11242 WAPLES MILL RD

Fairfax, VA 22030

Fairfax County

FOR SALE OR LEASE

Up to 75,000 SF

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FULL BUILDING FOR LEASE OR SALE

UP TO 75,000 GBA

PROPERTY HIGHLIGHTS

- Full Building available for LEASE or SALE – Up to 75,000 GBA
- Great purchase opportunity for a "USER" that needs to occupy 30,000 sf+ for their own use
- Potential conversion to residential with re-zoning process
- 4 Floors – Built in 1986
- Floors 3 & 4: Available February 2026
- Floors 1 & 2: Available November 2026
- Parking: 240 spaces – 3.6 /1,000 SF (Surface parking & 2 levels of structured parking in the back of the building)
- Zoning: I-5 (Fairfax County)
- Parcel Size: 95,000 SF (2.19 acres)
- Location: Great Fairfax location with immediate access to I-66 & Rt. 50

BUILDING SPECIFICATIONS

- Construction: Poured slab with streel frame, masonry and brick wall, double pane glass window
- Roof: EDPM with Ballast – replaced in 2016 with 15 year Warranty through 2031
- HVAC: Main chiller renovated in 2018, 5 additional supplemental rooftop package units
- Electric: 3 Phase, 4 wire 277 / 480 Volts
- SCIF Buildout: Floors 3&4 are secure floors, but require upgrades to meet current ICD 705 standards
- Elevators: 3 Hydraulic elevators
- Fire & Life Safety: Fully sprinklered

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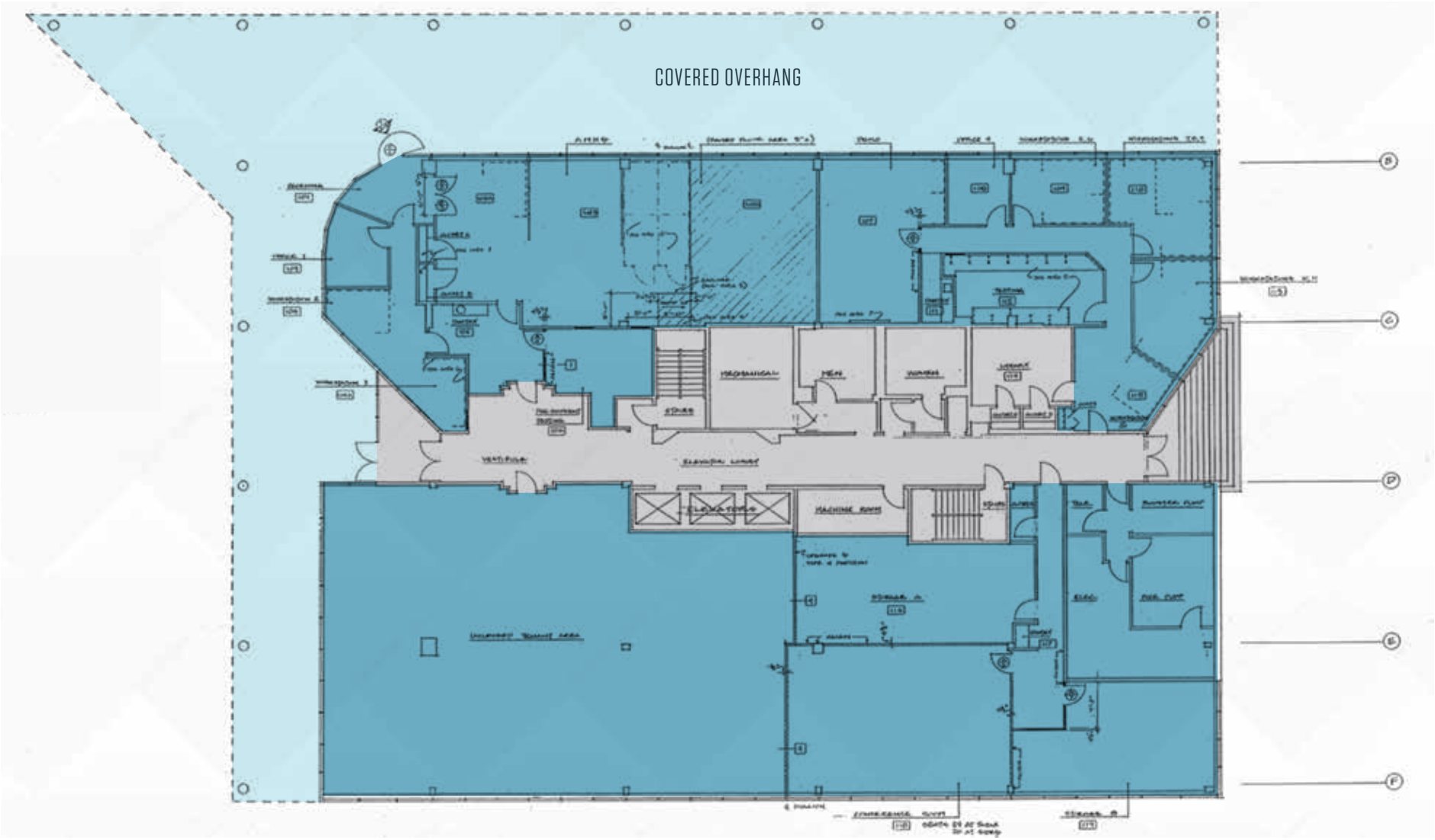
FIRST FLOOR PLAN



