

NAI klnb

LEE HI INDUSTRIAL CENTER

2817 - 2821 Dorr Avenue
Fairfax, VA 22031

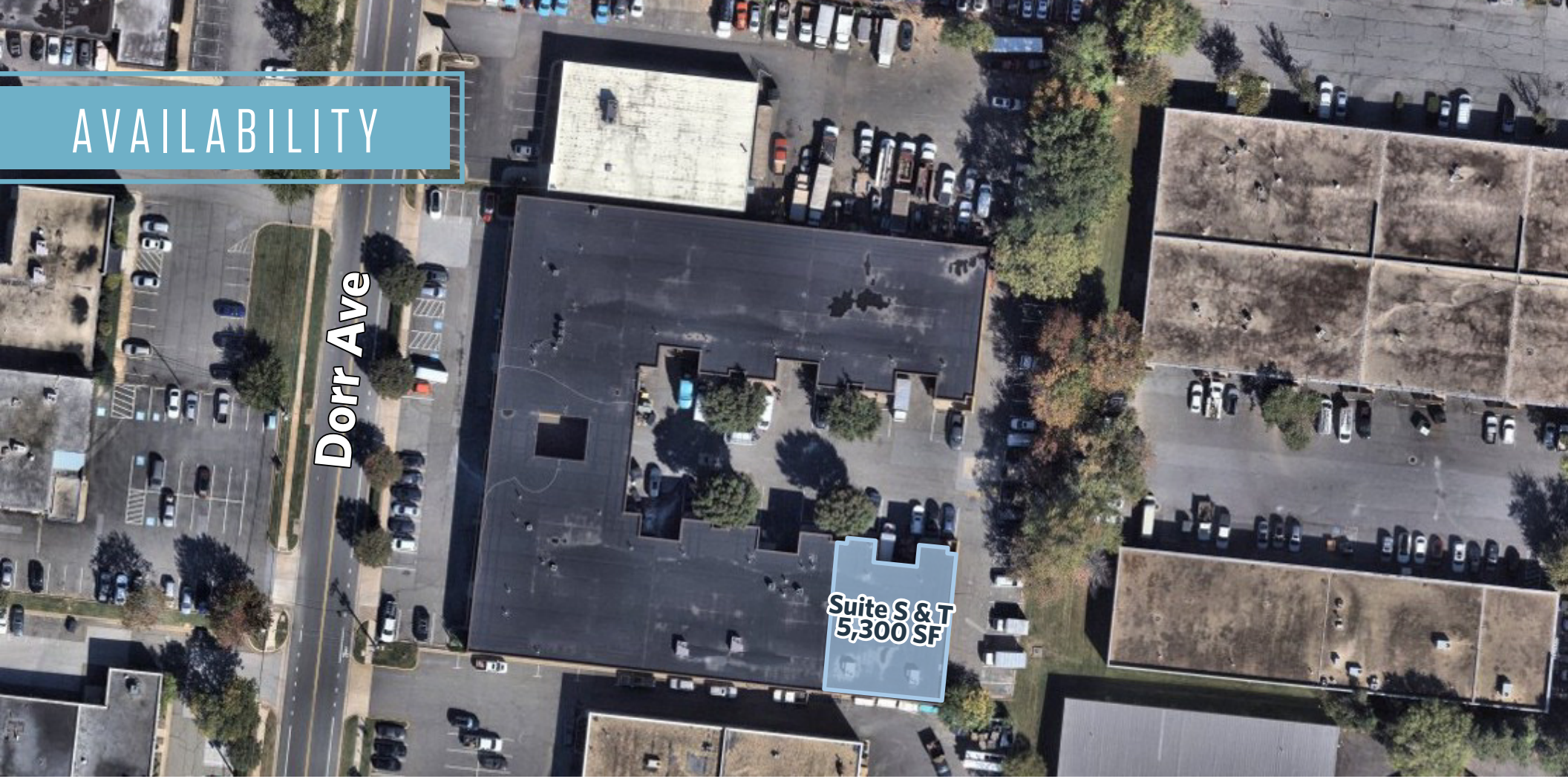
WAREHOUSE FOR LEASE

RYAN MOODY
rmoodyklnb.com
703-268-2739

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

8065 Leesburg Pike, Suite 700 I Tysons, VA 22182

AVAILABILITY



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Suites S & T: 5,300 SF

- Rate: Negotiable
- Two (2) Recessed Loading Dock Doors
- Fully Conditioned Warehouse
- Available April 1, 2027

