



**3170 Campbell Dr**

**Fairfax, VA 22031**  
**Fairfax City County**

Building Type: **Class C Industrial**  
Building Status: **Built 1971**  
Building Size: **12,960 SF**  
Land Area: **0.38 AC**  
Stories: **2**  
Expenses: **2019 Tax @ \$2.03/sf**  
Parking: **24 Surface Spaces are available; Ratio of 1.85/1,000 SF**  
For Sale: **Not For Sale**

Space Avail: **9,720 SF**  
Max Contig: **6,480 SF**  
Smallest Space: **3,240 SF**  
Rent/SF/Yr: **\$16.00/nnn**  
% Leased: **100%**



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**  
Building Status: **Built 1961**  
Building Size: **17,436 SF**  
Land Area: **2.78 AC**  
Stories: **1**  
Expenses: **2019 Tax @ \$1.26/sf**  
For Sale: **Not For Sale**

Space Avail: **17,436 SF**  
Max Contig: **17,436 SF**  
Smallest Space: **17,436 SF**  
Rent/SF/Yr: **\$16.25/nnn**  
% Leased: **0%**



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**  
Building Status: **Built 1970**  
Building Size: **24,071 SF**  
Land Area: **1.33 AC**  
Stories: **2**  
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**

Space Avail: **4,370 SF**  
Max Contig: **2,900 SF**  
Smallest Space: **1,470 SF**  
Rent/SF/Yr: **Withheld**  
% Leased: **81.9%**



Landlord Rep: **Rosenthal Properties LLC / Jane Le (703) 893-5141 / Billy Orlove (703) 893-5141 -- 4,370 SF (1,470-2,900 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.

### 3759-3769 Pickett Rd - W & N South Bldg

Fairfax, VA 22031

Fairfax City County

Building Type: **Class C Service**

Building Status: **Built 1970**

Building Size: **25,692 SF**

Land Area: **1.33 AC**

Stories: **2**

Expenses: **2019 Tax @ \$1.71/sf, 2012 Est Tax @ \$2.31/sf; 2011 Ops @ \$1.35/sf, 2012 Est Ops @ \$1.35/sf**

Parking: **40 free Surface Spaces are available; Ratio of 2.00/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **6,008 SF**

Max Contig: **2,004 SF**

Smallest Space: **2,000 SF**

Rent/SF/Yr: **Withheld**

% Leased: **76.6%**



Landlord Rep: **Rosenthal Properties LLC / Jane Le (703) 893-5141 / Billy Orlove (703) 893-5141 -- 6,008 SF (2,000-2,004 SF)**

#### Building Notes:

\* Bay sizes range from 1,600 - 4,600 sf

### 3775 Pickett Rd

Fairfax, VA 22031

Fairfax City County

Building Type: **Class C Warehouse**

Building Status: **Built 1988**

Building Size: **10,000 SF**

Land Area: **1 AC**

Stories: **1**

Expenses: **2019 Tax @ \$2.31/sf, 2012 Est Tax @ \$1.55/sf; 2012 Est Ops @ \$1.87/sf**

Parking: **25 free Surface Spaces are available; Ratio of 2.50/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **1,750 SF**

Max Contig: **1,750 SF**

Smallest Space: **1,750 SF**

Rent/SF/Yr: **\$16.00/nnn**

% Leased: **82.5%**



Landlord Rep: **Fairfax Ice Arena / Henry Weisiger (703) 919-0881 -- 1,750 SF /300 ofc (1,750 SF)**

### 3847 Pickett Rd - Pickett Road Industrial Park

Fairfax, VA 22031

Fairfax City County

Building Type: **Class B Industrial**

Building Status: **Built 1970**

Building Size: **17,757 SF**

Land Area: **2.37 AC**

Stories: **2**

Expenses: **2019 Tax @ \$1.70/sf**

Parking: **60 Surface Spaces are available; Ratio of 2.60/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **17,757 SF**

Max Contig: **17,757 SF**

Smallest Space: **17,757 SF**

Rent/SF/Yr: **Withheld**

% Leased: **100%**



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 (703) 525-4857  
Bryan Gray (703) 525-6035 Charlie Matincheck (703) 276-4837 -- 17,757 SF (17,757 SF)**