

Gateway 95

8500-8580 Cinder Bed Road
Lorton, VA

**Industrial &
Flex Space**

Near Fort Belvoir



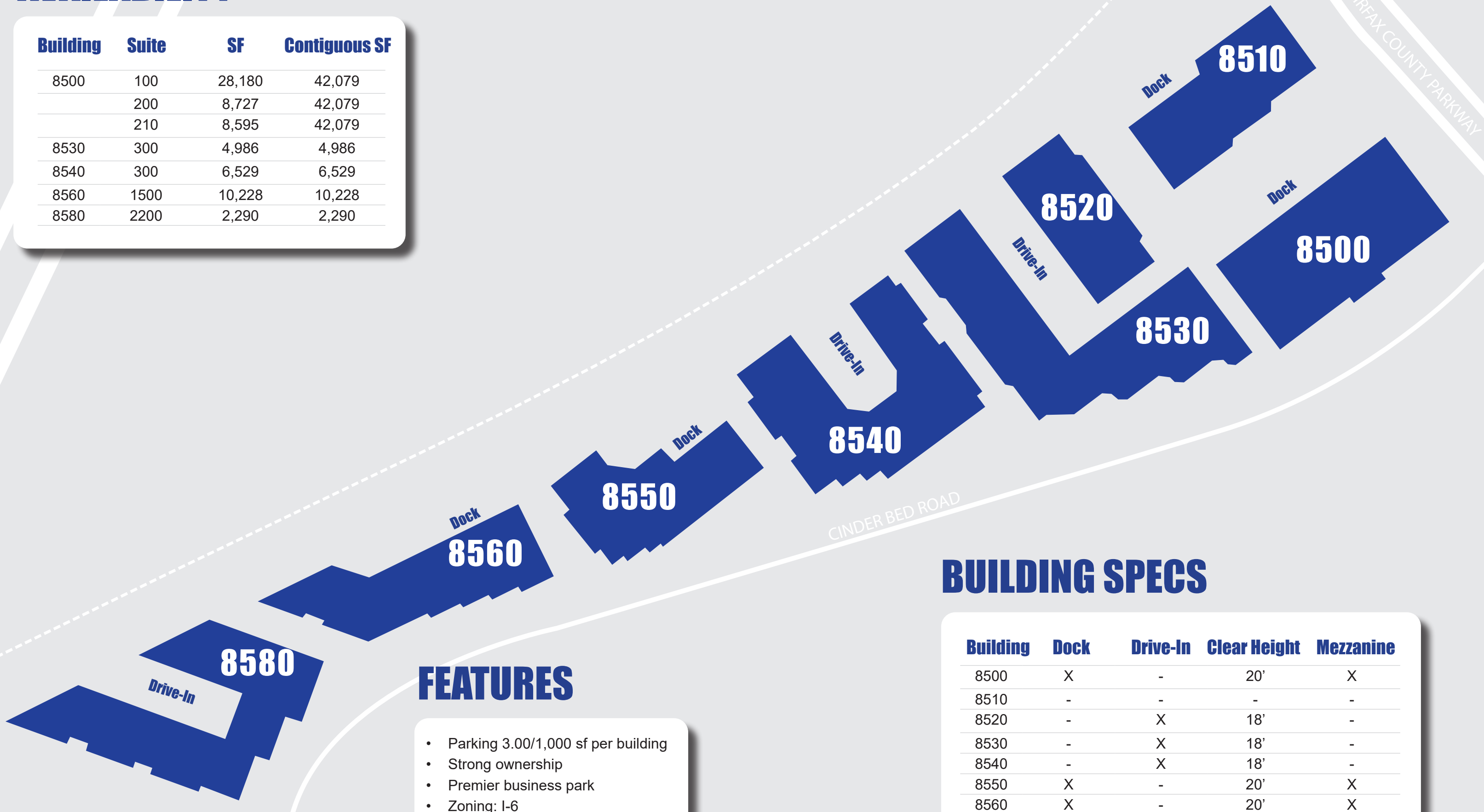
**Office/Warehouse/Flex Suites
Ranging from 2,290 RSF
Up to 42,079 RSF**

Knowledge
Perseverance
Integrity

Cambridge
Property Group LLC

AVAILABILITY

Building	Suite	SF	Contiguous SF
8500	100	28,180	42,079
	200	8,727	42,079
	210	8,595	42,079
8530	300	4,986	4,986
8540	300	6,529	6,529
8560	1500	10,228	10,228
8580	2200	2,290	2,290

