

LEE-HI INDUSTRIAL PARK

2711 Dorr Ave, Fairfax, VA 20598
Fairfax County

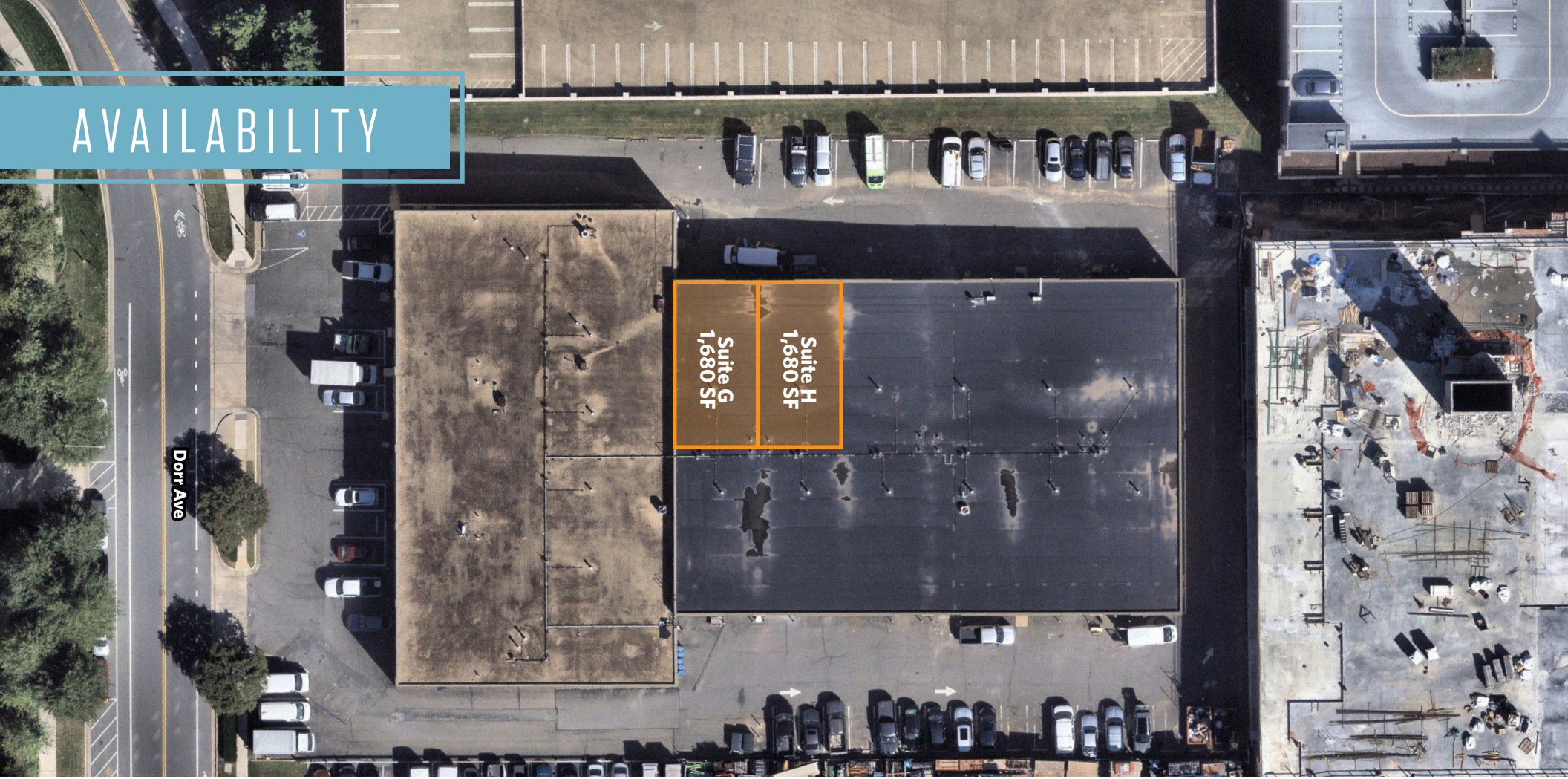
WAREHOUSE SPACE FOR LEASE

RYAN MOODY
rmoody@klnb.com
703-268-2739

KEENAN WOOFTER
kwoofter@klnb.com
703-268-2744

8065 Leesburg Pike, Suite 700 I Tysons, VA 22182

AVAILABILITY



AVAILABILITY - 1,680 SF - 3,360 SF

- Suite H:
  - Rate: Negotiable
  - 1,680 SF
  - Open Warehouse
  - One (1) Recessed Dock Door
- Suite G:
  - Rate: Negotiable
  - 1,680 SF
  - Open Warehouse
  - One (1) Recessed Dock Door

