

# INDUSTRIAL UNITS FOR LEASE

## 2807-2809 DORR AVENUE

MERRIFIELD, VIRGINIA

TARTAN  
PROPERTIES



### PROPERTY SUMMARY

Available SF:	22,325 TOTAL SF
	Units from 4,075 - 9,250 SF
Lease Rate:	\$15.50/SF (NNN)
Parking:	Reserved parking
Ceiling Height	14' - 16'
Zoning:	I-5
Cross Streets:	Near Gallows Road & Lee Hwy

### PROPERTY OVERVIEW

Located in Merrifield's Lee High Industrial Park, this 22,325 SF warehouse space consists of three units which can be leased singly or altogether. Your customers and employees will enjoy easy access to major transportation arteries including the Beltway/I-495 and I-66 or the short walk from the Metro station.

### PROPERTY HIGHLIGHTS

- Reserved parking for each unit
- Opportunity for grandfathered lit sign-post
- Auto repair permitted
- NO CAM CHARGE. Tenant responsible for own snow removal and exterior cleanup
- Easy walk (1/2 mile) to Dunn Loring/Merrifield Metro station
- Walking distance to the Mosaic District for dining: CAVA, BGR (The Burger Joint), Le Pain Quotidian, Nando's Peri Peri, Matchbox, Oath Pizza and Iron Chef Box among others
- Mosaic shopping includes Northern Outfitters, Madewell, Anthropologie, Lululemon, MOM's Organic Market, West Elm, Williams Sonoma and Target among others and also offers the highest quality art, independent and specialty films at the Angelika Film Center
- Quick access to Routes 29 and 66, and the Beltway/I-495
- Available immediately

Leasing by:

**MIKE PORTERFIELD**

703.836.6555 x101 | [mike@tartanproperties.com](mailto:mike@tartanproperties.com)



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LEASE TYPE	Triple Net
TOTAL SPACE	22,325 SF
LEASE TERM	36 to 120 months
LEASE RATE	\$15.50/SF (NNN)



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit #1 : 2807 Dorr Ave	Available	4,075 SF	Triple Net	\$15.50 SF/yr	Unit fronts on Dorr Ave. Reserved parking for 5 cars. Formerly U-Haul.
Unit #2 : 2809 Dorr Ave	Available	9,250 SF	Triple Net	\$15.50 SF/yr	Unit fronts on Dorr Ave. In shell condition. 3 drive-in bays on side. 16 reserved parking spots. Formerly MAACO.
Unit #3 : 2809-C Dorr Ave	Available	9,000 SF	Triple Net	\$15.50 SF/yr	Unit is in rear building. 3 drive-in bays. 21 reserved parking spots. Formerly Precision Auto.

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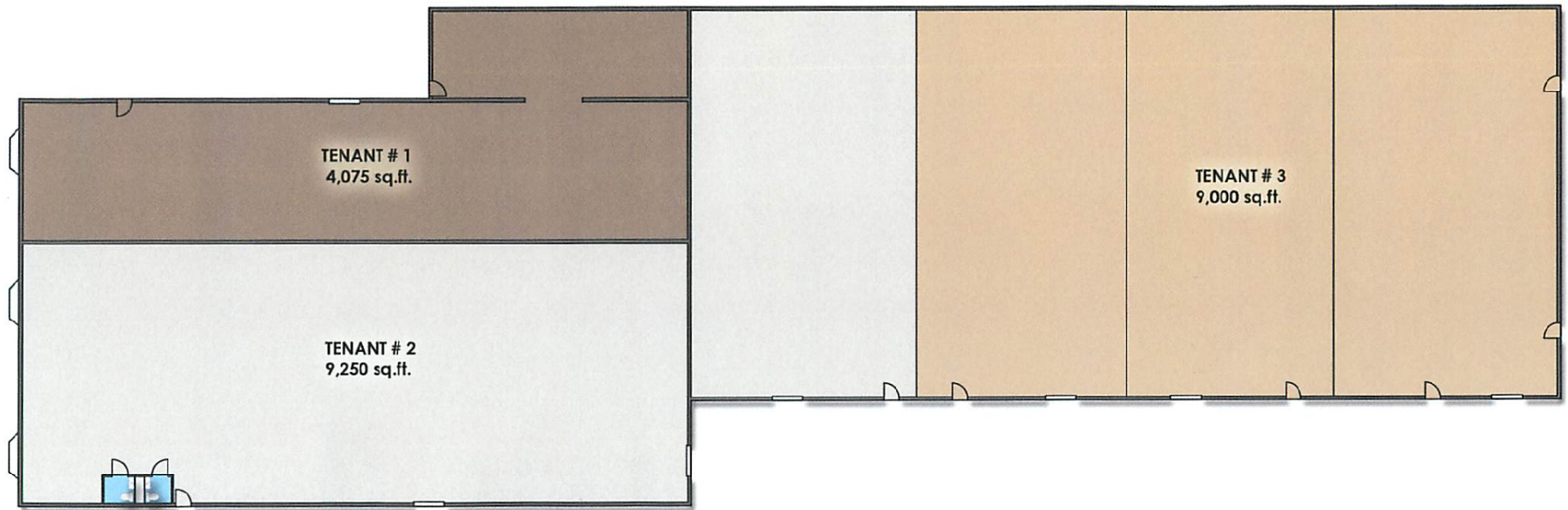
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**FOR LEASE**

