

Gateway 95

8500-8580 Cinder Bed Road
Lorton, VA

**Industrial &
Flex Space**

Near Fort Belvoir



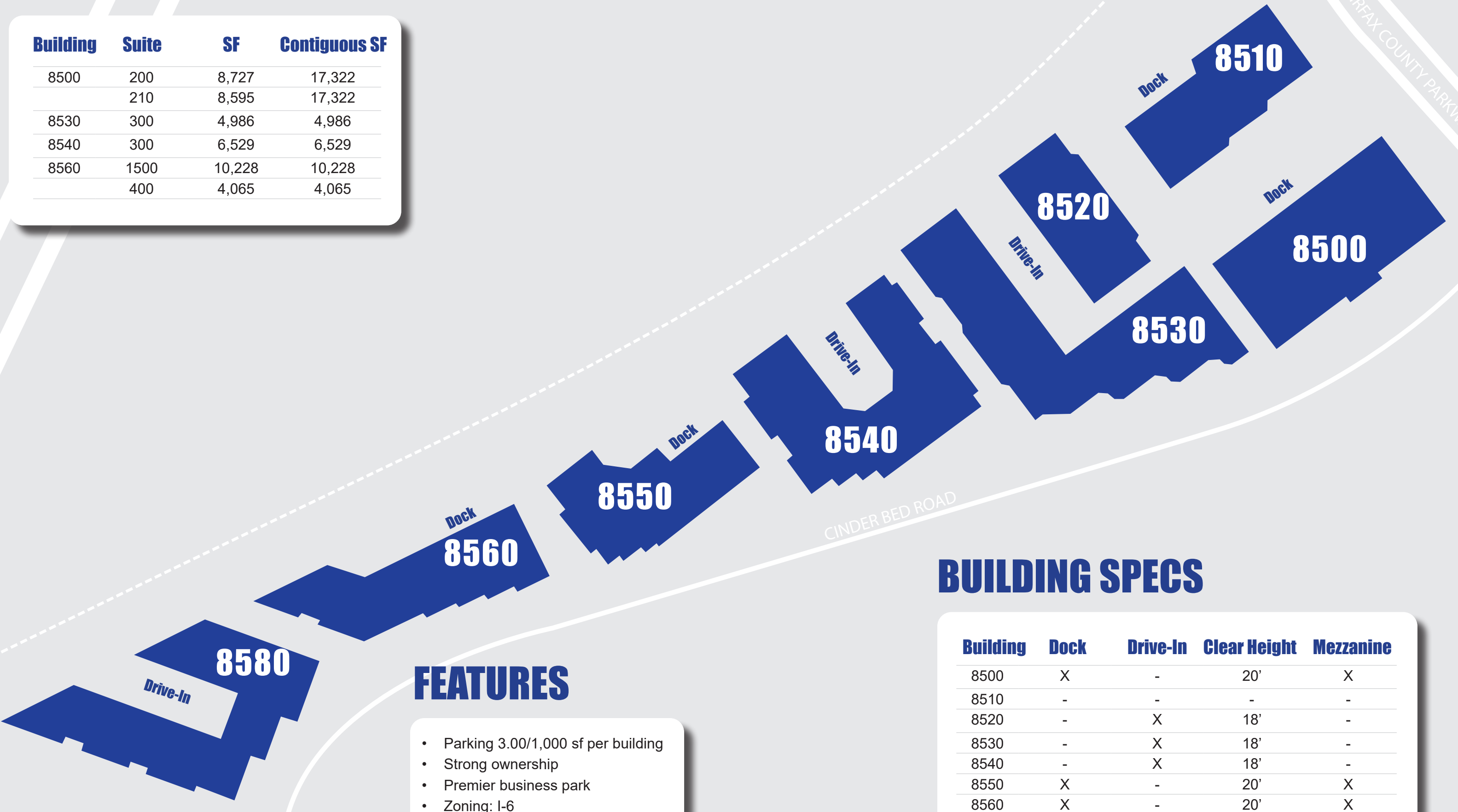
**Office/Warehouse/Flex Suites
Ranging from 4,065 RSF
Up to 17,322 RSF**

Knowledge
Perseverance
Integrity

Cambridge
Property Group LLC

AVAILABILITY

Building	Suite	SF	Contiguous SF
8500	200	8,727	17,322
	210	8,595	17,322
8530	300	4,986	4,986
8540	300	6,529	6,529
8560	1500	10,228	10,228
	400	4,065	4,065



