



WE WELCOME



TO BUILDING 2!



**BUILDING 2
FULLY LEASED
Few suites left
in Bldg. 1!**

5325

Port Royal Road

SPRINGFIELD, VA 22151

Site features:

- 9.12 acres
- Rental Rate: Negotiable
- Zoning: I-4 Fairfax County, VA
- Proposed building
 - 1 story office/warehouse
 - Approx. 61,000 SF (161' x 278')
 - 24'0" Clear

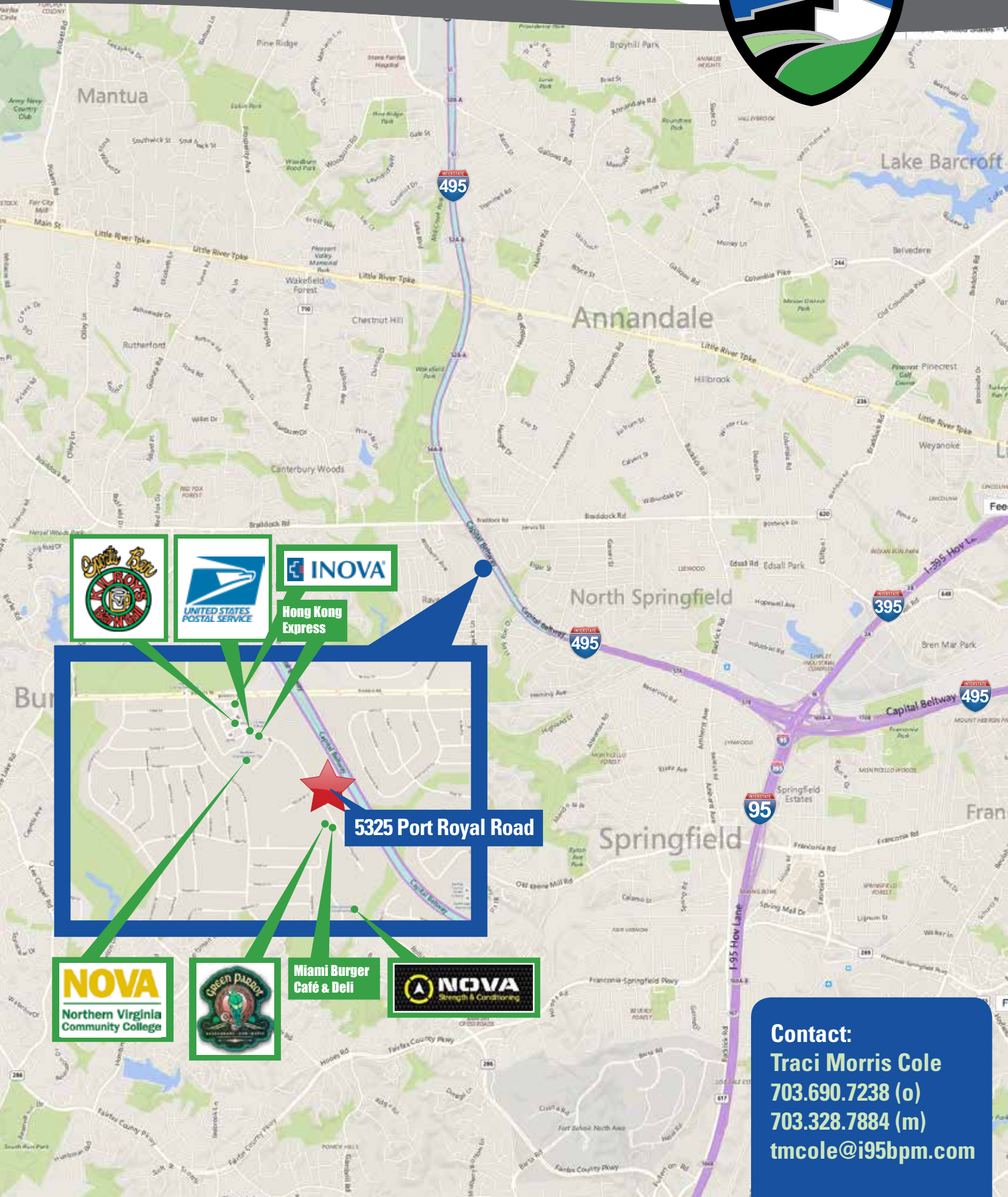
Area features:

- Direct access to Braddock Road / I-495 Interchange
- Amenities close by
- Ravensworth Shopping Center 1 minute away
- Unbeatable I-495 signage available

