

# Prime Industrial Space for Lease

7520 FULLERTON ROAD, SPRINGFIELD, VA

**Fullerton**  
INDUSTRIAL PARK



**FOR LEASE: 5,760 - 49,355 SF**

**Ben Luke, SIOR**

Executive Vice President  
+1 703 394 4810  
ben.luke@colliers.com

**Clay Ellis**

Associate Vice President  
+1 703 394 4833  
clay.ellis@colliers.com

**Jay Budin**

Associate  
+1 202 534 3613  
jay.budin@colliers.com



Accelerating success.

## Property Highlights

- 49,355 SF total available space
  - Bay 1: 37,835 SF
  - Bay 2: 11,520 SF
- Flexible Bay sizes demisable to 5,760 sf
- Ample Parking at 2.05/1,000 RSF
- +/-3,000 SF office space available
- Freezer space available
- 18' clear height
- Loading docks and drive-ins
- New LED lighting
- New heaters in select units
- Recent upgrades to sprinkler system



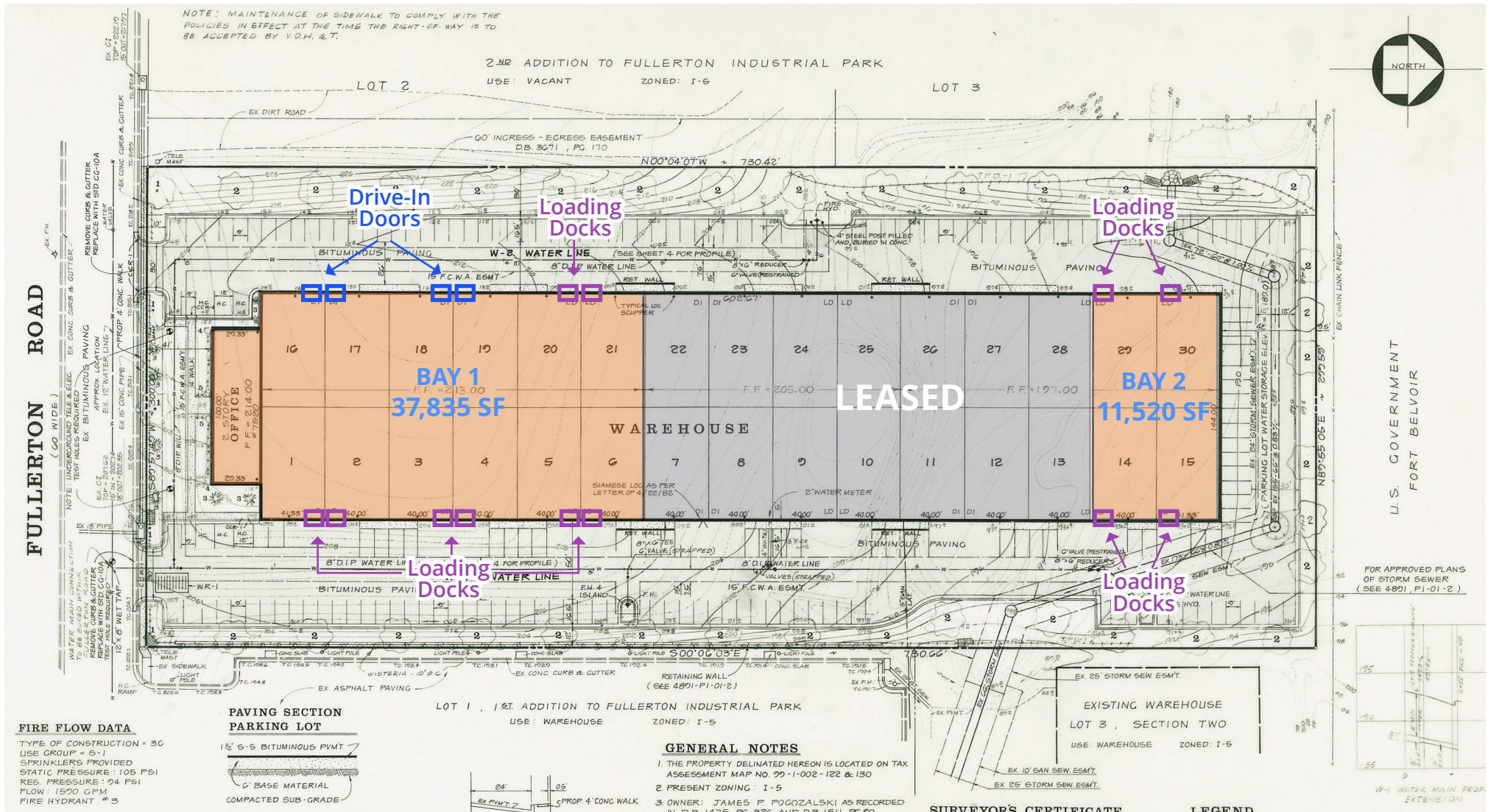


# Interior Photos



# Floor Plan

## 5,760 - 49,355 SF Available





For more information, contact:

**Ben Luke, SIOR**

Executive Vice President  
+1 703 394 4810  
ben.luke@colliers.com

**Clay Ellis**

Associate Vice President  
+1 703 394 4833  
clay.ellis@colliers.com

**Jay Budin**

Associate  
+1 202 534 3613  
jay.budin@colliers.com



Accelerating success.

---

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025 . All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Washington DC-Northern VA.