



# WAREHOUSE SPACE FOR LEASE

## FLEET INDUSTRIAL PARK

6634-6614 Fleet Dr, Bays 1-11, Springfield, VA



### PROPERTY FEATURES

- 12,000-66,000 SF
- Approximately 2,500 SF of existing office space
- Rental Rate: Negotiable
- Available October 1, 2025
- Excellent access to I-495, I-395 and I-95 and Fairfax County Parkway
- Twelve (12) docks with the ability to add more
- Eight (8) drive-in doors with the ability to add more
- 20' ceiling height
- Abundant parking
- Large truck court
- Stable ownership
- Zone I-4
- Sprinkler NFPA #13: Ordinary hazards, Group #2: General warehouse with Rack NTE 12'-0"



#### For more information, please contact:

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#### CUSHMAN & WAKEFIELD OF VIRGINIA

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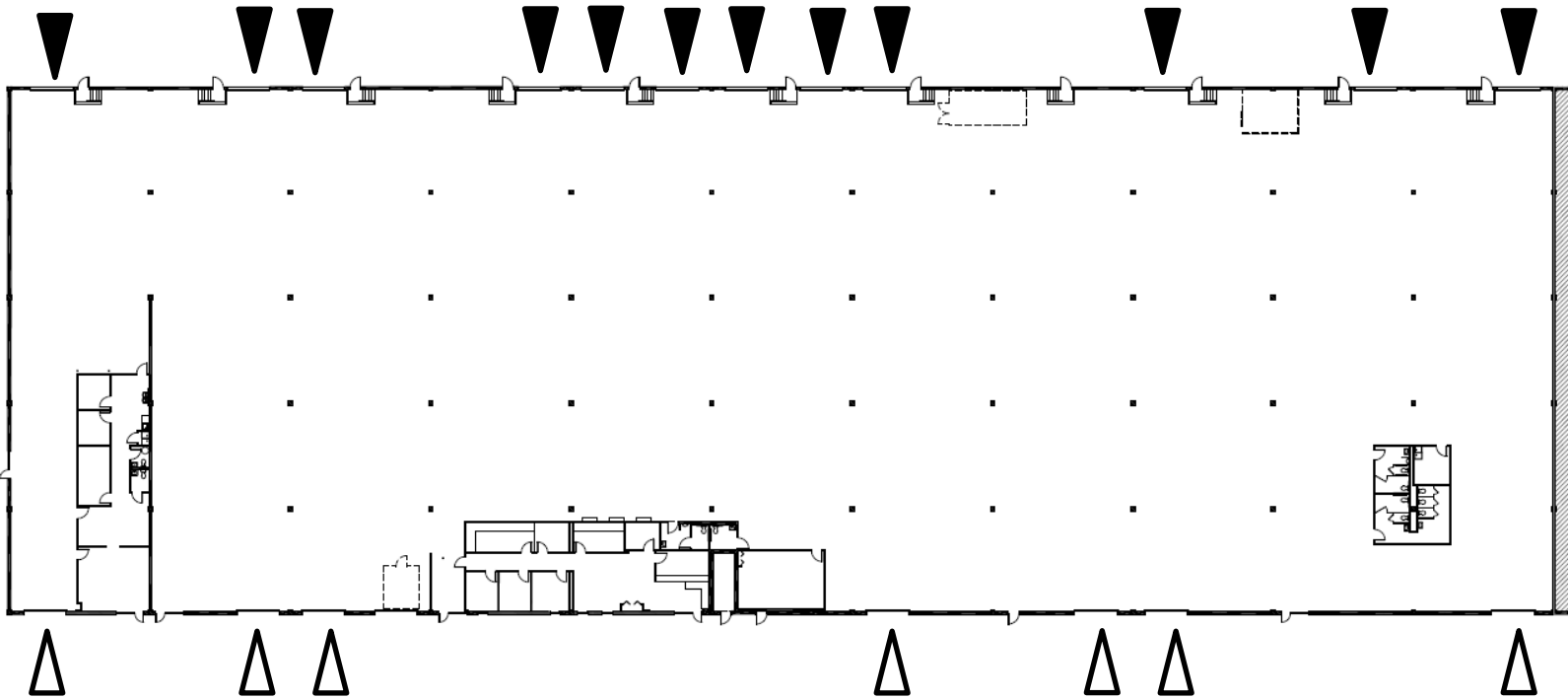
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▶ Dock

▷ Drive-in

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