

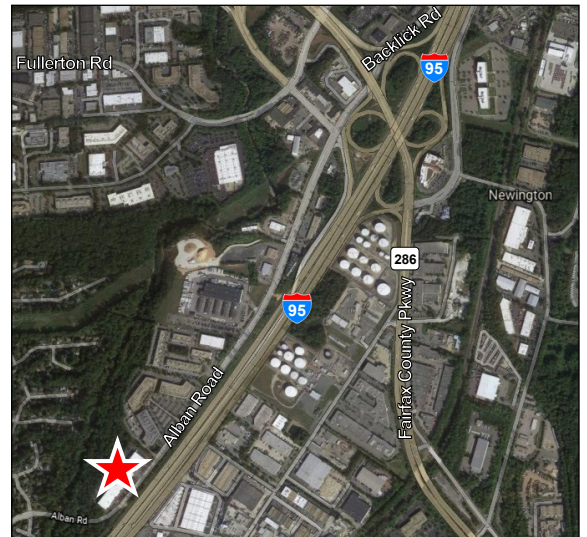
WAREHOUSE UNIT FOR LEASE

8418 - 8420 ALBAN ROAD, SPRINGFIELD VIRGINIA 22150



FEATURES:

- RENTABLE AREA: 7,359 SF
- RATE: \$13.25 NNN
- NNN: CURRENTLY \$3.49 PSF
- TWO (2) REAR LOADING DOCKS
- TWO (2) FRONT LOAD DRIVE IN BAY DOORS
- ZONING: I-5
- OPEN WAREHOUSE WITH ONE OFFICE
- CLOSE PROXIMITY TO I-95, I-395, I-495 & FAIRFAX COUNTY PKWY



Individual Member

DAVID GUNTER, CCIM
DGUNTER@CGR-INC.COM
703-544-1013 • EXT 111

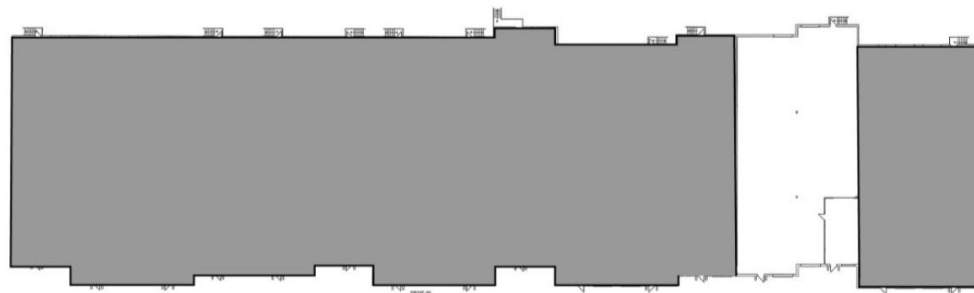
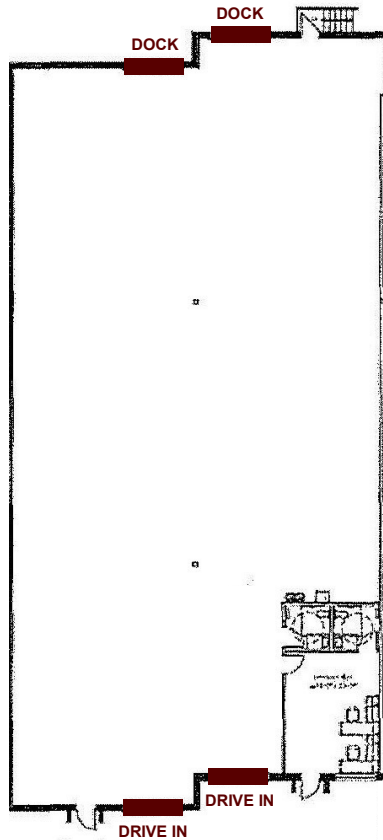
THOMAS HERTEL
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Exclusive Listing By:

CGR
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www.cgr-inc.com

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