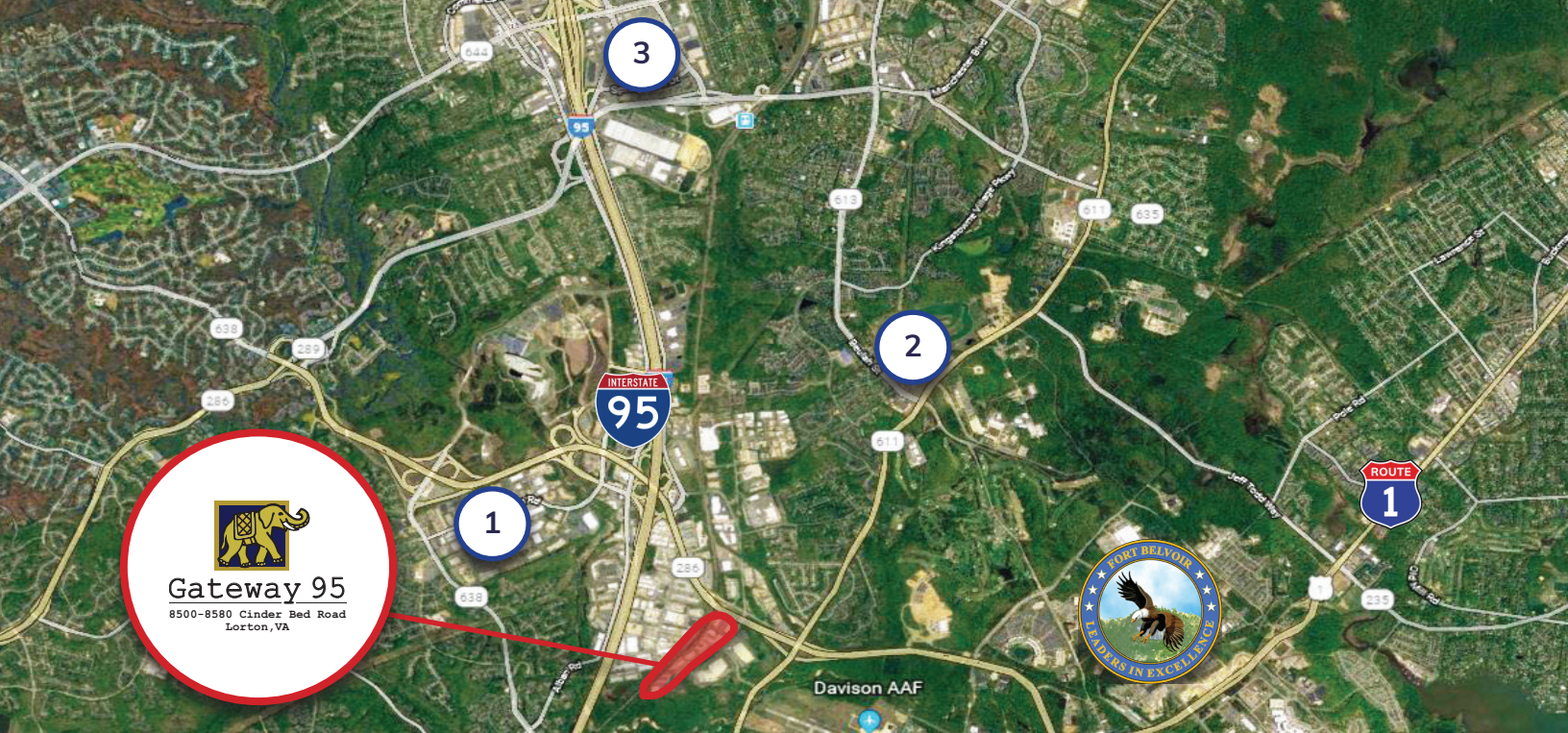


FEATURES

- Parking 3.00/1,000 sf per building
- Strong ownership
- Premier business park
- Zoning: I-6

BUILDING SPECS

Building	Dock	Drive-In	Clear Height	Mezzanine
8500	X	-	20'	X
8510	-	-	-	-
8520	-	X	18'	-
8530	-	X	18'	-
8540	-	X	18'	-
8550	X	-	20'	X
8560	X	-	20'	X
8580	-	X	18'	-



Saratoga Shopping Center 1



Hilltop Village Center 2



Springfield Town Center 3



Nearby Amenities

- 2.5 miles off of Route 1
- 15-Minute drive to the Pentagon
- 2.5 miles to Fort Belvoir Entrance
- 9-Minute drive to Springfield Town Center
- 10-Minute drive to Springfield Shopping Center
- Located just east of I-95 at Exit 166 (Newington/Fort Belvoir)
- 5-Minute drive to Saratoga Shopping Center including Subway and Starbucks
- 5-Minute drive to Hilltop Village Center anchored by Wegmans and other retail amenities

LEASING INFORMATION | (703) 925-5213

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 Katherine C. Freehof William B. Czekaj

