area, Heavy Industrial zoned, Fairfax City
Main building 15,400 sf (100 x 100 - 10,000 warehouse + 5,400 offices),
+ 2,500 in two smaller shop buildings



#### 3301 Old Pickett Road, office / support areas - floor plan 60 Fire place OFFICE OFFICE 11 × 13 12 × 15 Entry Area glass walls OFFICE 11 × 12 OFFICE 17 × 26 glass WALLS OFFICE 11 x9 OFFICE GIASS WALLS 12 x 27 OFFICE 11 × 13 70 OFFICE 11 x27 Kitchen Meeting Room OFFICE 60 x 14 8 × 18 OFFICE MBN 4 X9 LADIES 11 × 12 8×9 12×17 OPEN OFFICE 22 × 14 Cinderblock Wall BAthroom ↑ I Cinderblock Wall Telephone Room & BATHROOM ENTRY Electric Panels OFFICE SHOP 9 x 13 /

### 3301 Old Pickett Clear Height to beams, rollup doors and bays



#### 3301 Old Pickett - Pictures Rear Yard



