

Up to  
35,615 s.f.

Warehouse and Office  
Space Available

7401 Fullerton Road  
Springfield, VA



Fullerton  
Business Center

# Site Overview

- 18'-20' ceiling heights
- 19 drive-ins and 12 loading docks
- Abundant parking/loading areas
- Excellent visibility
- 2,054 - 35,615± s.f.
- 8'-10' drive-in bays (upper level)
- 9'-10' dock doors (lower level)
- 40' x 40' column spacing (upper level)
- 20' x 40' column spacing (lower level)
- 5" concrete slab, 3,000 p.s.i. floor load
- 120' depth
- I-5 zoning
- Fully sprinklered wet system
- Immediate access to I-95 and Fairfax County Parkway
- Parking 1.95/1,000



# 7401 Fullerton Availability

**9,688-14,278 ± s.f.  
contiguous space**

### Suite B

- 2,054 ± s.f.
- One (1) drive-in bay

### Suite I-J

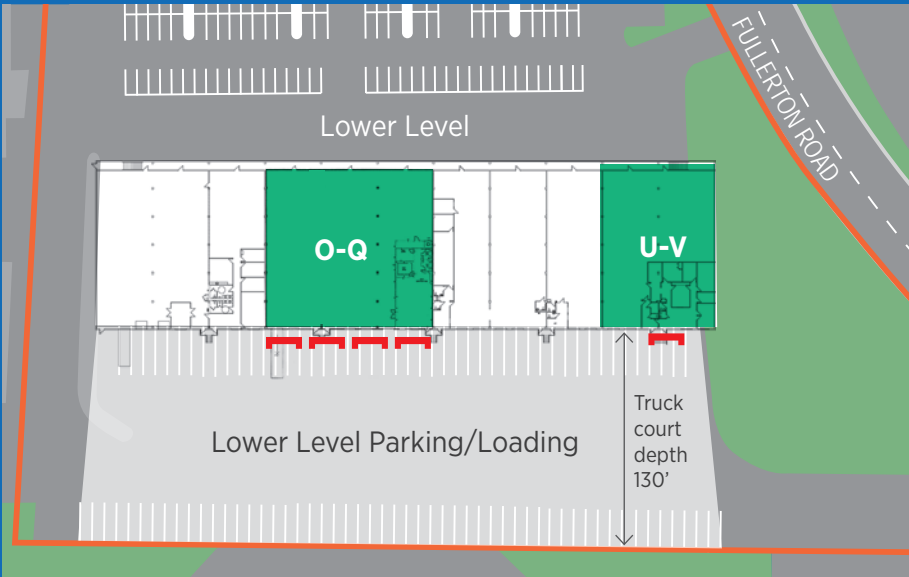
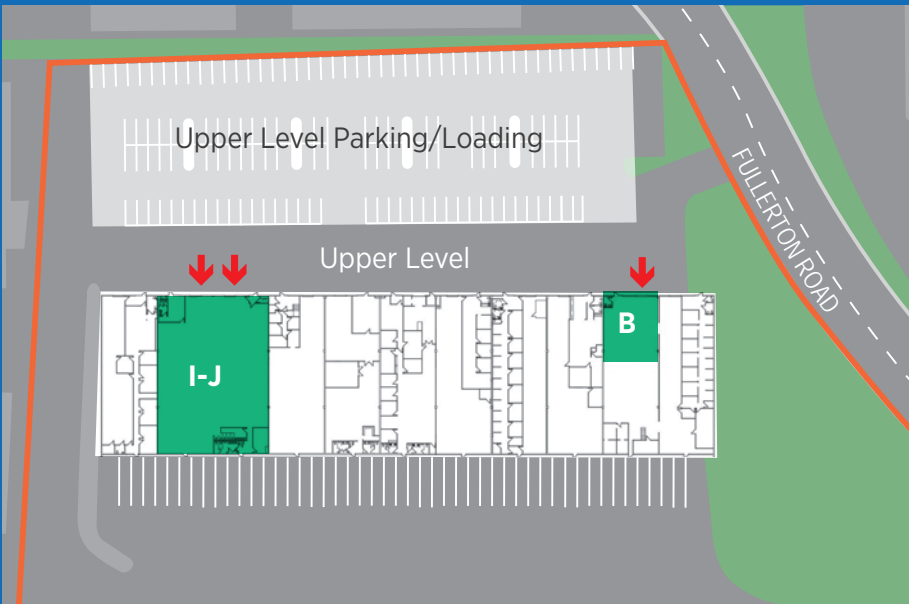
- 9,688 ± s.f.
- Two (2) 8' x 10' drive-in bay
- 500 ± s.f. office