FAIRFAX COUNTY PARKWAY

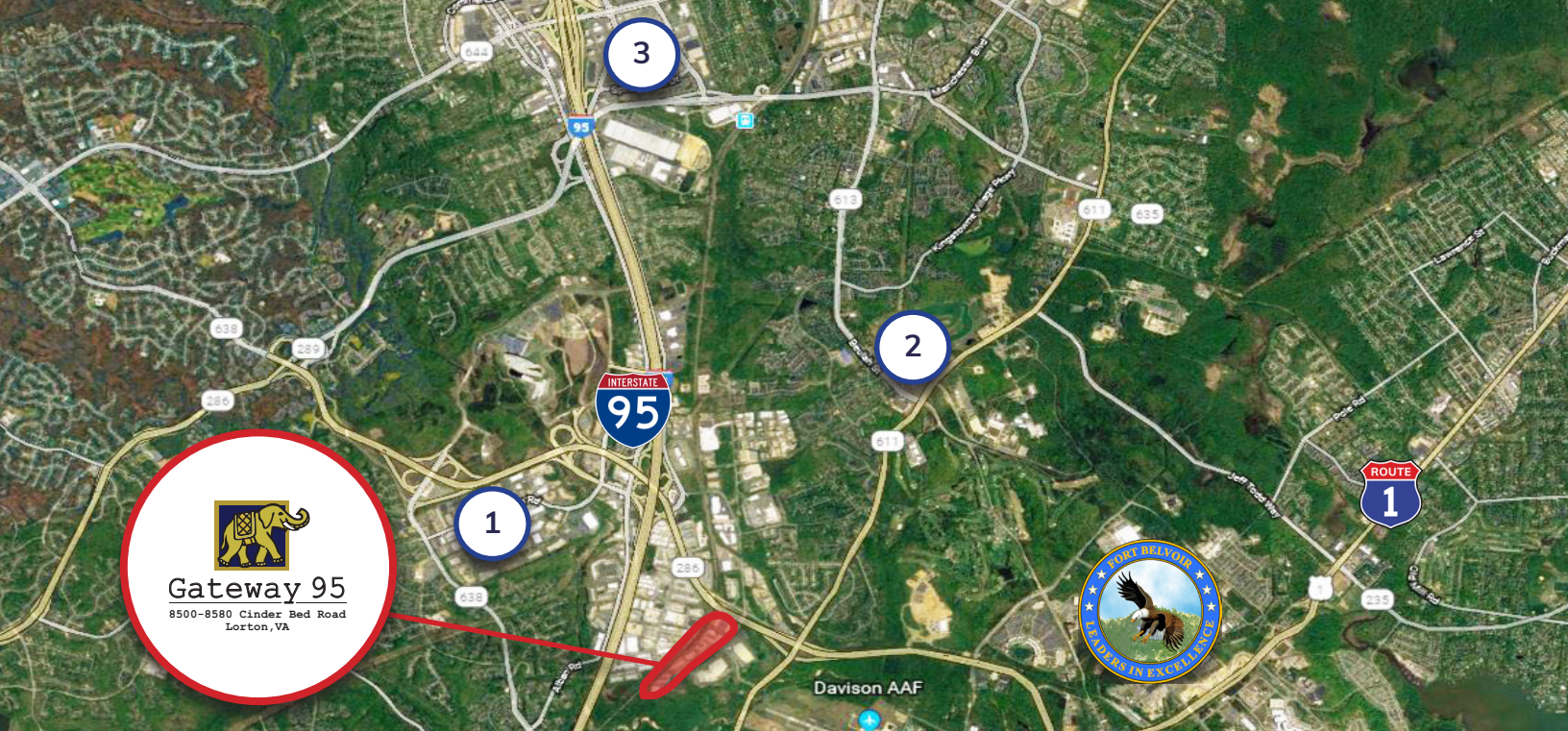
CINDER BED ROAD

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'	-




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Lorton, VA

Saratoga Shopping Center

1



Hilltop Village Center

2



AT&T



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

Benjamin R. Eldridge, Jr.

