

# Property Summary Report

## 8241 Backlick Rd - Backlick Center South 2 Bldg 1



Lorton, VA 22079 - Newington Submarket



### BUILDING

Type	4 Star Flex Showroom
Tenancy	Multi
Year Built	1985
RBA	34,812 SF
Stories	2
Typical Floor	17,406 SF
Ceiling Ht	14'-22'
Construction	Masonry

### LAND

Land Acres	9.85 AC
Zoning	I-6
Parcel	0993-01-0032

### EXPENSES

Taxes	\$10.30/SF (2021)
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### POWER & UTILITIES

Power	3p
Utilities	Gas - Natural, Heating - Gas, Sewer - City, Water - City

### TRANSPORTATION

Parking	40 available (Surface); Ratio of 2.00/1,000 SF
Commuter Rail	8 min drive to Lorton Commuter Rail (Fredericksburg Line)
Airport	23 min drive to Ronald Reagan Washington National Airport
Walk Score®	Car-Dependent (29)

### LOADING

Docks	1 ext	Drive Ins	7 tot./12' w x 16' h
Cross Docks	Yes	Cranes	None
Rail Spots	None		

### FEATURES

- 24 Hour Access
- Bus Line
- Front Loading
- Property Manager on Site
- Signage
- Air Conditioning
- Fitness Center
- Mezzanine
- Restaurant

### TENANTS

Sam's Floor Covering	8,000 SF	CDRS, LLC	3,160 SF
Signs By Tomorrow	3,100 SF	Acero Health Technologies, Inc	-

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### PROPERTY CONTACTS

Primary Leasing Company	R.L. Travers & Associates, Inc. 8253 Backlick Rd Lorton, VA 22079 (703) 339-0100 (p) (703) 550-8815 (f)	True Owner	R.L. Travers & Associates, Inc. 8253 Backlick Rd Lorton, VA 22079 (703) 339-0100 (p) (703) 550-8815 (f)
Recorded Owner	Springfield South Llc 8253 Backlick Rd Lorton, VA 22079	Developer	R.L. Travers & Associates, Inc. 8253 Backlick Rd Lorton, VA 22079 (703) 339-0100 (p) (703) 550-8815 (f)
Architect	W.A. Brown & Associates, P.C. 21495 Ridgetop Cir Sterling, VA 20166 (703) 406-2700 (p) (703) 406-3802 (f)	Property Manager	R.L. Travers & Associates, Inc. 8253 Backlick Rd Lorton, VA 22079 (703) 339-0100 (p) (703) 550-8815 (f)

### BUILDING NOTES

Located off of Fairfax County Parkway, quick access to I-95 and Richmond Hwy / US Rt 1. Minutes away from I-495 and I-395. Zoned I-6 Heavy Industrial, Fairfax County's heaviest zoning ordinance. Immediate Availability. On-Site Deli, Post Office, Krav Maga Training Center. Public Transportation to / from the site, & nearby Restaurants, Shopping, Hospitals, and Schools. Minutes from US Rt. 1, I-95, Telegraph Rd, Beulah Rd, Loisdale Rd, Alban Rd, Terminal Rd, Cinderbed Rd, Rolling Rd, etc.

Directions from I-495 Capital Beltway:

Merge onto I-495 S/Capital Beltway and Follow signs for I-95 S/Richmond and merge onto Interstate 395 Connector S/Interstate 95 Connector S 0.6 mi, then Merge onto I-95 S 3.0 mi, then Take exit 166A to merge onto VA-7100 S/Fairfax County Pkwy/State Route 617 toward Fairfax Co Pkwy/Newington/Ft Belvoir, Continue to follow VA-7100 S/Fairfax County Pkwy 1.0 mi, Turn left on Terminal Rd and then take first right and end at 8241 Backlick Rd/County Rd 7100 on left.