NOTABLE HIGHLIGHTS

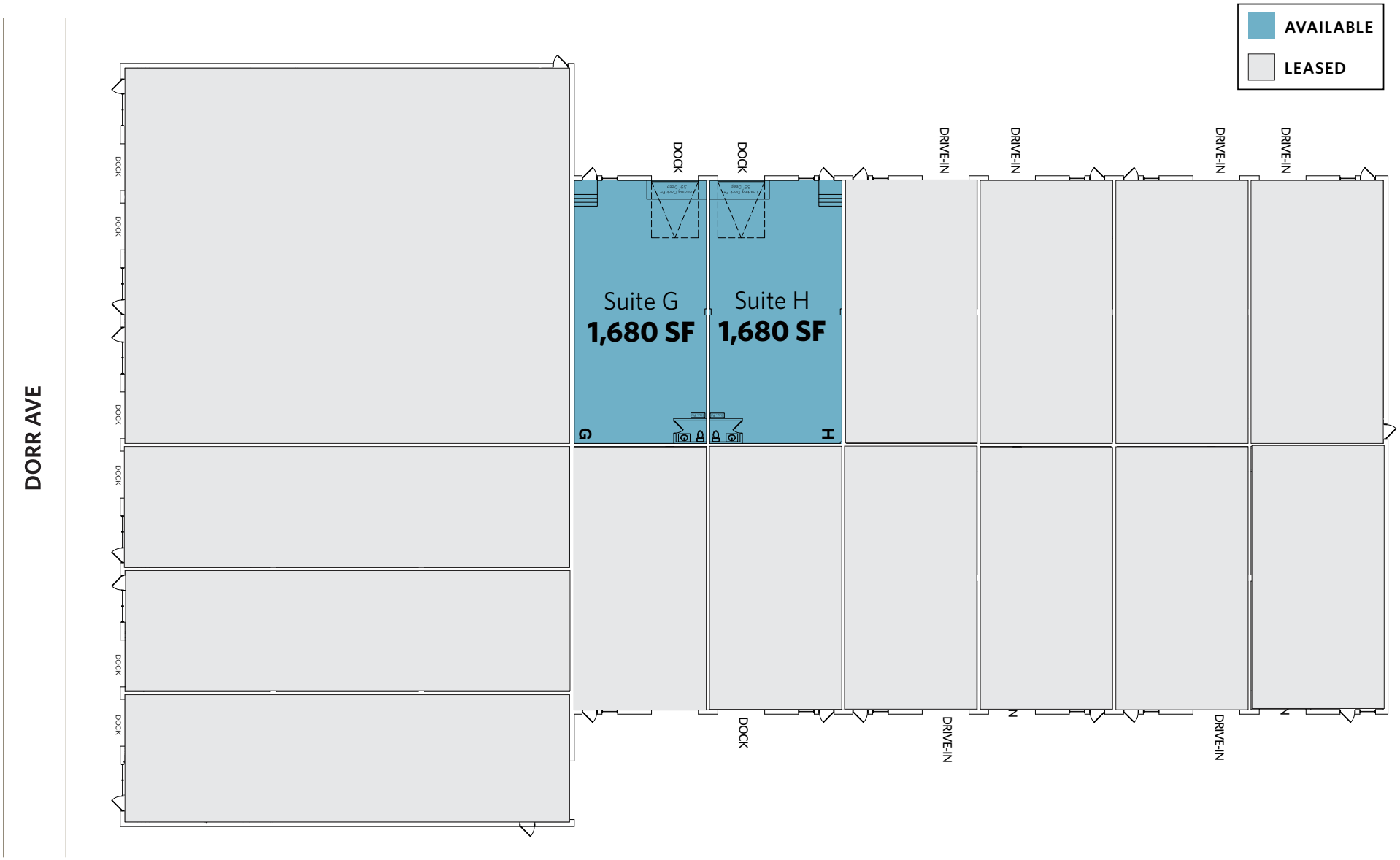
- Estimated OPEX: $5.05 PSF
- Available Immediately
- Zoning I-4, Fairfax County
- 16' Ceiling Height
- Conveniently located in the heart of Merrifield, within walking distance to Dunn Loring/Merrifield Metro and close to I-495, I-66 and Route 50
- Restaurants, Retail & Hotels within walking distance
- Parking Ratio: 1/1,000 SF