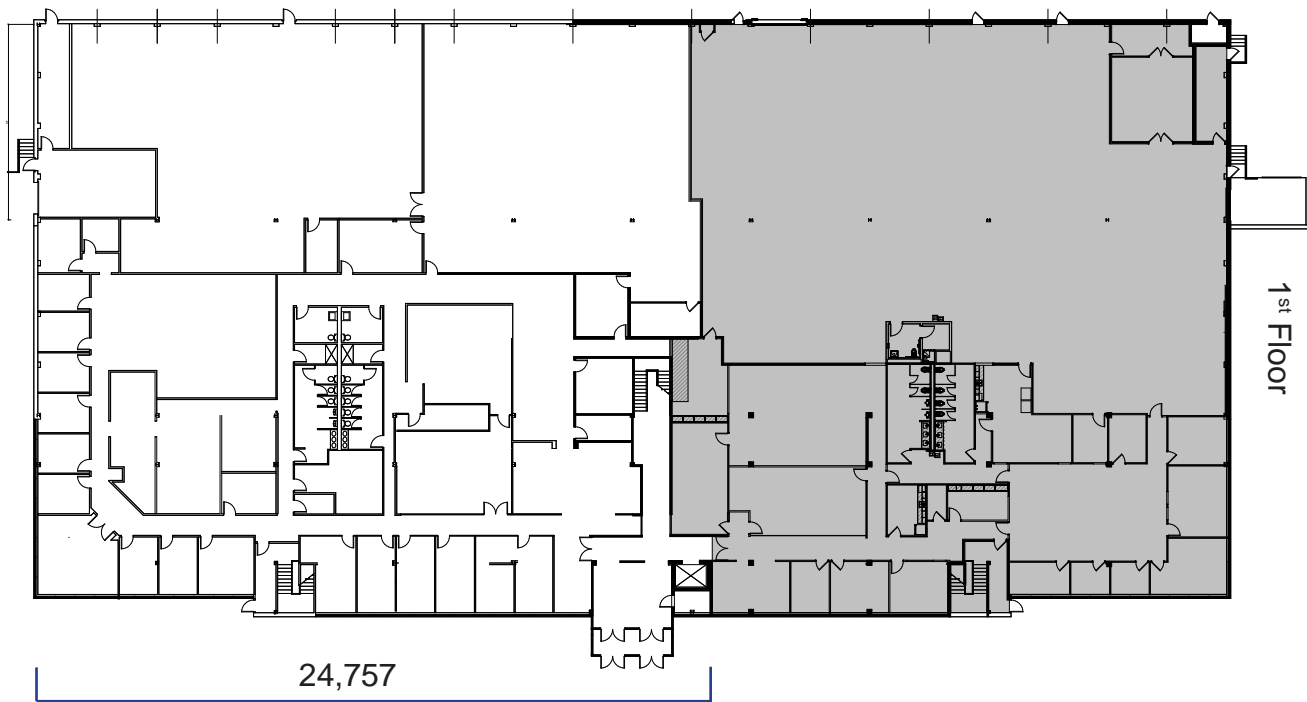
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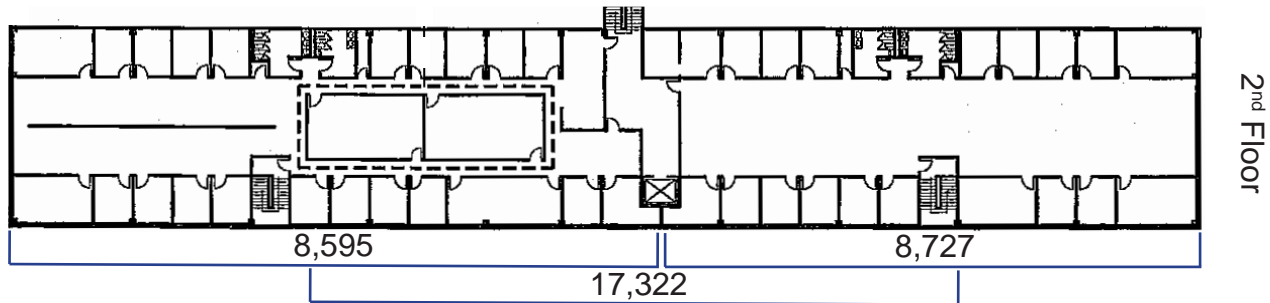


Gateway 95

8500 Cinder Bed Rd
8,595 - 42,079 sf



Fairfax County Parkway



Cinder Bed Road

Features

- 20" Clear
- Conditioned high-bay warehouse
- 1st & 2nd floor mezzanine
- High-end finishes

