

**6825 HILL PARK DRIVE
LORTON, VA 22079**

**Flex Space
2,000 Square Feet Available**

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FOR LEASE

6825 HILL PARK DRIVE SUITE D

SUITE OVERVIEW:

Suite Size 2,000 SF
Drive-ins 1

BUILDING OVERVIEW:

Type 2 Star Flex
Year Built 1987

LEASE:

Per SF \$16.50 NNN
NNN \$3.44 PSF
Term 3 to 5 years

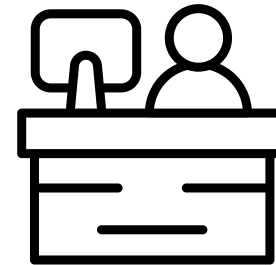


SUITE HIGHLIGHTS



DRIVE-IN

Features direct drive-in (12' W x 14' H door).



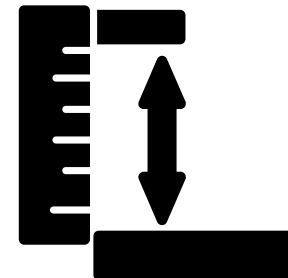
OFFICE SPACE

Includes a built-out office area with air conditioning integrated within the warehouse.



PRIME LOCATION

Conveniently located near I-95 in Newington.



High-Clearance Warehouse Space

Offers 18-foot clear height.

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SITE PLAN

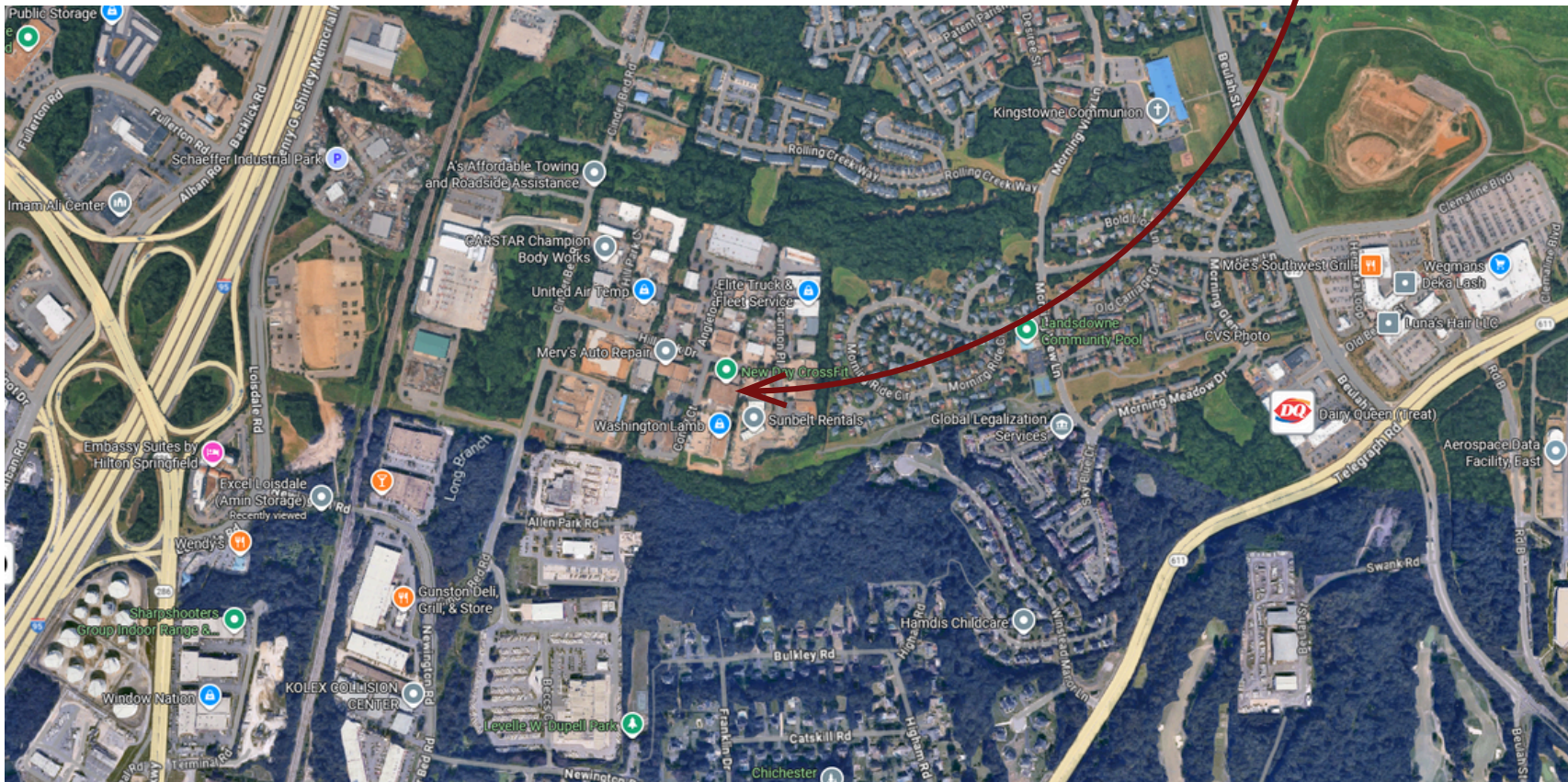


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LOCATION

HIGHLIGHTS

- **Prime I-95 Access** – Minutes to I-95, Springfield, and Lorton with quick routes to Washington, D.C.
- **Established Industrial Park** – Located in Hilltop Industrial Park, a well-kept, professional business hub.
- **Transit & Airport Nearby** – Close to VRE commuter rail and Reagan National Airport for easy travel and logistics.
- **Strong Business Area** – In Fairfax County's thriving industrial corridor with a skilled local workforce.





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