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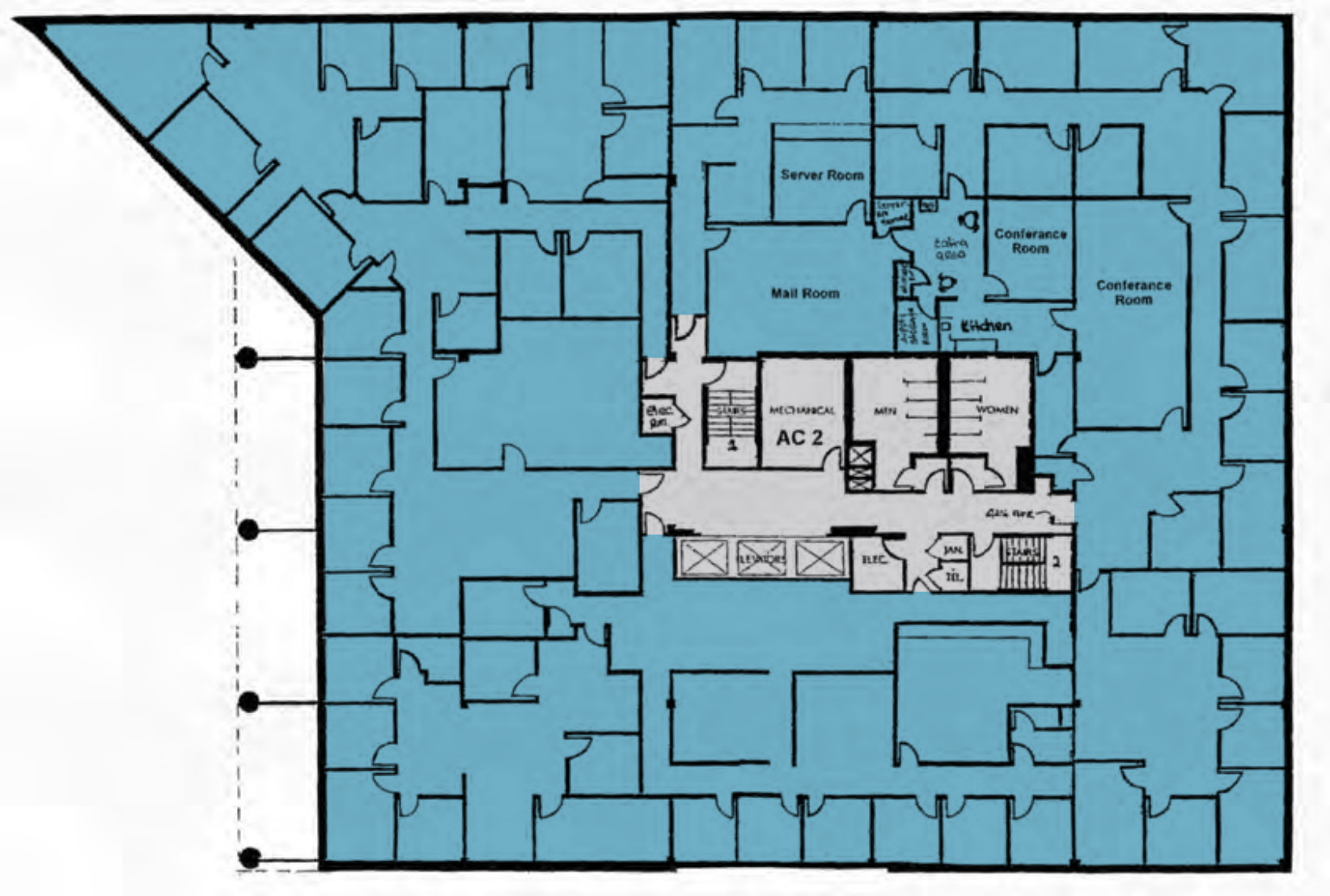
SECOND FLOOR PLAN



