

FLEET INDUSTRIAL PARK

WAREHOUSE SPACE
FOR LEASE



PARK OVERVIEW

Fleet Industrial Park is a 489,372 square foot business park consisting of 8 Industrial warehouse buildings. It is located in Alexandria, Virginia, just minutes from Interstate 95 and 495. The park offers clear heights ranging from 18 to 24 feet, and contains 63 loading docks and 50 drive-ins, creating a highly functional warehouse facility for industrial and flex users.

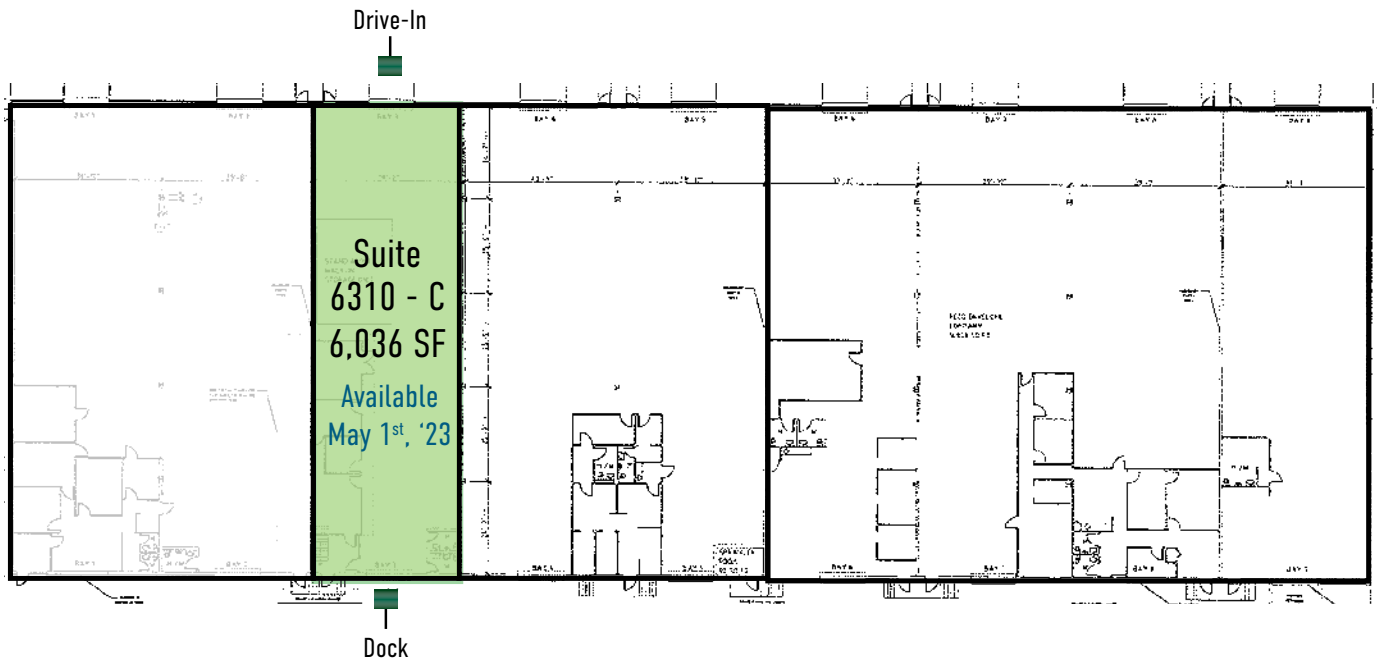
PARK HIGHLIGHTS

- Allows for flexible tenant uses with 18' to 24' 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