Andrew J. Czekaj, III

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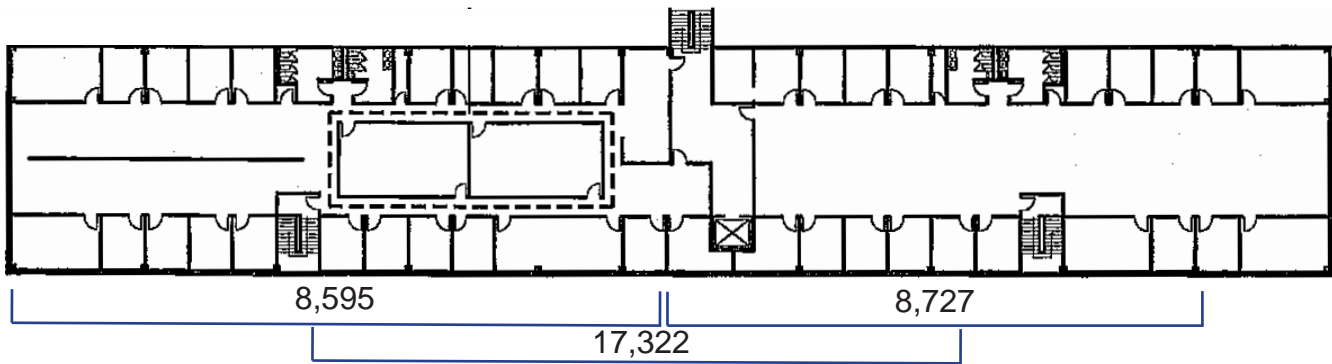
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8500 Cinder Bed Rd
Up to 17,322 sf

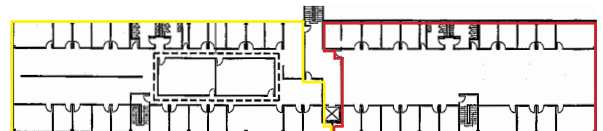


Fairfax County Parkway

Cinder Bed Road

Features

- 2nd floor space
- Limited furniture available



2nd Floor

Cinder Bed Road

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Gateway 95

8530 Cinder Bed Rd
2,878 sf - 7,864 sf



Cinder Bed Road

Features

- Drive-in Loading
- 18' Clear

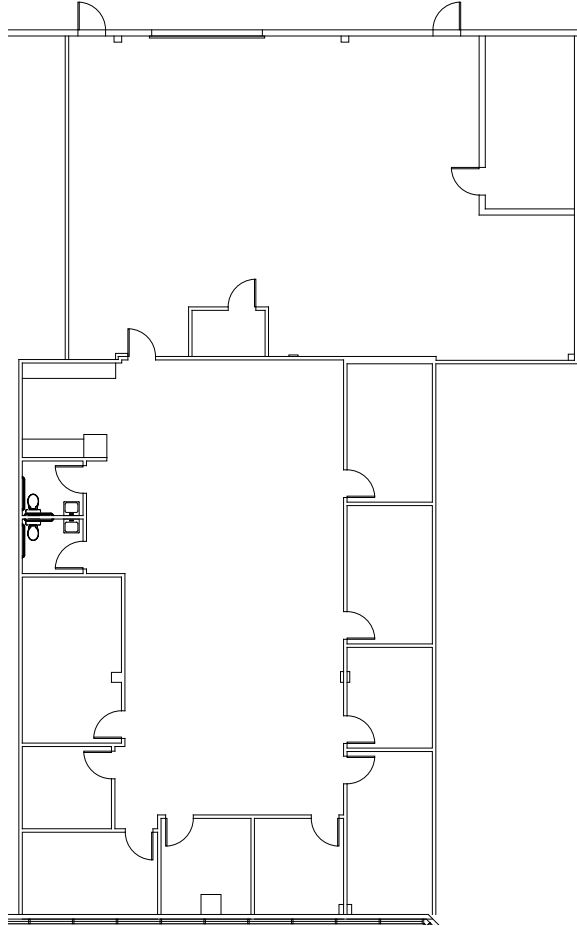
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8530 Cinder Bed Rd