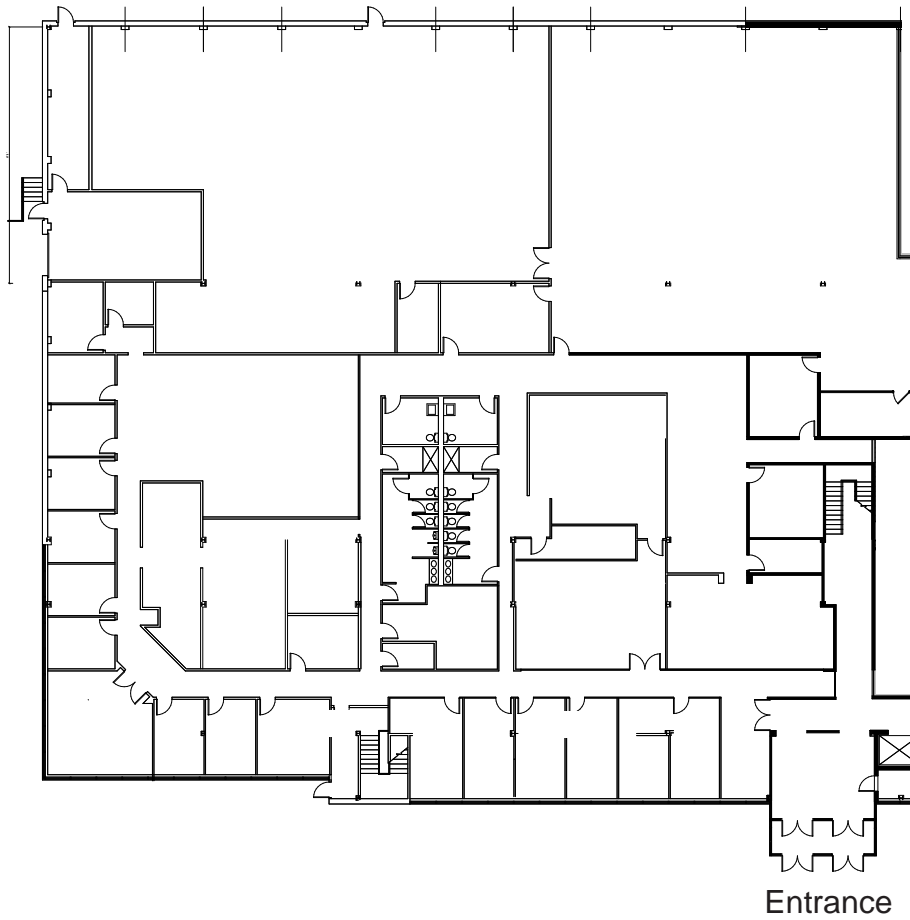
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Gateway 95

8500 Cinder Bed Rd
24,757 sf

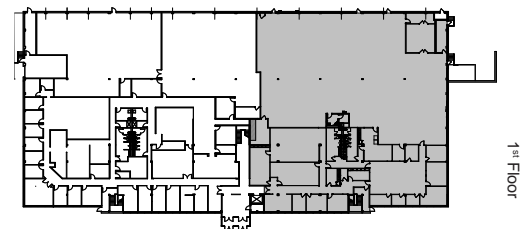


Fairfax County Parkway

Cinder Bed Road

Features

- 20" Clear
- Conditioned high-bay warehouse
- High-end finishes



Cinder Bed Road

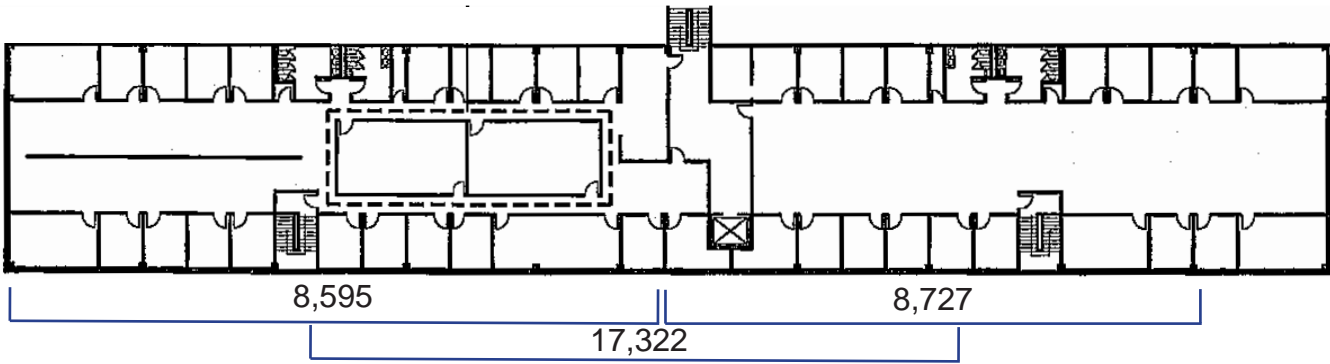
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Gateway 95