FLEET INDUSTRIAL PARK

BUILDING 1

6310 Gravel Avenue
Alexandria, VA 22310



PROPERTY HIGHLIGHTS



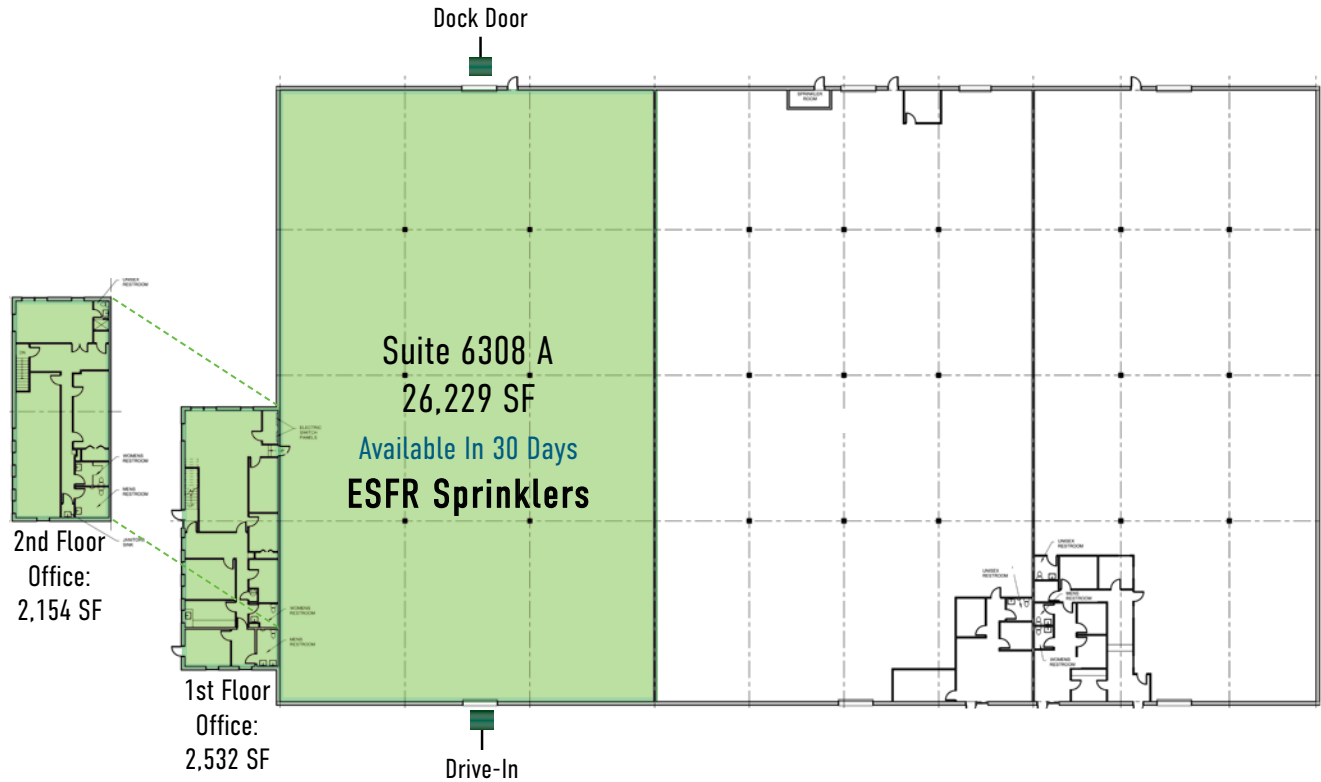
Rental Rate:	\$13.50 NNN
Space:	Suite 6310-C: 6,036 SF
Parking:	Abundant
Column Spacing:	25' x 38'
Zoning:	I-4
Ceiling Height:	18'
Operating Expenses:	\$2.55 PSF
Loading:	One (1) Drive-In One (1) Dock