### Suite O-Q

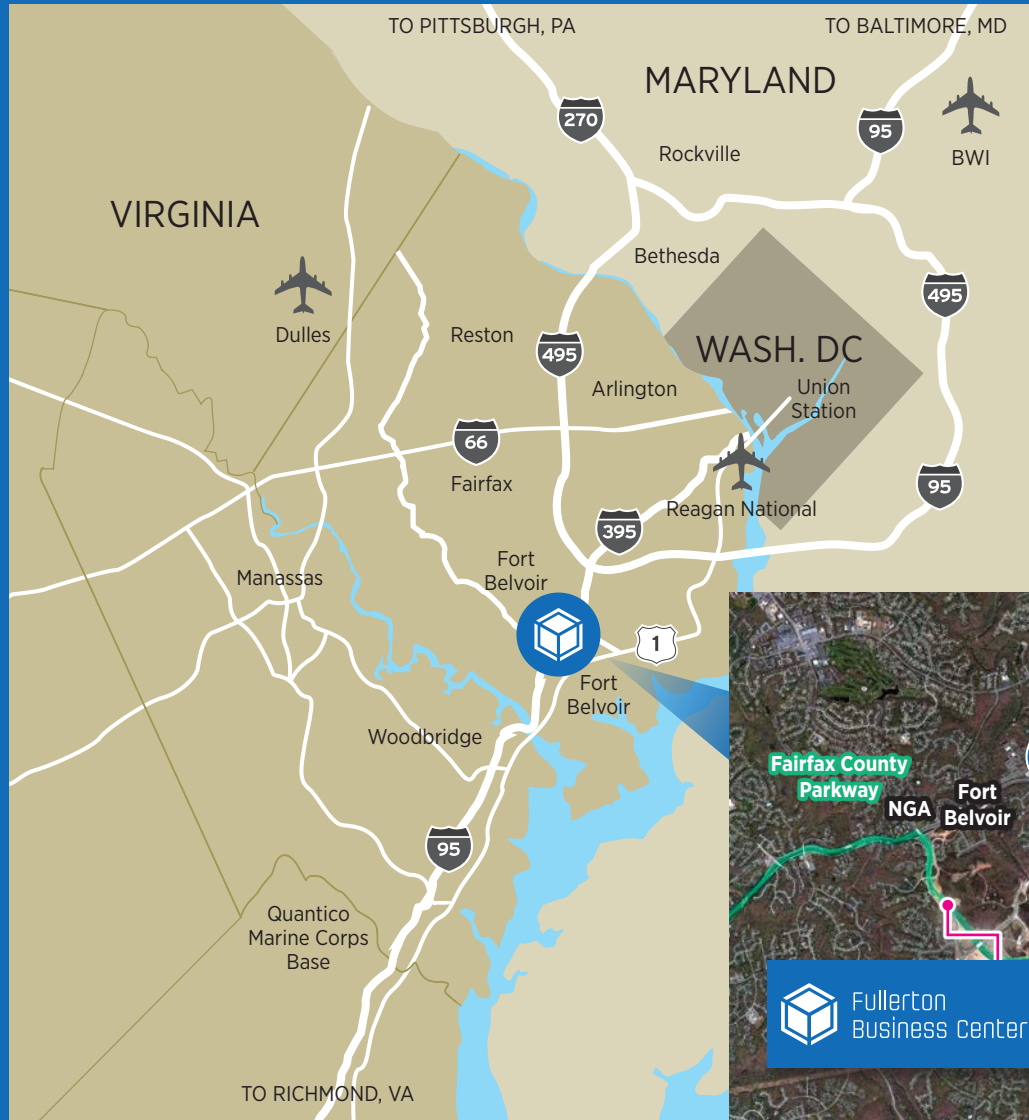
- 14,278 ± s.f.
- Four (4) docks
- One (1) ramped dock
- 1,000 s.f. office/showroom
- 130' truck court, 360° access

### Suite U-V

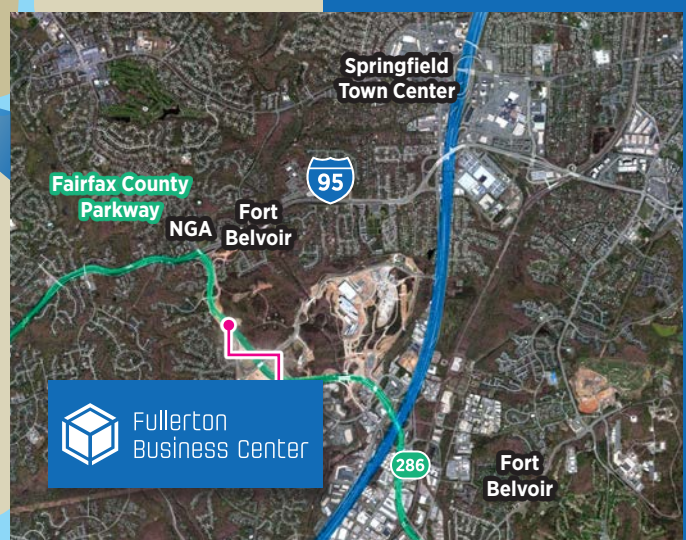
- 9,595 ± s.f.
- Two (2) docks
- 2,500 s.f. office



# Regional Access Map



- 1 mile to I-95
- 4 miles to I-395 & I-495
- 13 miles to Rt 66
- 15 miles to Reagan International Airport
- 15 miles to Washington, DC
- 18 miles to Dulles Toll Road
- 32 miles to Dulles International Airport



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