8500 Cinder Bed Rd
Up to 17,322 sf

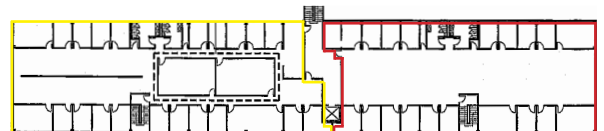


Fairfax County Parkway

Cinder Bed Road

Features

- 2nd floor space
- Limited furniture available



2nd Floor

Cinder Bed Road



Gateway 95

8530 Cinder Bed Rd
4,986 sf



Cinder Bed Road

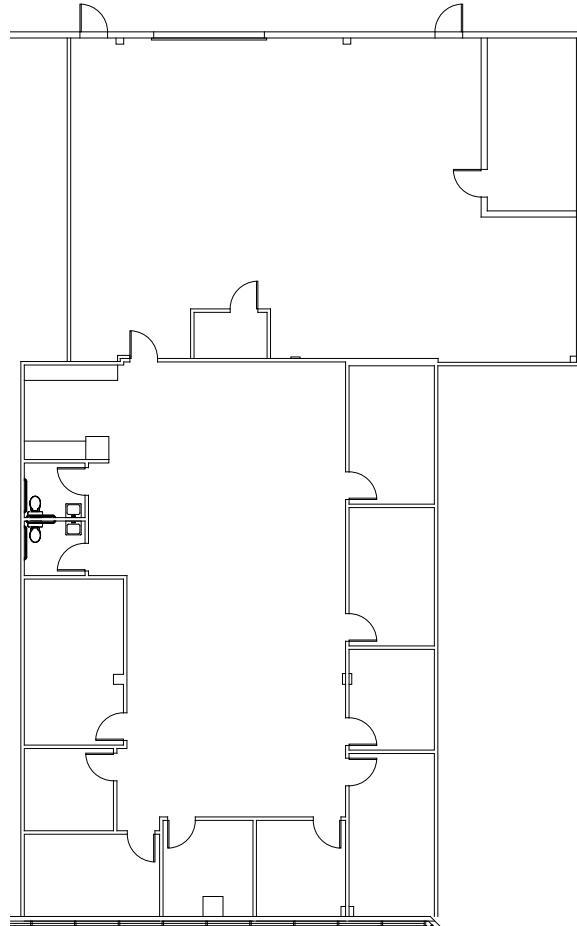
Features

- Drive-in Loading
- 18' Clear



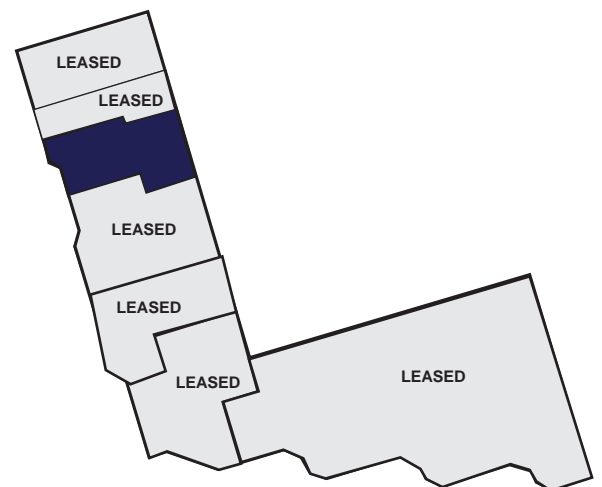
Gateway 95

