3170 Campbell Dr

Fairfax, VA 22031
Fairfax City County

Building Type: **Class C Industrial**
Space Avail: 9,720 SF

Building Status: **Built 1971**
Max Contig: 6,480 SF

Building Size: 12,960 SF
Smallest Space: 3,240 SF

Land Area: 0.38 AC
Rent/SF/Yr: $16.00/nnn

Stories: 2
% Leased: 100%

Expenses: 2019 Tax @ $2.03/sf
Parking: 24 Surface Spaces are available; Ratio of 1.85/1,000 SF
For Sale: **Not For Sale**

Landlord Rep: RE/MAX Distinctive Real Estate, Inc. / Michael Marcey (703) 821-1840 -- 9,720 SF (3,240-6,480 SF)

3301 Old Pickett Rd

Heavy Industrial + Vehicle Storage
Fairfax, VA 22031
Fairfax City County

Building Type: **Class B Warehouse**
Space Avail: 17,436 SF

Building Status: **Built 1961**
Max Contig: 17,436 SF

Building Size: 17,436 SF
Smallest Space: 17,436 SF

Land Area: 2.78 AC
Rent/SF/Yr: $16.25/nnn

Stories: 1
% Leased: 100%

Expenses: 2019 Tax @ $1.26/sf
For Sale: **Not For Sale**

Landlord Rep: Fortney Fine Properties / Peter Mechlin (703) 371-8419 -- 17,436 SF (17,436 SF)

3729-3739 Pickett Rd - W & N North Bldg - Pickett Road Industrial Park

Fairfax, VA 22031
Fairfax City County

Building Type: **Class C Industrial**
Space Avail: 5,840 SF

Building Status: **Built 1970**
Max Contig: 2,940 SF

Building Size: 24,071 SF
Smallest Space: 2,900 SF

Land Area: 1.33 AC
Rent/SF/Yr: **Withheld**

Stories: 2
% Leased: 75.7%

Expenses: 2019 Tax @ $1.71/sf
Parking: 30 free Surface Spaces are available; Ratio of 2.00/1,000 SF
For Sale: **Not For Sale**

Landlord Rep: Rosenthal Properties LLC / Jane Le (703) 893-5141 / Billy Orlove (703) 893-5141 -- 5,840 SF (2,900-2,940 SF)

Building Notes: Approximately two miles outside the Capital Beltway with convenient access from Lee Highway and Little River Turnpike. Drive-in roll door and built-out office spaces within each warehouse unit. 18’ ceiling heights.
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<th>Address</th>
<th>Building Type</th>
<th>Space Avail</th>
<th>Building Status</th>
<th>Max Contig</th>
<th>Stories</th>
<th>% Leased</th>
<th>Expenses</th>
<th>Parking</th>
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<td>3775 Pickett Rd</td>
<td>Class C Warehouse</td>
<td>3,900 SF</td>
<td>Built 1988</td>
<td>2,150 SF</td>
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<tr>
<td>3847 Pickett Rd</td>
<td>Class B Industrial</td>
<td>17,757 SF</td>
<td>Built 1970</td>
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**Landlord Rep:** Fairfax Ice Arena / Henry Weisiger (703) 919-0881 -- 3,900 SF /300 ofc (1,750-2,150 SF)

**Landlord Rep:** Rosenthal Properties LLC / Jane Le (703) 893-5141 / Billy Orlove (703) 893-5141 -- 17,757 SF (17,757 SF)

**Sublet Contact:** Donohoe Real Estate Services / Charles ‘Chuck’ Matincheck Bryan Gray (703) 525-6035 Charlie Matincheck (703) 276-4837 -- 17,757 SF (17,757 SF)