FLEET

INDUSTRIAL PARK

BUILDING 2

6308 Gravel Avenue
Alexandria, VA 22310



PROPERTY HIGHLIGHTS



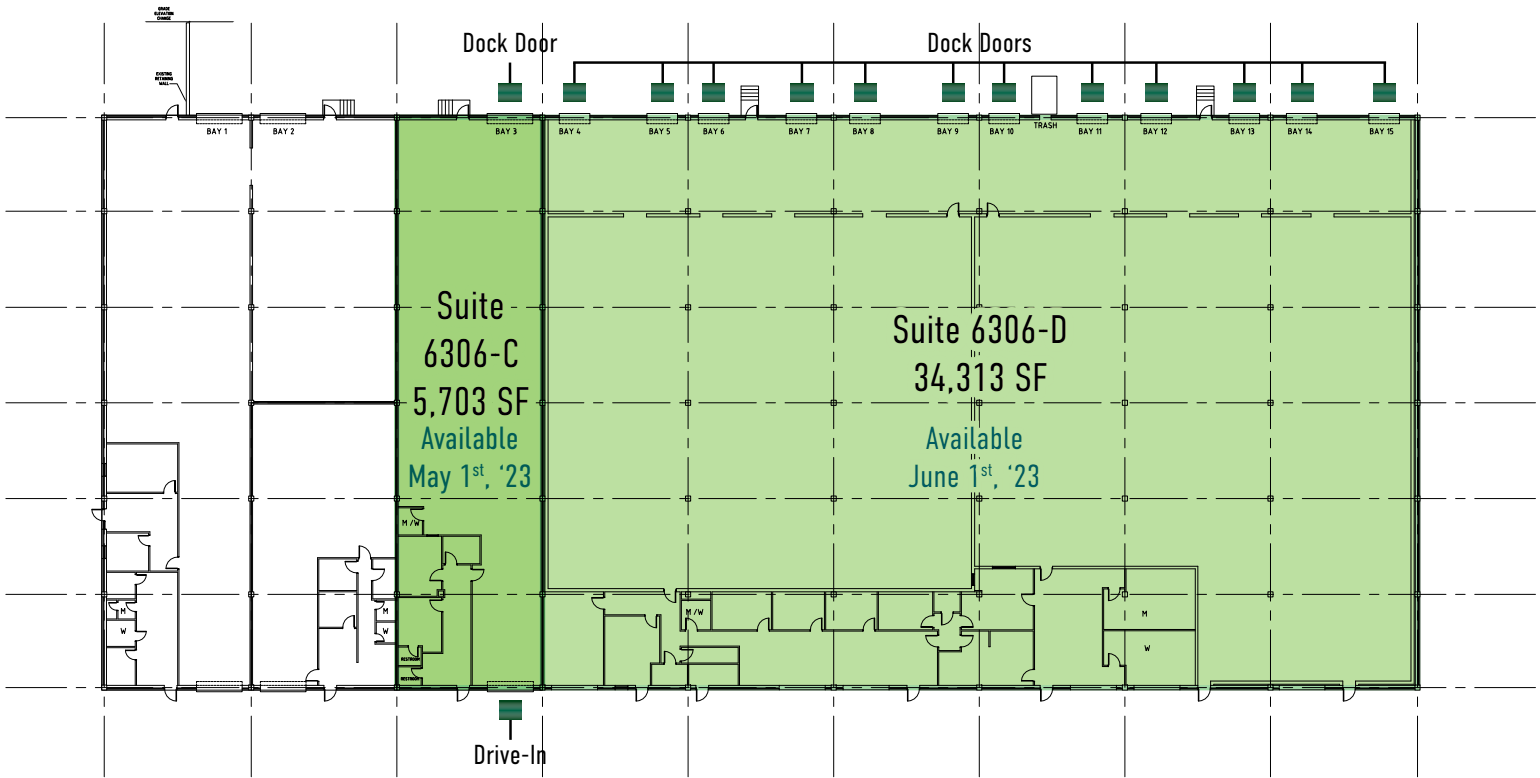
Rental Rate:	\$13.50 NNN
Space:	Suite 6308-A: 26,229 SF └ Office: +/- 4,686 SF
Parking:	Abundant
Column Spacing:	25' x 38'
Zoning:	I-4
Ceiling Height:	24'
Operating Expenses:	\$2.55 PSF
Loading:	One (1) Drive-In One (1) Dock