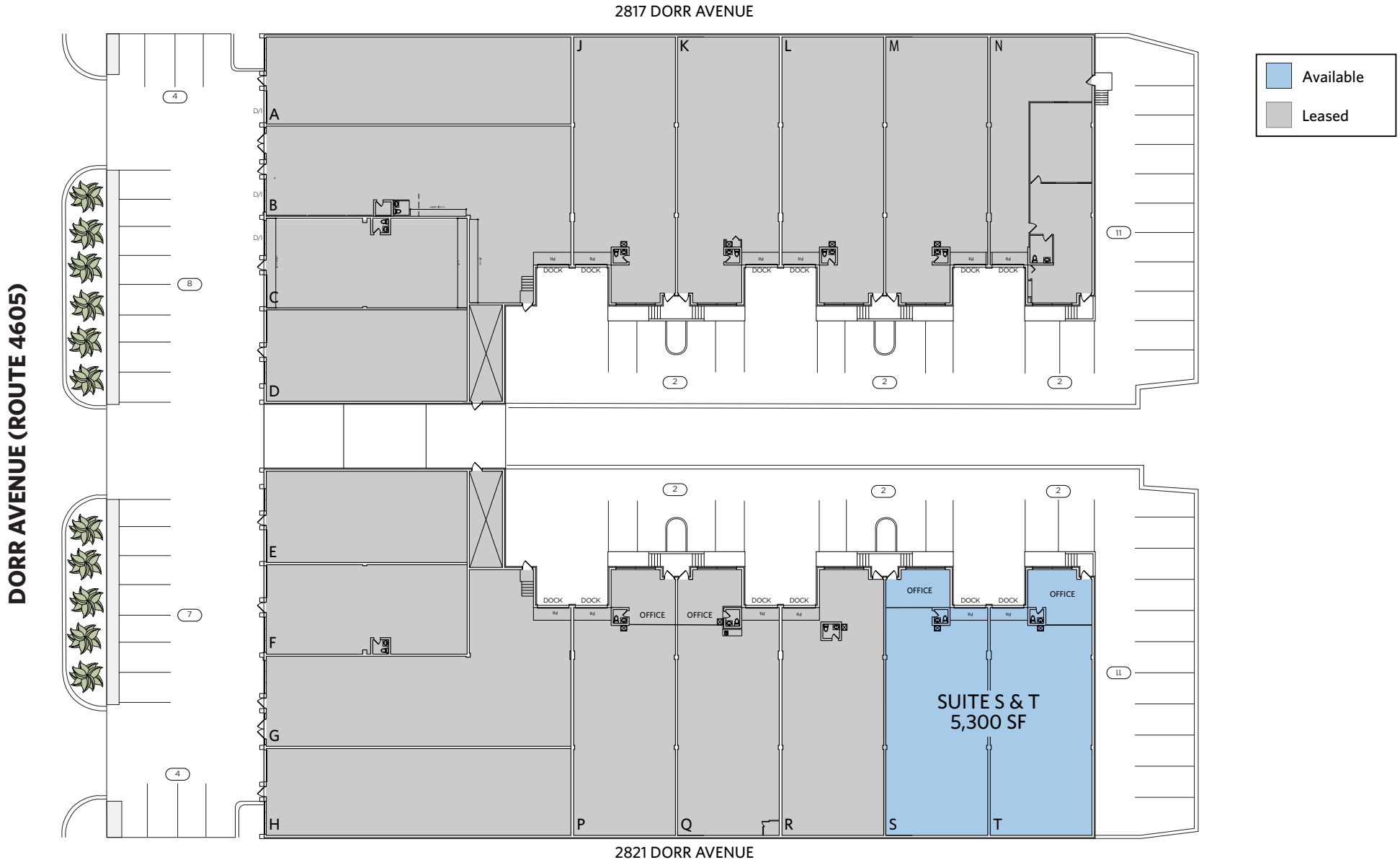
NOTABLE HIGHLIGHTS

- Estimated OPEX: $5.29 PSF
- 16′ Ceiling Height.
- Walking distance to Dunn Loring Merrifield Metro.
- Conveniently located (Dunn Loring-Merrifield Metro) in the heart of Merrifield, close to I-495, I-66 and Route 50 with exposure on Dorr Avenue.
- Restaurants, Retail, & Hotels within walking distance.