8530 Cinder Bed Rd
Suite 300
4,986 sf



Features

- Drive-in Loading
- 18' Clear

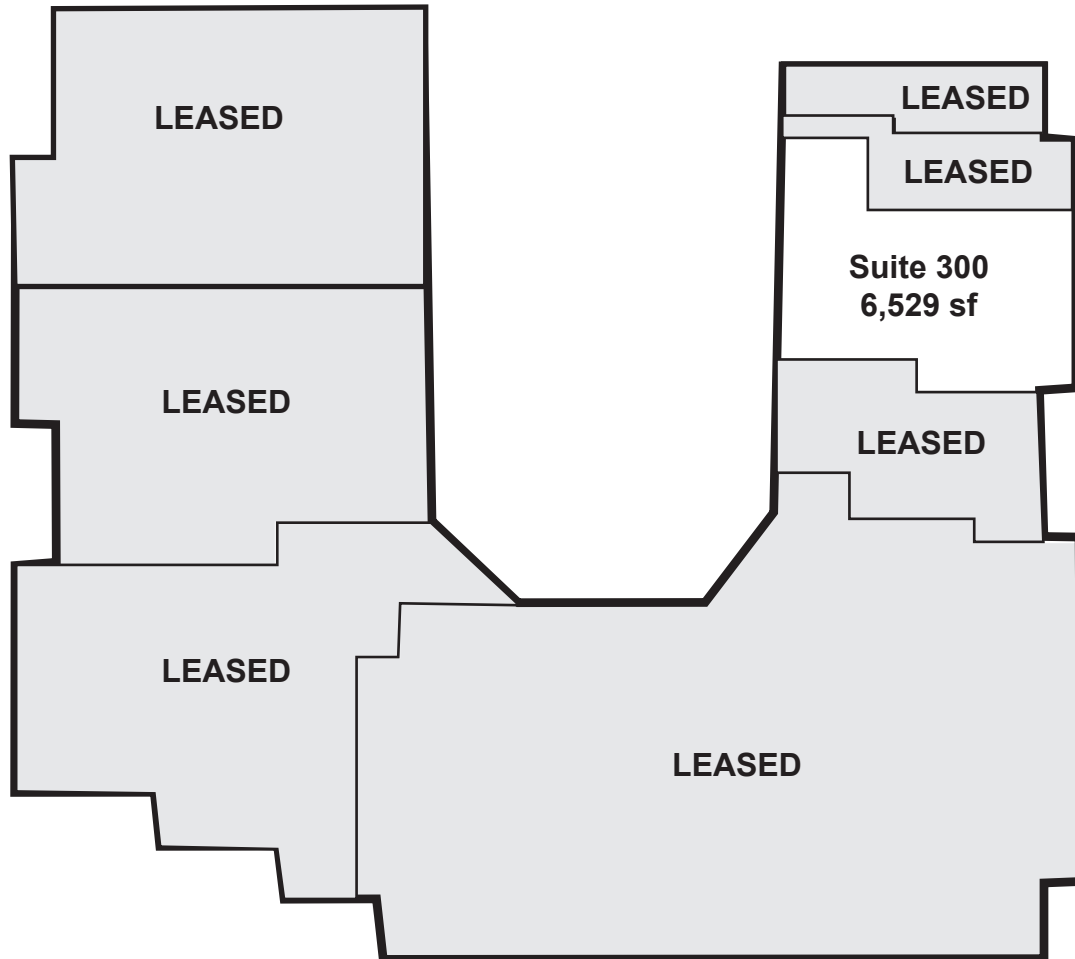


Cinder Bed Road



Gateway 95

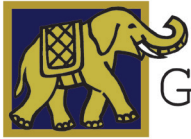
8540 Cinder Bed Rd
6,259 sf



Cinder Bed Road

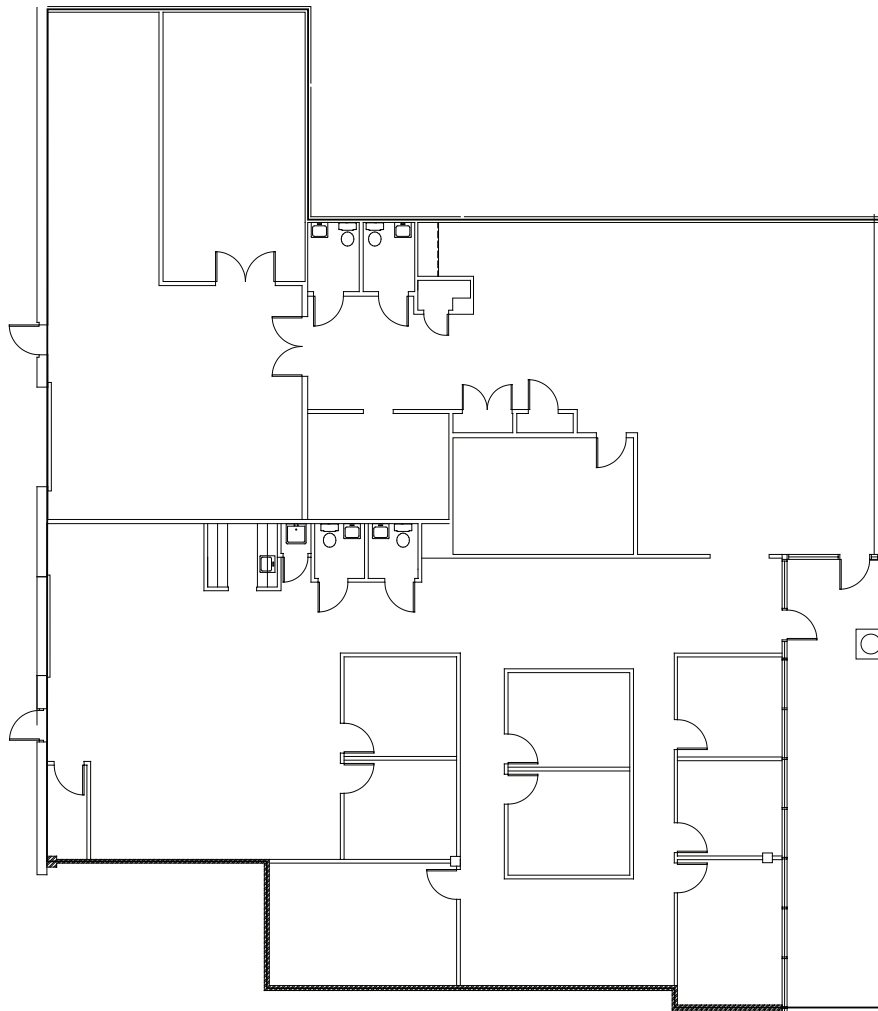
Features

- 18' clear
- Drive-in loading



Gateway 95

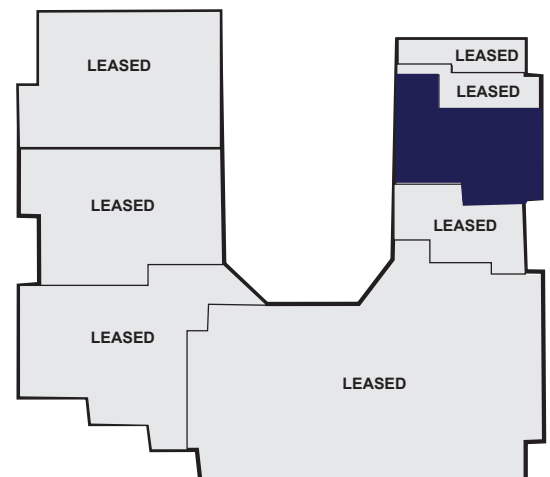
8540 Cinder Bed Rd
Suite 300
