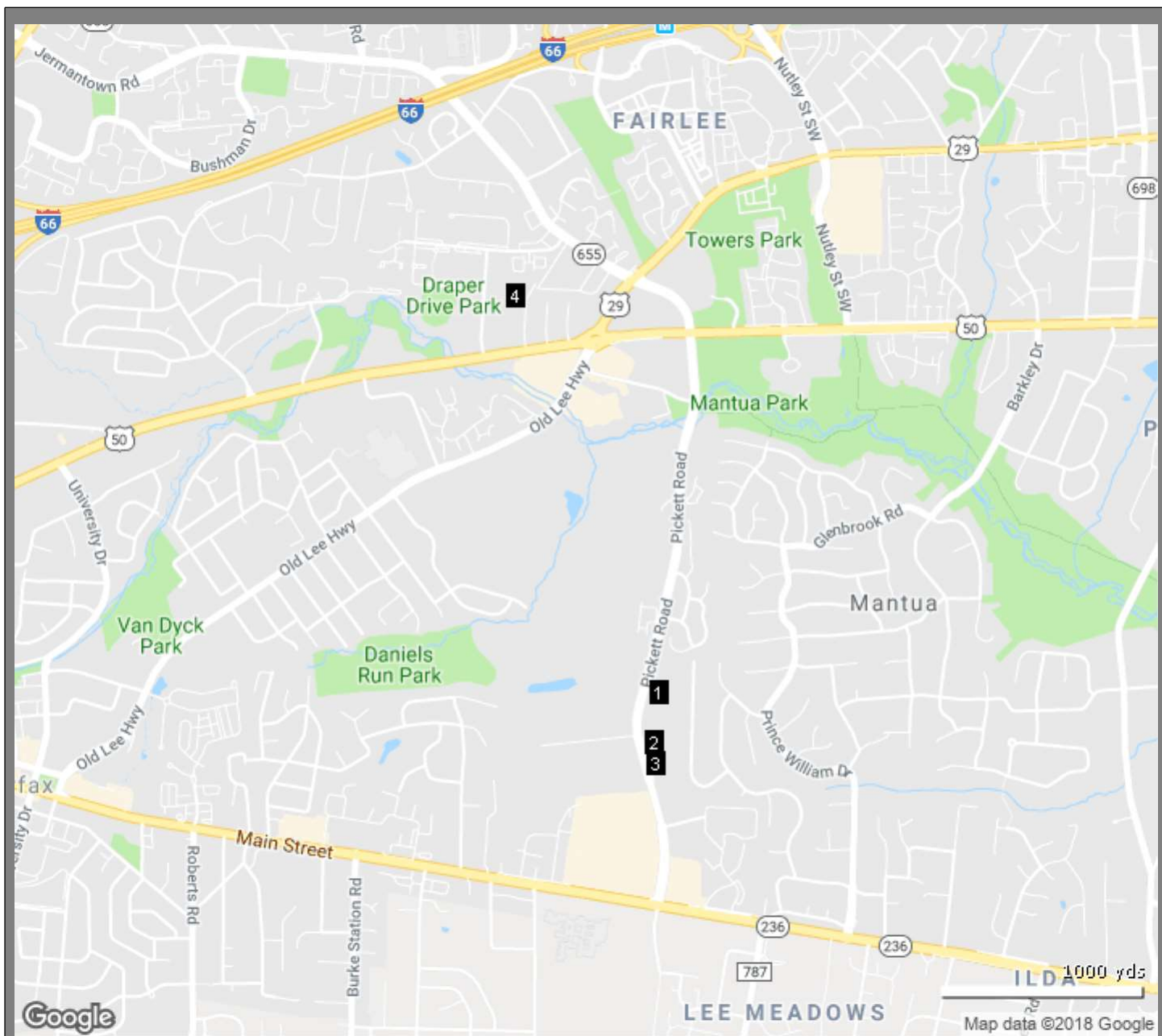


# INDUSTRIAL SPACE FOR LEASE - NOVEMBER 2018



1



**3729-3739 Pickett Rd**

**W & N North Bldg**

**Fairfax, VA 22031**

**Fairfax City County**

**Chantilly/Fairfax Ind Submarket**

Building Type: **Class C Industrial**

Status: **Built 1970**

Building Size: **24,071 SF**

Land Area: **1.33 AC**

Stories: **2**

Expenses: **2017 Tax @ \$1.81/sf**

Space Avail: **7,249 SF**

Max Contig: **2,940 SF**

Smallest Space: **1,409 SF**

Rent/SF/Yr: **Withheld**




% Leased: **69.9%**

Landlord Rep: Rosenthal Properties LLC / Jane Le (703) 893-5141 X117 / Billy Orlove (703) 893-5141 / Nora Foley (703) 893-4733 -- 7,249 SF (1,409-2,940 SF)

\* Bay size ranges from 1,600 - 4,600 sf

\* Gas and electric heating.