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SITE PLAN

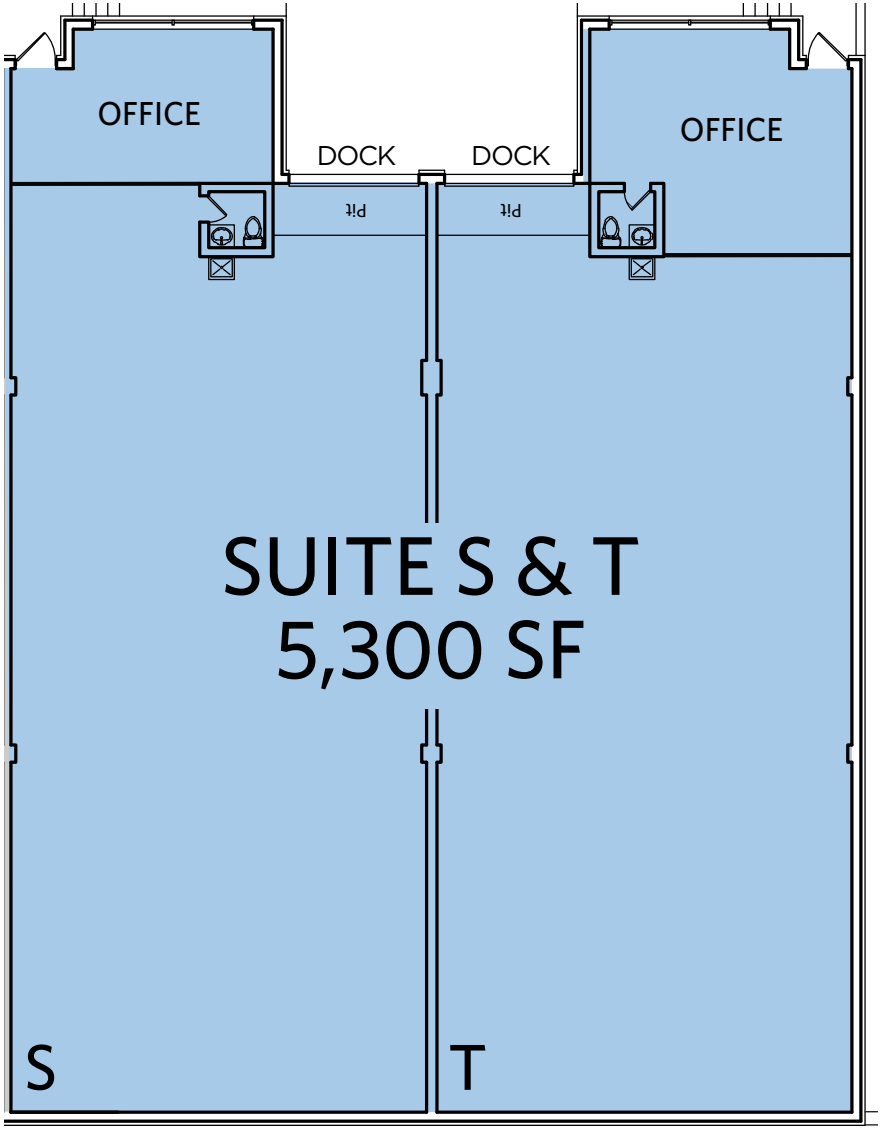


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FLOOR PLAN

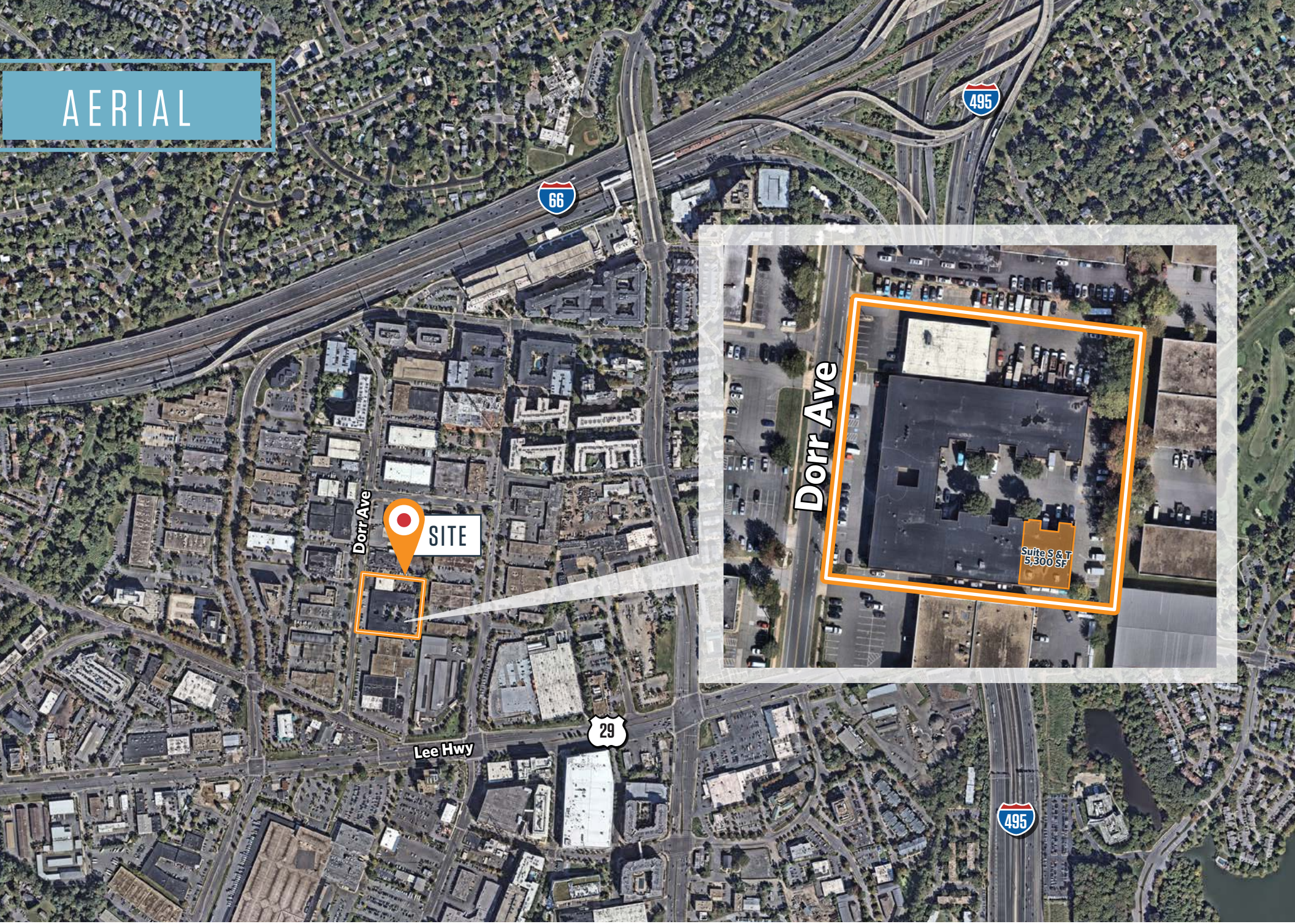