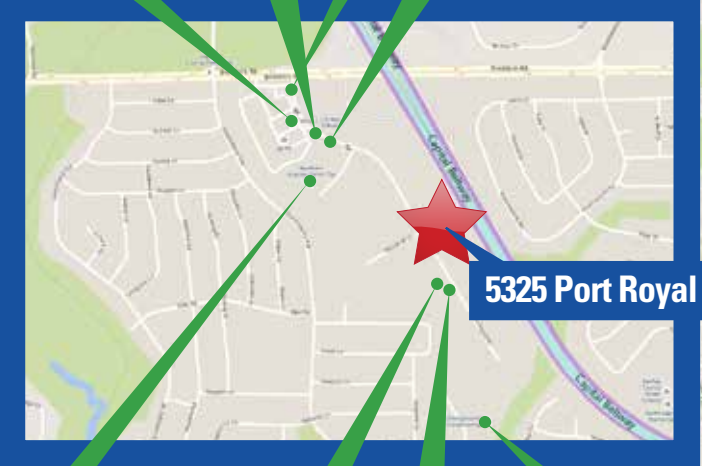
Ideal Location

Directly off I-495 • Direct Access to Hot Lanes • Great Visibility Off Highway

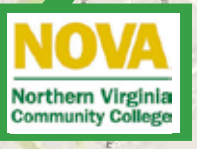
Outstanding Facilities. Unparalleled Service. | i95businessparks.com



Hong Kong Express



5325 Port Royal Road



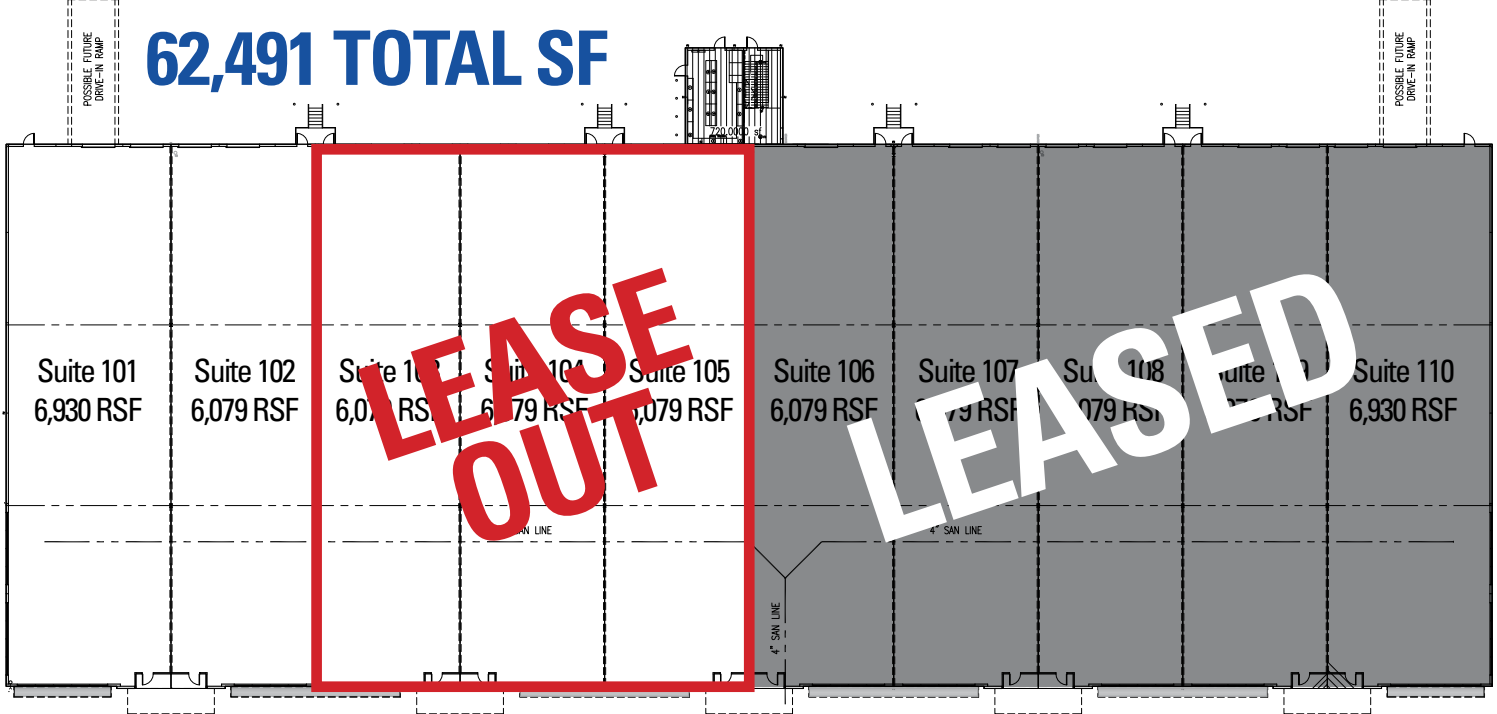
Miami Burger Café & Deli



Contact:
Traci Morris Cole
703.690.7238 (o)
703.328.7884 (m)
tmcole@i95bpm.com



62,491 TOTAL SF



**Only 2
bays
left!**

Contact:
Traci Morris Cole
703.690.7238 (o)
703.328.7884 (m)
tmcole@i95bpm.com