6,529 sf



Cinder Bed Road

Features

- 18' clear
- Drive-in loading



Cinder Bed Road

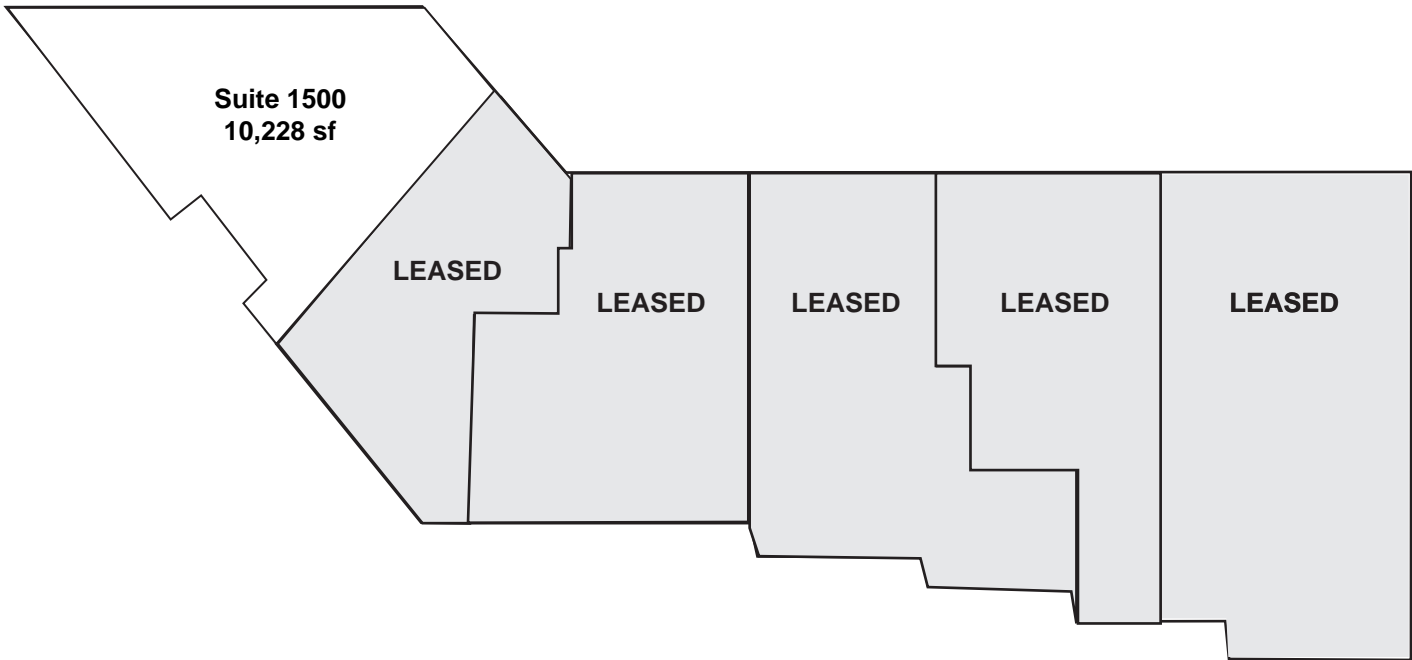
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Gateway 95

8560 Cinder Bed Rd
10,228 sf



Features

- Mix of office & warehouse
- 20' clear
- Dock loading



Gateway 95

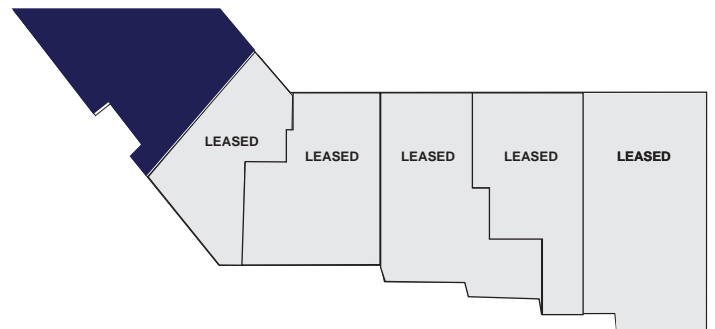
8560 Cinder Bed Rd
Suite 1500 | 10,228 sf
Available 2.1.23