# INDUSTRIAL SPACE FOR LEASE - NOVEMBER 2018

<p><b>2</b></p>		<p><b>3801-3835 Pickett Rd</b>  <b>Karrageorge Bldg</b>  <b>Fairfax, VA 22031</b>  <b>Fairfax City County</b>  <b>Chantilly/Fairfax Ind Submarket</b></p>	<p>Building Type: <b>Class C Warehouse</b>          Status: <b>Built 1970</b>          Building Size: <b>42,170 SF</b>          Land Area: <b>1.95 AC</b>          Stories: <b>1</b>          Expenses: <b>2017 Tax @ \$1.81/sf</b></p>	<p>Space Avail: <b>14,200 SF</b>          Max Contig: <b>3,900 SF</b>          Smallest Space: <b>3,000 SF</b>          Rent/SF/Yr: <b>Withheld</b>          % Leased: <b>100%</b></p> <p>Landlord Rep: Rosenthal Properties LLC / Jane Le (703) 893-5141 X117 / Billy Orlove (703) 893-5141 -- 14,200 SF (3,000-3,900 SF)</p> <p>* Approximately two miles outside the Capital Beltway with excellent access from Lee Highway and Little River Turnpike</p> <p>* Drive-in roll door and built out office spaces unit</p> <p>* 18' ceiling heights</p>
<p><b>3</b></p>		<p><b>3847 Pickett Rd</b>  <b>Erasmus Hall</b>  <b>Fairfax, VA 22031</b>  <b>Fairfax City County</b>  <b>Chantilly/Fairfax Ind Submarket</b></p>	<p>Building Type: <b>Class B Industrial</b>          Status: <b>Built 1970</b>          Building Size: <b>17,757 SF</b>          Land Area: <b>2.37 AC</b>          Stories: <b>1</b>          Expenses: <b>2017 Tax @ \$1.86/sf</b></p>	<p>Space Avail: <b>17,757 SF</b>          Max Contig: <b>17,757 SF</b>          Smallest Space: <b>17,757 SF</b>          Rent/SF/Yr: <b>Withheld</b>          % Leased: <b>100%</b></p> <p>Landlord Rep: Rosenthal Properties LLC / Jane Le (703) 893-5141 X117 / Billy Orlove (703) 893-5141 -- 17,757 SF (17,757 SF)</p> <p>Sublet Contact: Donohoe Real Estate Services / Chuck Matincheck (703) 525-4857 Bryan Gray (703) 525-6035 Charlie Matincheck (703) 276-4837 -- 17,757 SF (17,757 SF)</p> <p>9/94: Building sold to Texaco Refining &amp; Marketing for \$2,600,000. The seller was LSB Pickett. L.P. (Advanced Property, Inc.).</p>
<p><b>4</b></p>		<p><b>3160 Spring St</b>  <b>Fairfax, VA 22031</b>  <b>Fairfax City County</b>  <b>Chantilly/Fairfax Ind Submarket</b></p>	<p>Building Type: <b>Class B Warehouse</b>          Status: <b>Built 1988</b>          Building Size: <b>17,397 SF</b>          Land Area: <b>-</b>          Stories: <b>1</b>          Expenses: <b>2017 Tax @ \$1.80/sf, 2010 Est Tax @ \$0.73/sf; 2010 Est Ops @ \$4.27/sf</b></p>	<p>Space Avail: <b>4,400 SF</b>          Max Contig: <b>4,400 SF</b>          Smallest Space: <b>4,400 SF</b>          Rent/SF/Yr: <b>\$14.00</b>          % Leased: <b>74.7%</b></p> <p>Landlord Rep: Verity Commercial, LLC / Bob Long (703) 435-4007 X103 -- 4,400 SF (4,400 SF)</p>