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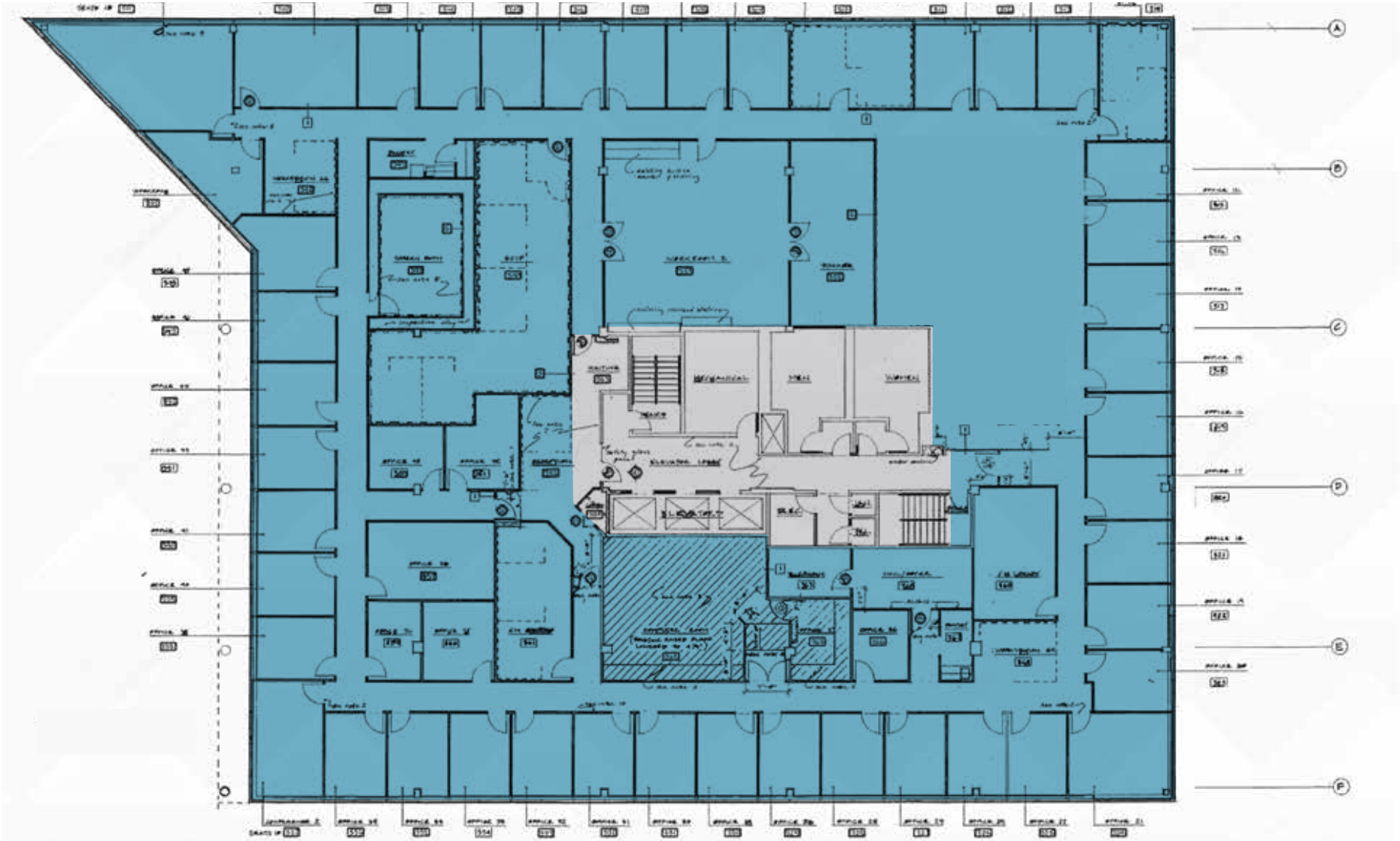
THIRD FLOOR PLAN