FLEET

INDUSTRIAL PARK

BUILDING 3

6306 Gravel Avenue
Alexandria, VA 22310



PROPERTY HIGHLIGHTS



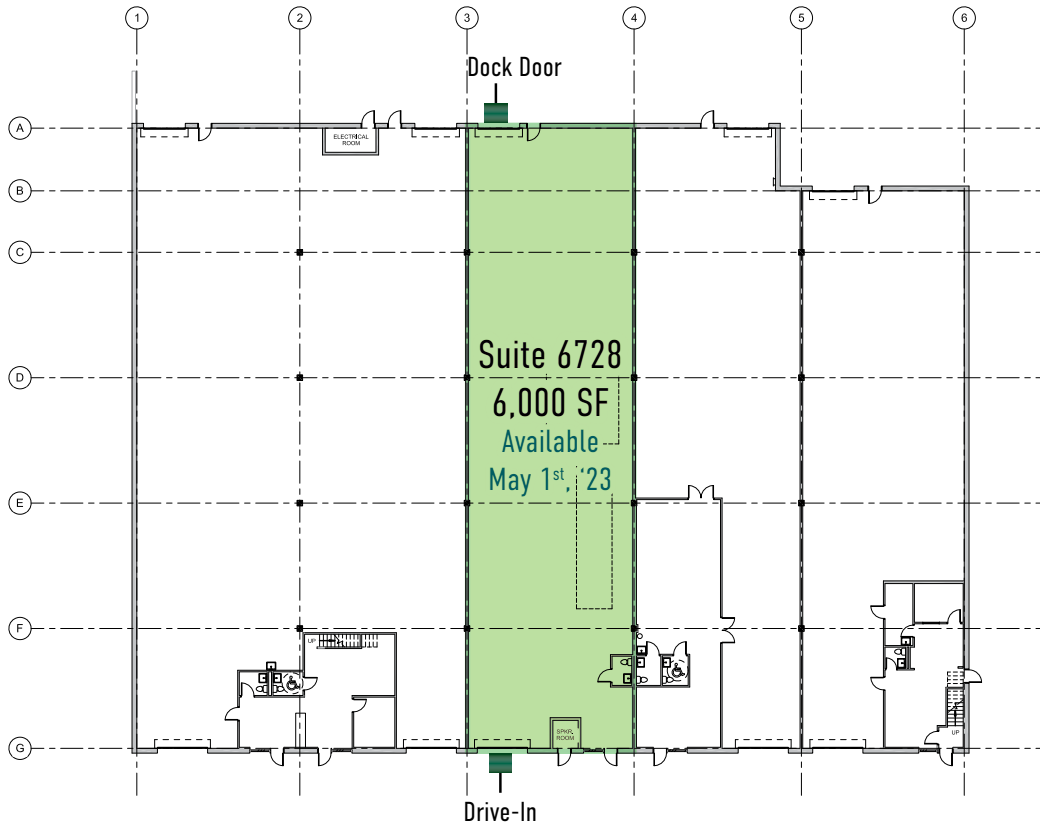
Rental Rate:	\$13.50 NNN
Space:	Suite 6306-C: 5,703 SF Suite 6306-D: 34,313 SF
Parking:	Abundant
Column Spacing:	25' x 38'
Zoning:	I-4
Ceiling Height:	22'
Operating Expenses:	\$2.55 PSF
Loading:	Thirteen (13) Docks One (1) Drive-In

FLEET

INDUSTRIAL PARK

BUILDING 8

6724-6732 Fleet Drive
Alexandria, VA 22310



PROPERTY HIGHLIGHTS



Rental Rate:	\$13.50 NNN
Space:	Suite 6728: 6,000 SF
Parking:	Abundant
Column Spacing:	25' x 38'
Zoning:	I-4
Ceiling Height:	22'
Operating Expenses:	\$2.55 PSF
Loading:	One (1) Drive-In One (1) Dock

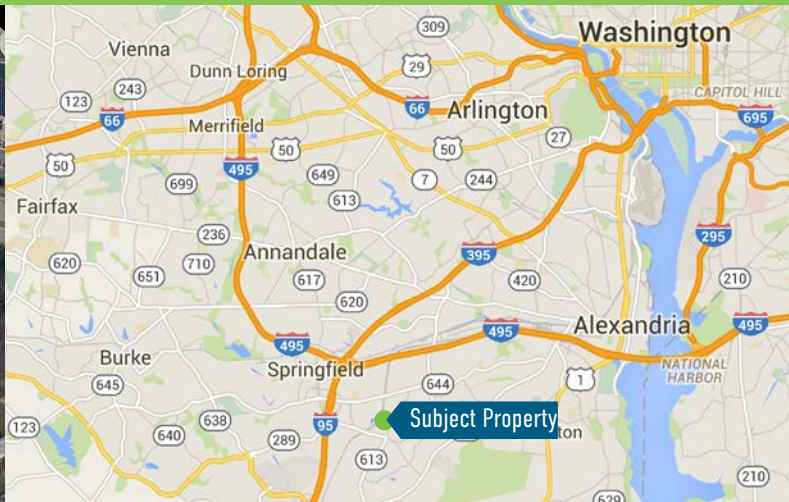
FLEET INDUSTRIAL PARK

WAREHOUSE SPACE FOR LEASE

Building Vacancies



LOCATION OVERVIEW



DISTANCE TO:

Interstate 95	2 Miles
Interstate 495	3 Miles
Interstate 66	11 Miles
Washington DC	13 Miles
Reagan National Airport	15 Miles
Dulles Toll Rd	15 Miles
Dulles International Airport	29 Miles