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AERIAL

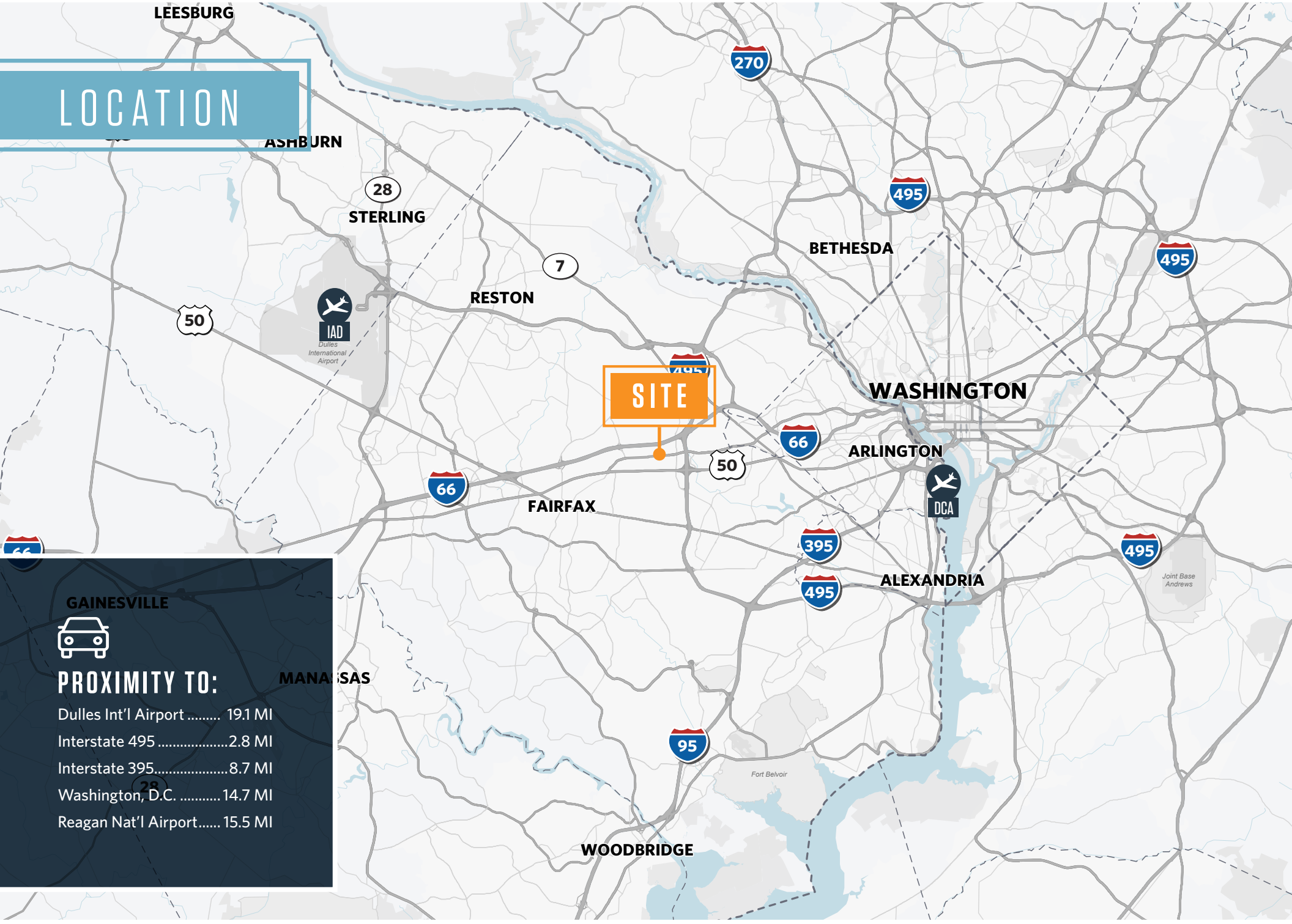


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LOCATION



PROXIMITY TO:

Dulles Int'l Airport	19.1 MI
Interstate 495	2.8 MI
Interstate 395	8.7 MI
Washington, D.C.	14.7 MI
Reagan Nat'l Airport	15.5 MI

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For More Information, Please Contact:

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