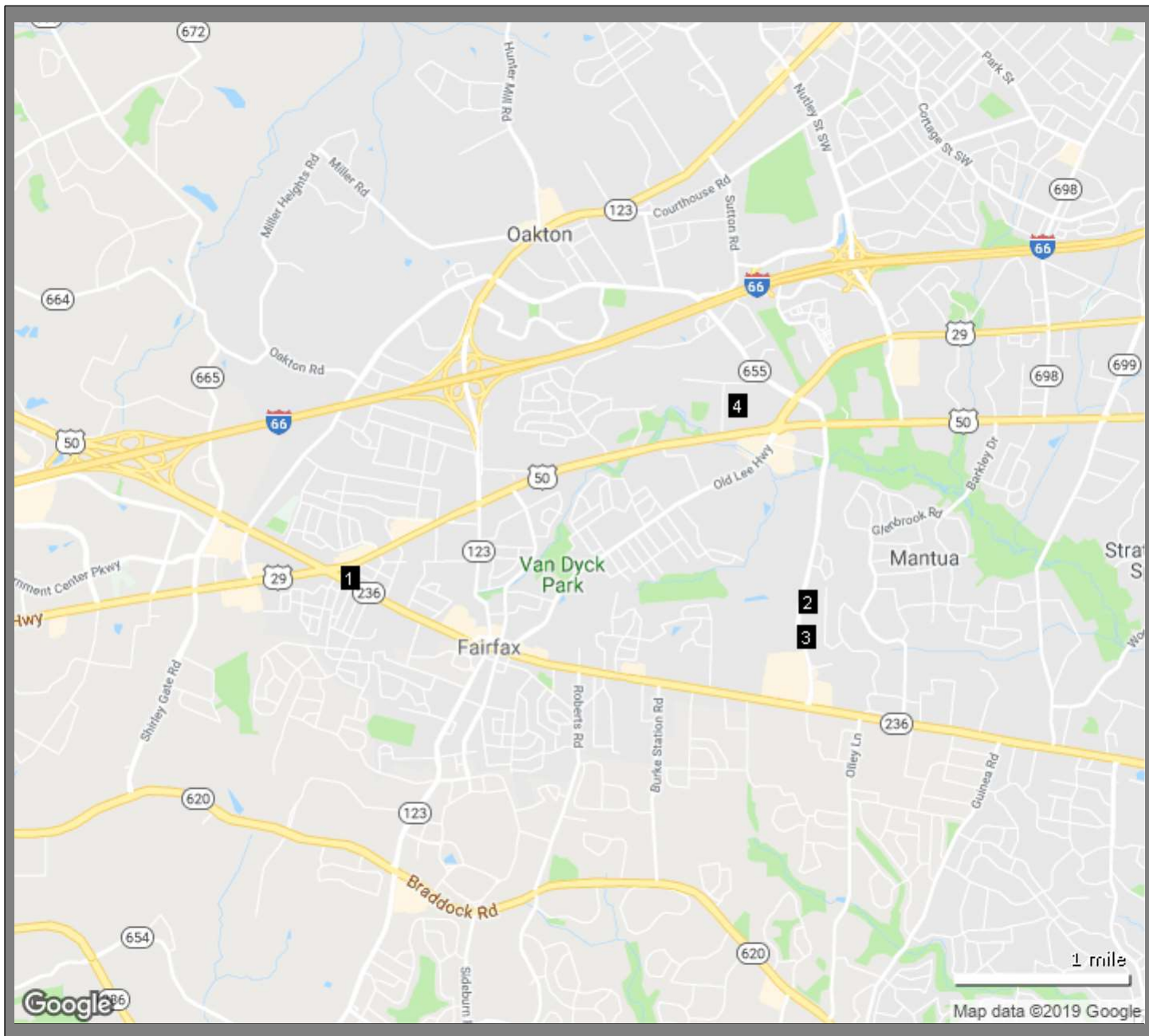


# INDUSTRIAL SPACES FOR LEASE - FEBRUARY 2019



1



**10900 Main St**  
**Weber Tire Company**  
**Fairfax, VA 22030**  
**Fairfax City County**  
**Fairfax City Submarket**




Building Type: **Retail/Auto Repair**  
 Status: **Built 1940**  
 Building Size: **9,840 SF**  
 Land Area: **0.33 AC**  
 Stories: **2**  
 Expenses: **2017 Tax @ \$0.91/sf; 2017 Ops @ \$2.46/sf**  
 For Sale: **Not For Sale**

Space Avail: **9,840 SF**  
 Max Contig: **9,840 SF**  
 Smallest Space: **4,920 SF**  
 Rent/SF/Yr: **\$17.78-\$35.00**  
 % Leased: **0%**

Landlord Rep: Long & Foster Real Estate, Inc. (Commercial Div.) / Maryan Smith (703) 506-2850 -- 9,840 SF (4,920 SF)

Property Description: GARAGE/AUTO REPAIR

# INDUSTRIAL SPACES FOR LEASE - FEBRUARY 2019

<p><b>2</b></p>		<p><b>3729-3739 Pickett Rd</b>  <b>W &amp; N North 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 Industrial</b>            Status: <b>Built 1970</b>            Building Size: <b>24,071 SF</b>            Land Area: <b>1.33 AC</b>            Stories: <b>2</b>            Expenses: <b>2017 Tax @ \$1.81/sf</b>            For Sale: <b>Not For Sale</b></p>	<p>Space Avail: <b>7,249 SF</b>            Max Contig: <b>2,940 SF</b>            Smallest Space: <b>1,409 SF</b>            Rent/SF/Yr: <b>Withheld</b>            % Leased: <b>69.9%</b></p>
<p>Landlord Rep: Rosenthal Properties LLC / Jane Le (703) 893-5141 X117 / Billy Orlove (703) 893-5141 -- 7,249 SF (1,409-2,940 SF)</p>				
<p>* Bay size ranges from 1,600 - 4,600 sf</p>				
<p>* Gas and electric heating.</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>            For Sale: <b>Not For Sale</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>            For Sale: <b>Not For Sale</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>				