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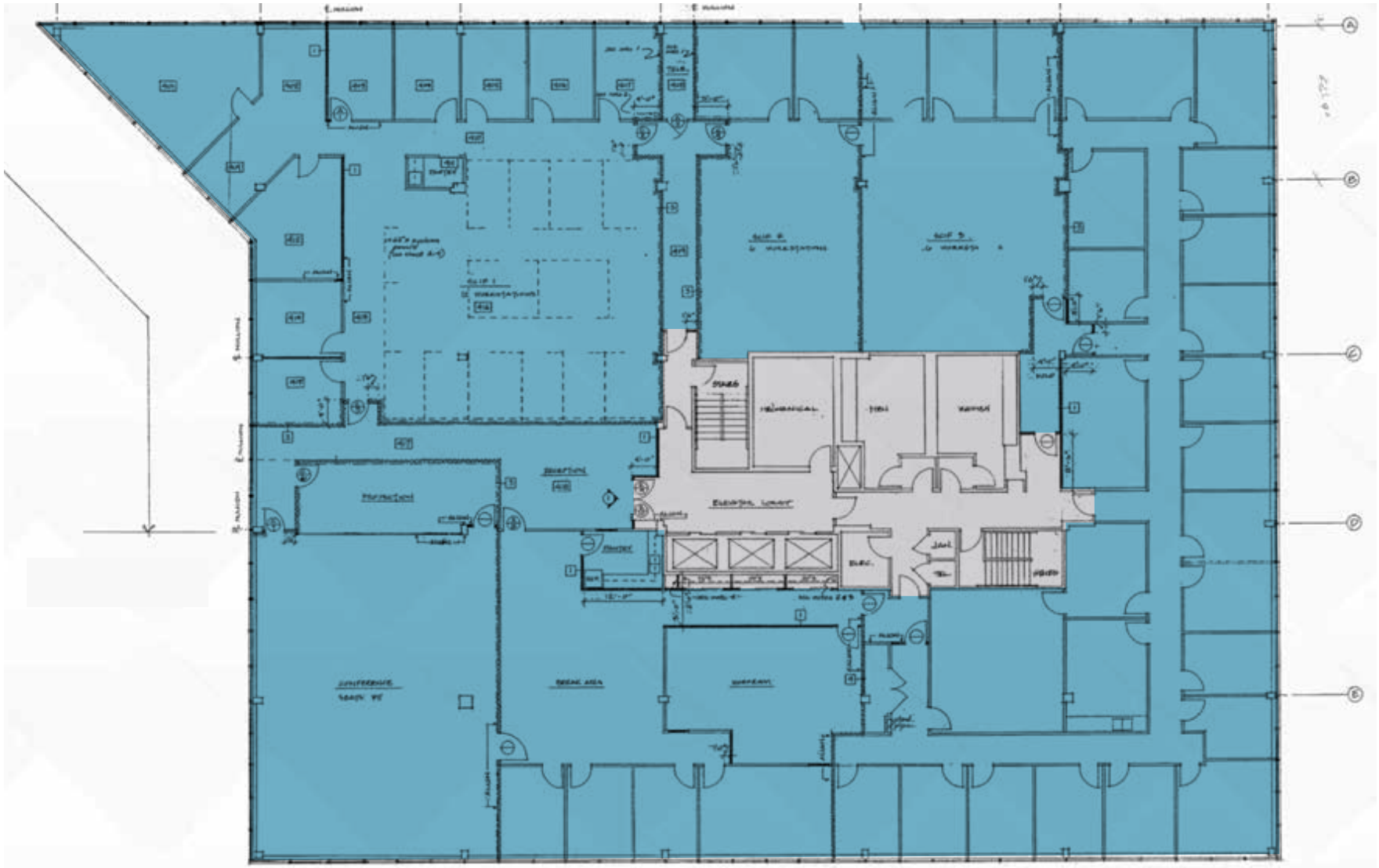
FOURTH FLOOR PLAN