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**FLOOR PLAN**

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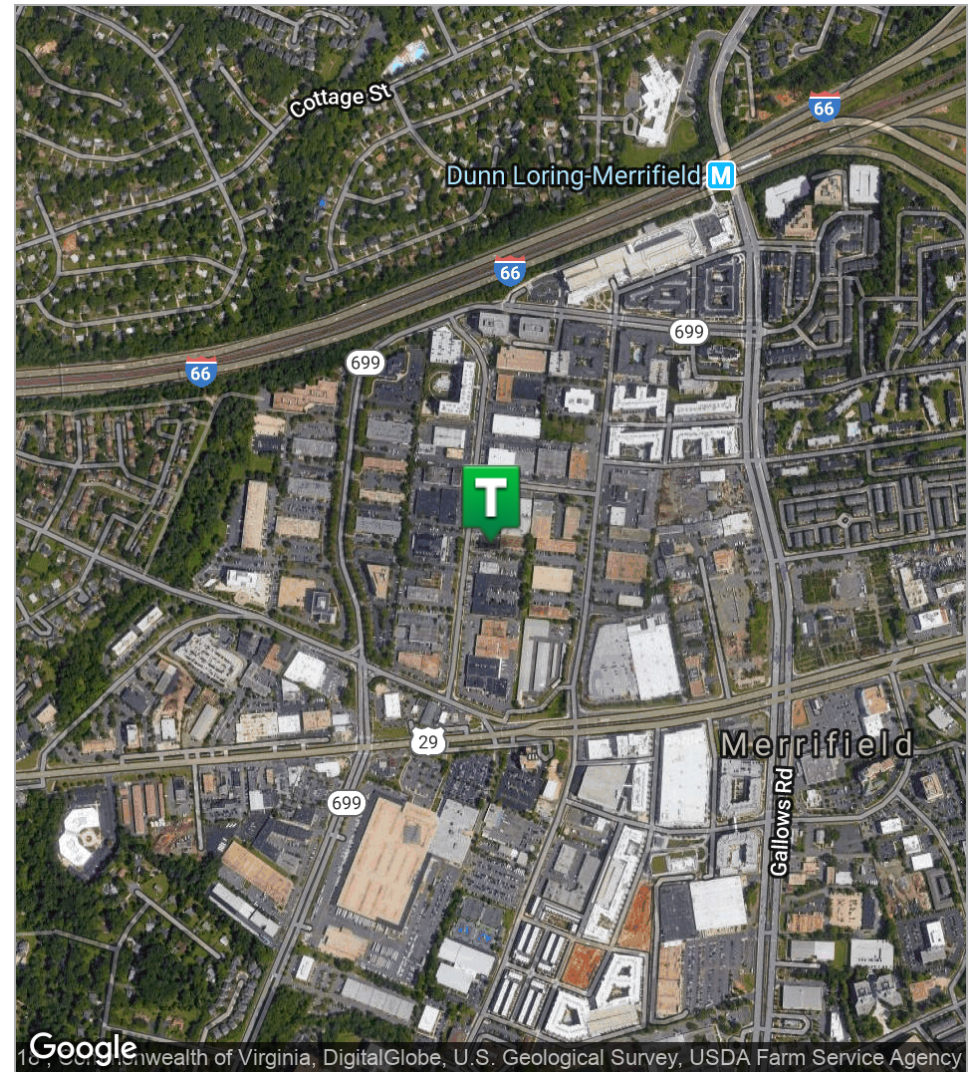
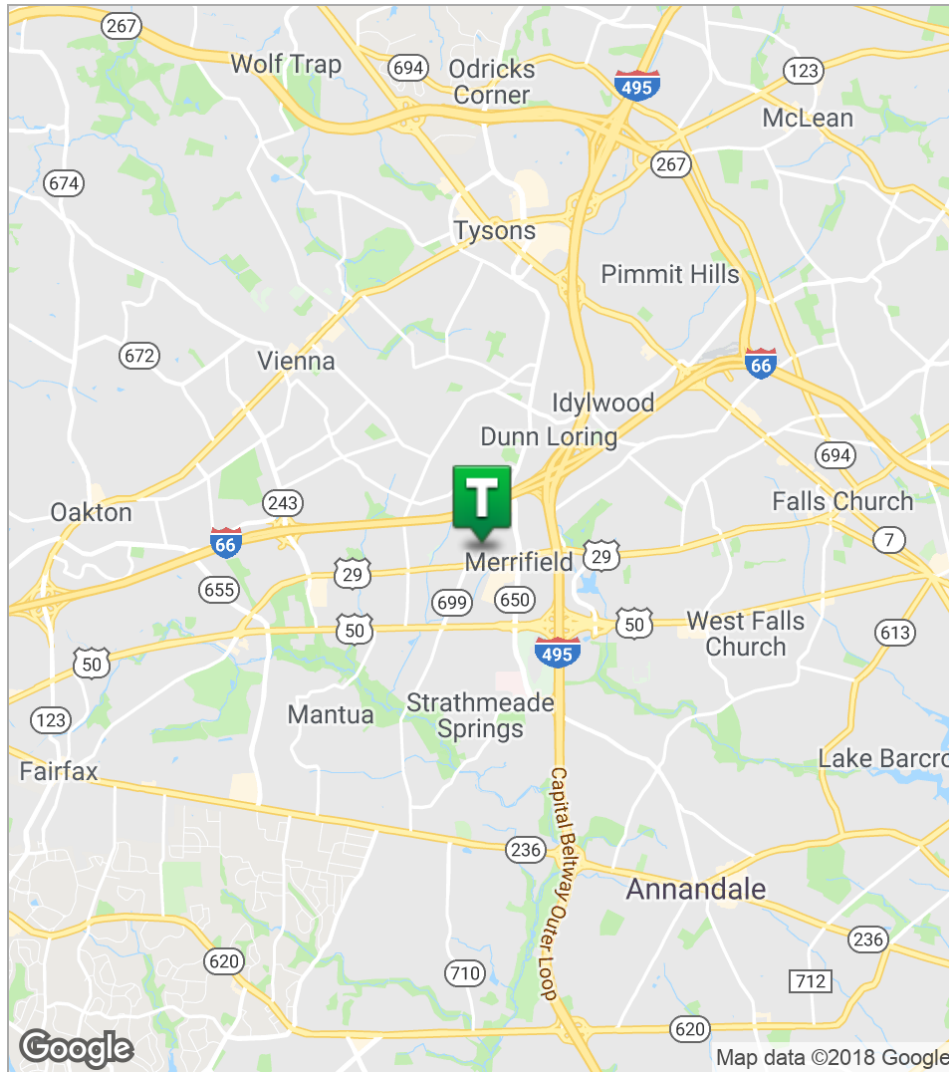
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