Cinder Bed Road

Features

- Mix of office & warehouse
- 20' clear
- Dock loading

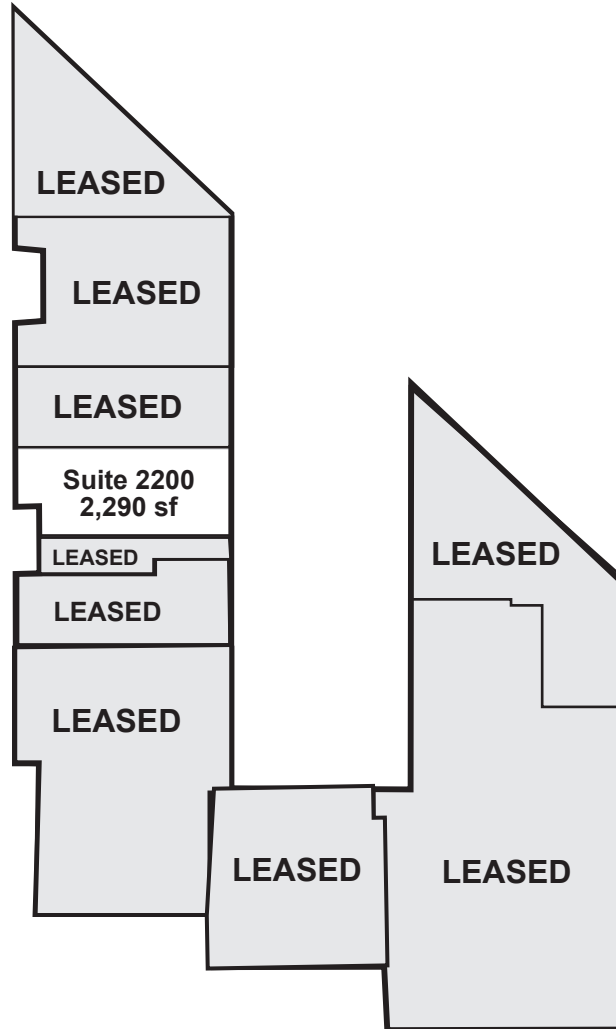


Cinder Bed Road



Gateway 95

8580 Cinder Bed Rd
2,290 sf



Cinder Bed Road

Features

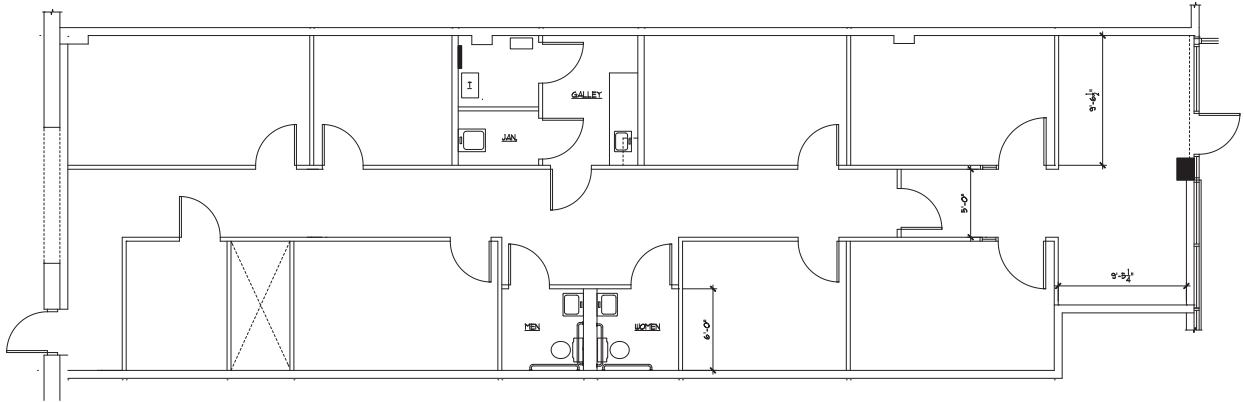
- Drive-in Loading
- 18' Clear



Gateway 95

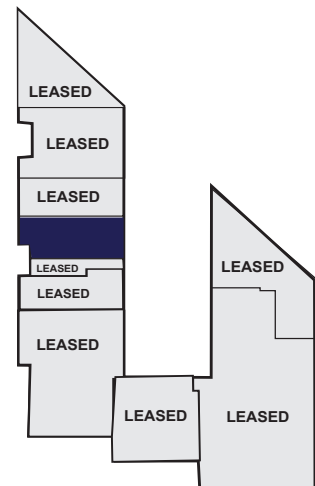
8580 Cinder Bed Rd
Suite 2200
2,290 sf

Cinder Bed Road



Features

- Built Out Office
- 1 Drive-in



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