

2 INDUSTRIAL UNITS FOR LEASE

2809 DORR AVENUE

MERRIFIELD, VIRGINIA



PROPERTY SUMMARY

Available SF: 9,250 SF and 12,000 SF

Lease Rate: \$14.50/SF (NNN)

Parking: 16 and 24 reserved spots

Zoning: I-5

Cross Streets: Near Gallows Rd and Lee Hwy

PROPERTY OVERVIEW

Located in Merrifield's Lee High Industrial Park, this warehouse space will provide an opportunities for high visibility street frontage and for illuminated signage. With easy access to major arteries including the Beltway and I-66, your customers and employees are just a short walk from the Metro station.

PROPERTY HIGHLIGHTS

- Unit #2809 (9,200 SF) fronting Dorr Avenue; Unit #2809-C (12,000 SF) is in rear of lot
- Parking for units is reserved: 16 spaces and 24 spaces, respectively
- Opportunity for lit sign-post
- Auto repair permitted
- NO CAM CHARGE. Tenant responsible for own snow removal and exterior cleanup
- Available in 60 days
- Walking distance to the Mosaic District for shopping and dining
- 1/2 mile walk to Dunn Loring/ Merrifield Metro station
- Quick access to Routes 29 and 66, and the Beltway/I-495

FOR LEASE

2809 DORR AVENUE

MERRIFIELD, VIRGINIA

Lease Rate: \$14.50/SF, TRIPLE NET **Total Space** 21,250 SF

Lease Type: NNN **Lease Term:** 3-10 years

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Unit #2809	Warehouse/Distribution	\$14.50 SF/YR	NNN	9,250 SF	Negotiable	Unit fronts on Dorr Avenue Currently built-out with 2 offices and a reception/customer area 3 drive-in bays on side 16 reserved parking spots. Formerly MAACO.
Unit #2809-C	Warehouse/Distribution	\$14.50 SF/YR	NNN	12,000 SF	Negotiable	Unit is entire rear building 4 drive-in bays Small amount of conditioned office space 24 reserved parking spots

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