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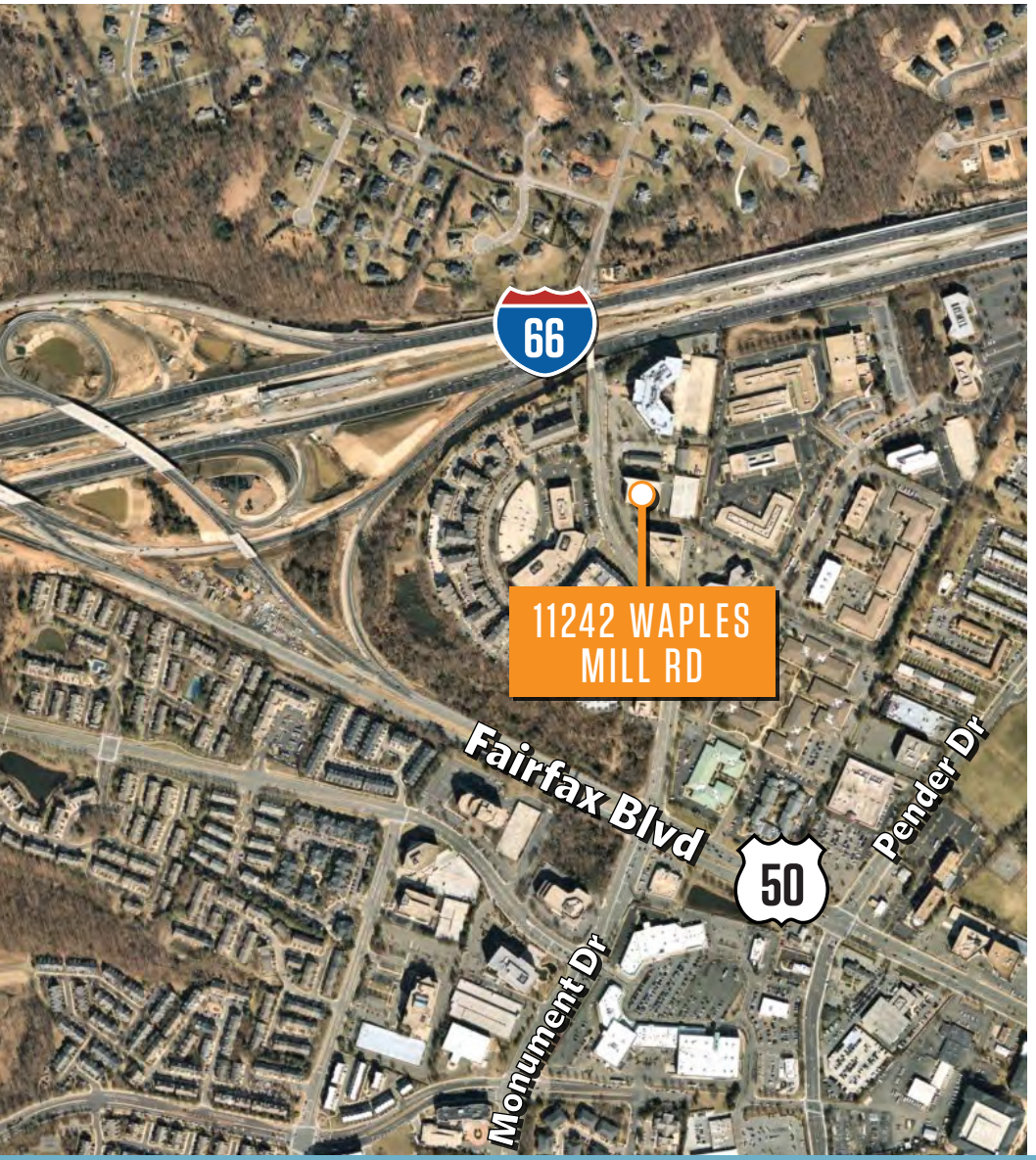
MARKET MAP