NAI klnb

RYAN MOODY
rmoody@klnb.com
703-268-2739

KEENAN WOOFTER
kwoofter@klnb.com
703-268-2744

FLOOR PLAN

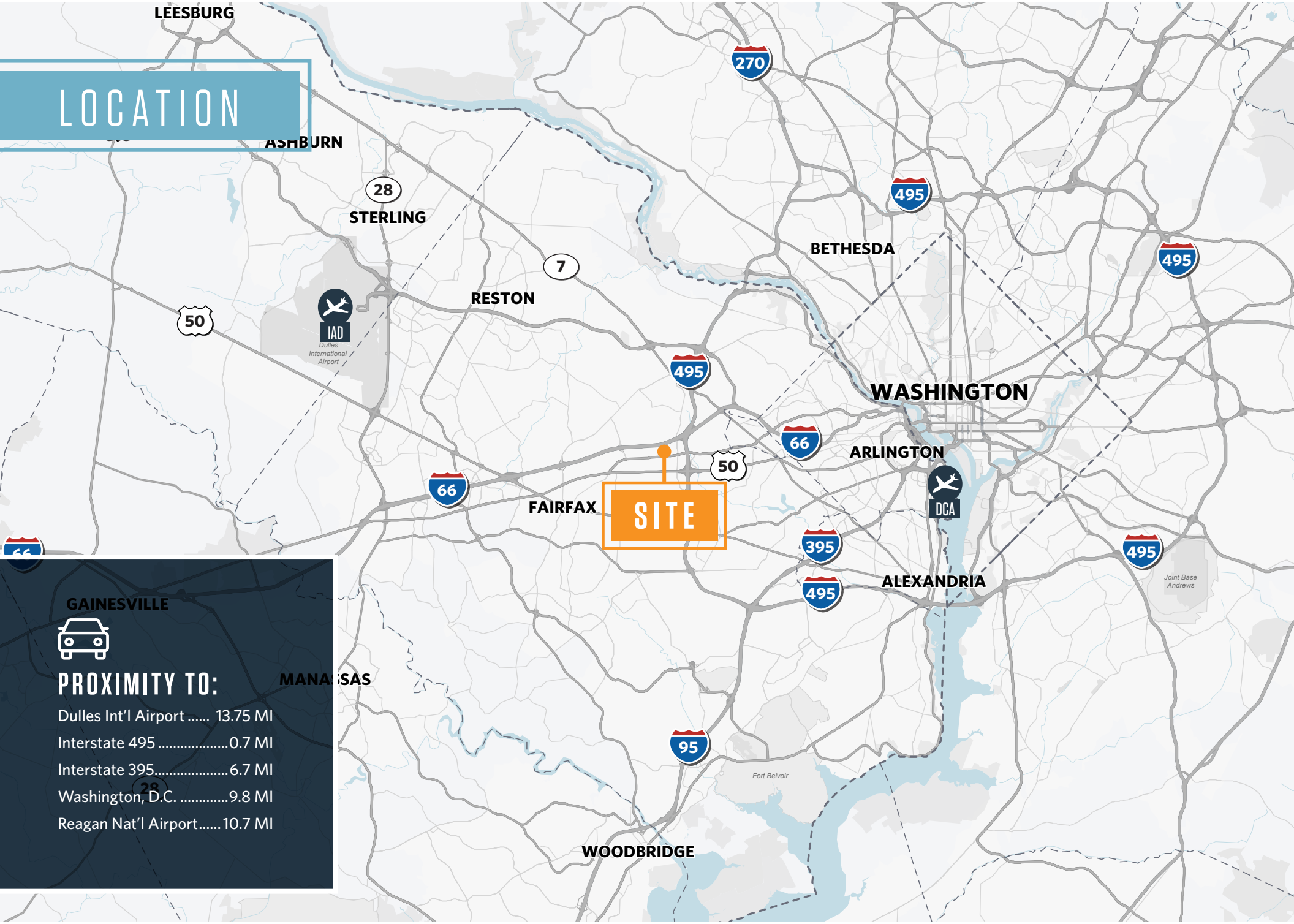


NAI klnb

RYAN MOODY
rmoody@klnb.com
703-268-2739

KEENAN WOOFTER
kwoofter@klnb.com
703-268-2744

LOCATION



PROXIMITY TO:

Dulles Int'l Airport	13.75 MI
Interstate 495	0.7 MI
Interstate 395	6.7 MI
Washington, D.C.	9.8 MI
Reagan Nat'l Airport	10.7 MI

NAI klnb

RYAN MOODY
rmoody@klnb.com
703-268-2739

KEENAN WOOFTER
kwoofter@klnb.com
703-268-2744

LEE-HI INDUSTRIAL PARK

2711 Dorr Ave, Fairfax, VA 20598
Fairfax County

NAI klnb

For More Information, Please Contact:

RYAN MOODY
rmoody@klnb.com
703-268-2739

KEENAN WOOFTER
kwoofter@klnb.com
703-268-2744

8065 Leesburg Pike, Suite 700 I Tysons, VA 22182

klnb.com

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.