

3853 - D
PICKETT RD

Fairfax, VA 22031
Fairfax County

5,500 SF - AVAILABLE IMMEDIATELY

CHASE STEWART, CCIM

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FORREST MORRILL

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PROPERTY HIGHLIGHTS

- Zoned: IH (Industrial Heavy)
- Drive-in loading
- 18 ft clear
- Parking included
- Existing warehouse racking included
- Parking ratio: 2/1,000
- Rare small-bay industrial opportunity
- Accessible to I-495
- Well-suited for contractors, service companies, building suppliers and light manufacturing distribution

AVAILABILITY



PERMITTED USES INCLUDE, BUT ARE NOT LIMITED TO:

- Building supplies and lumber sales
- Catering and delivery
- Kennels
- Research and development
- Retail, general
- Schools, technical, trade and business
- Services, general
- Vehicle repair
- Manufacturing
- Vehicle storage
- Warehouse and freight movement

NEARBY RETAILERS

SAFeway

five BELOW

Burlington

PET SMART

Staples

ROSS
DRESS FOR LESS

Marshalls

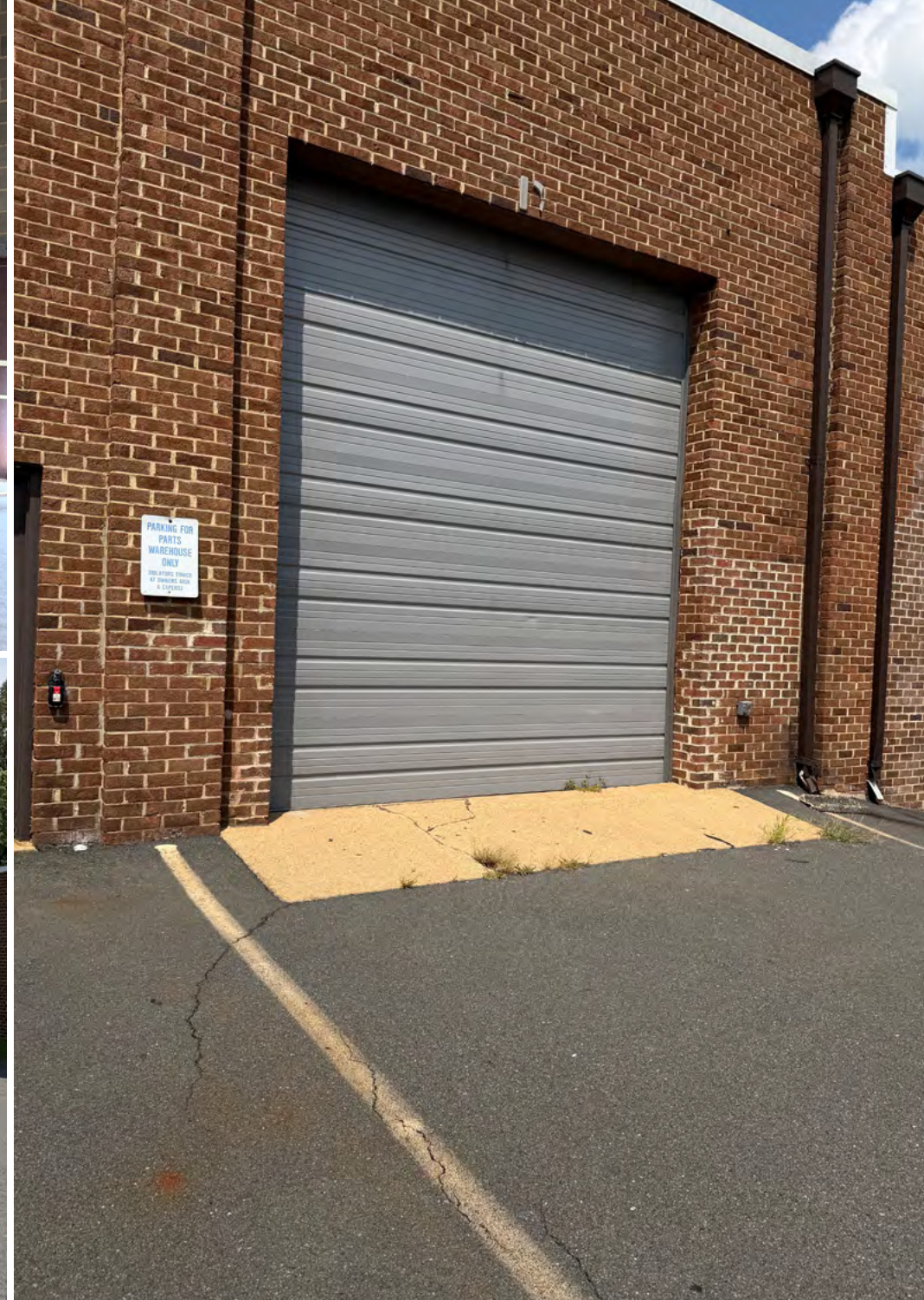
HomeGoods

TRADER JOE'S

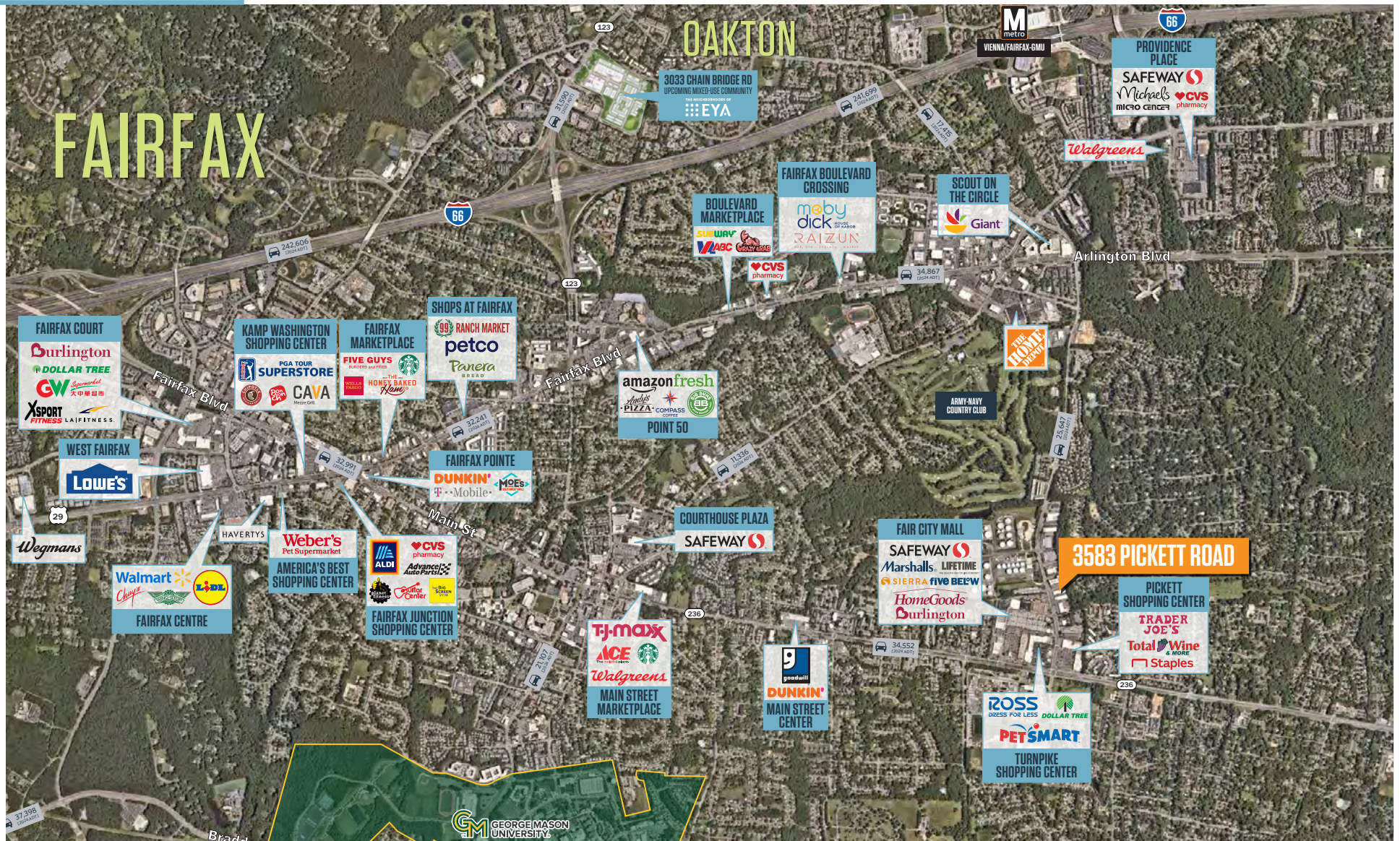
PHOTOS



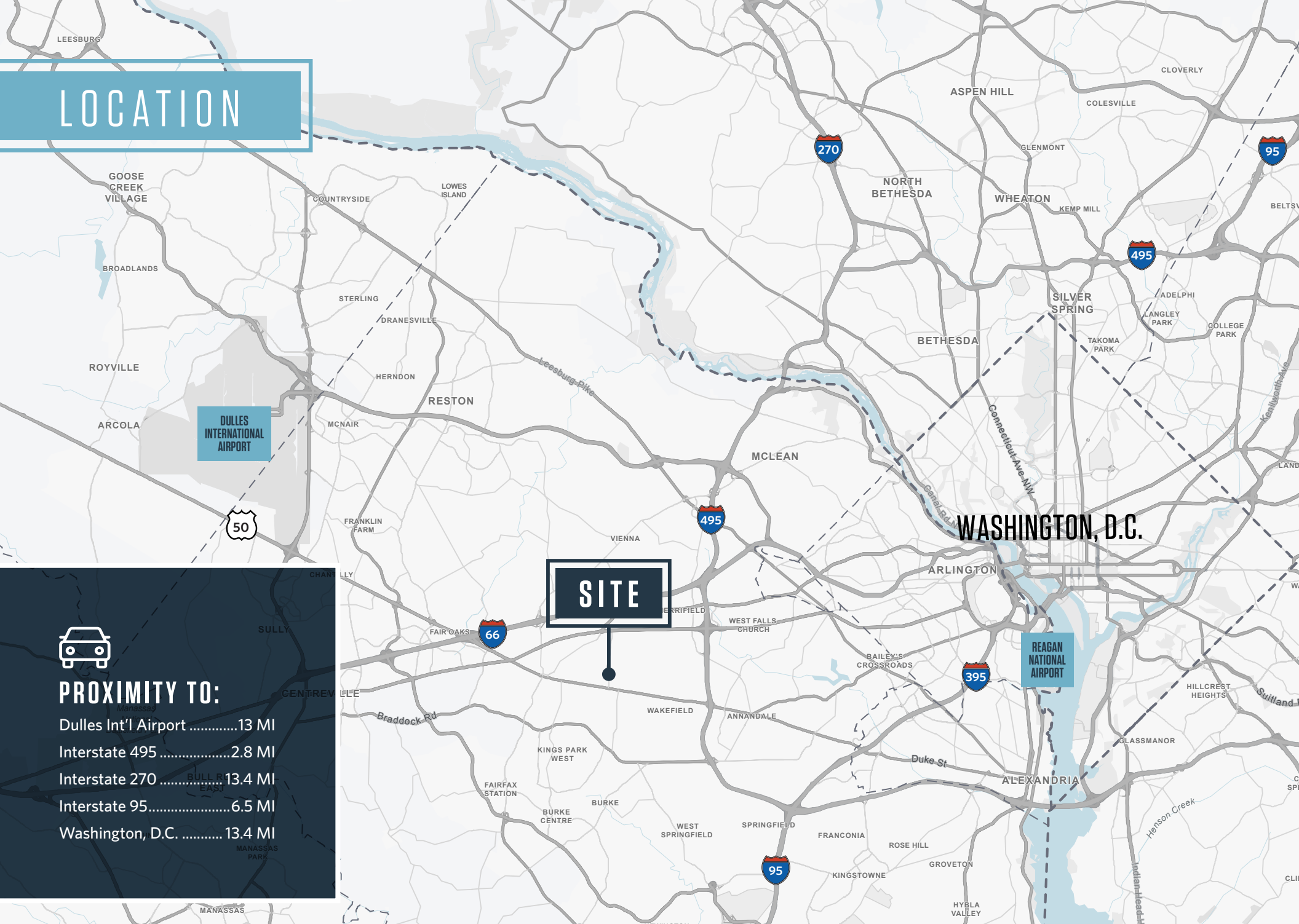
PHOTOS



AERIAL



LOCATION



PROXIMITY TO:

Dulles Int'l Airport13 MI
Interstate 4952.8 MI
Interstate 27013.4 MI
Interstate 956.5 MI
Washington, D.C.13.4 MI

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For More Information, Please Contact:

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