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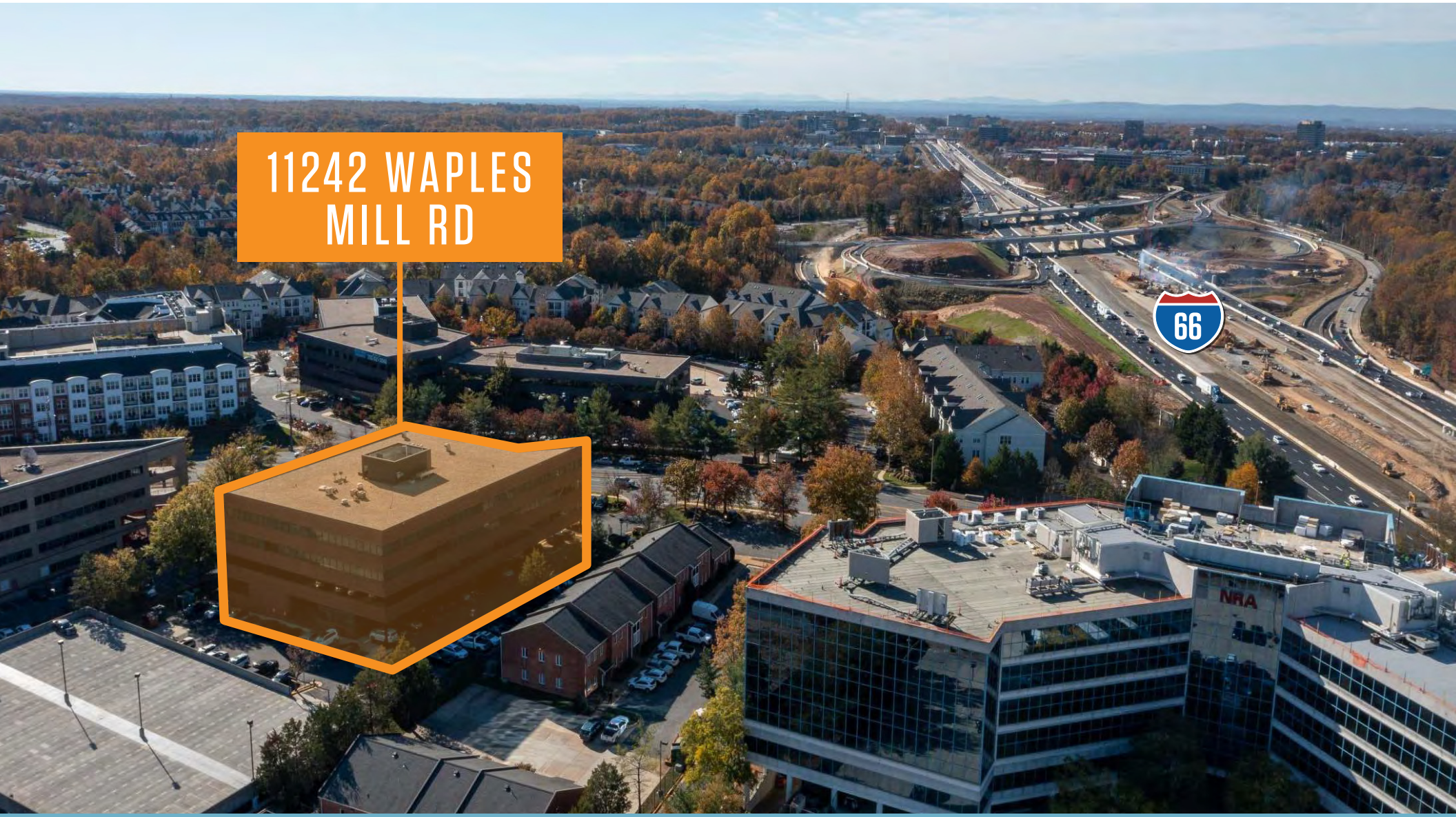
CLOSE-UP



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CLICK TO VIEW PROPERTY WEBSITE

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