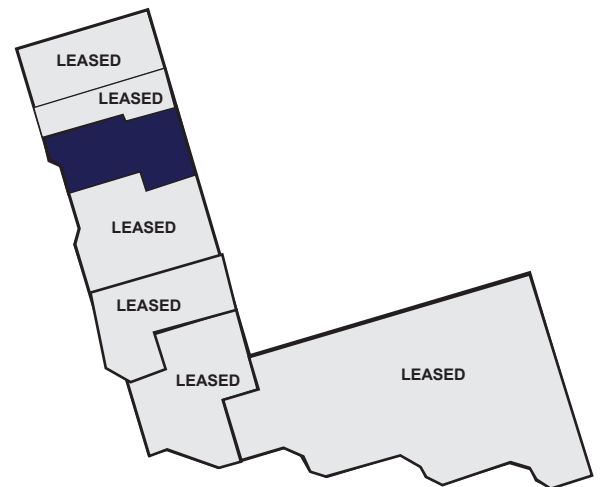
Suite 300

4,986 sf



Features

- Drive-in Loading
- 18' Clear

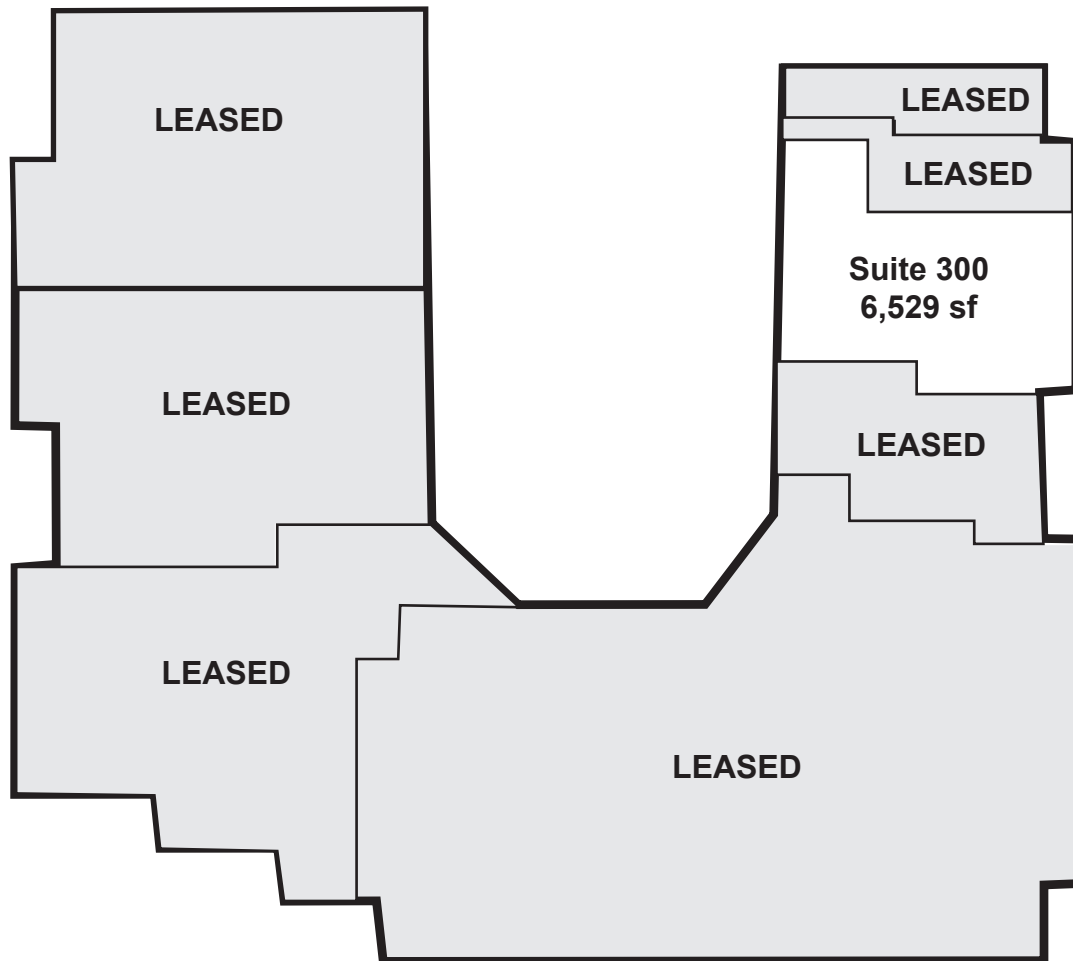


Cinder Bed Road



Gateway 95

8540 Cinder Bed Rd
6,259 sf



Features

- 18' clear
- Drive-in loading

Cinder Bed Road

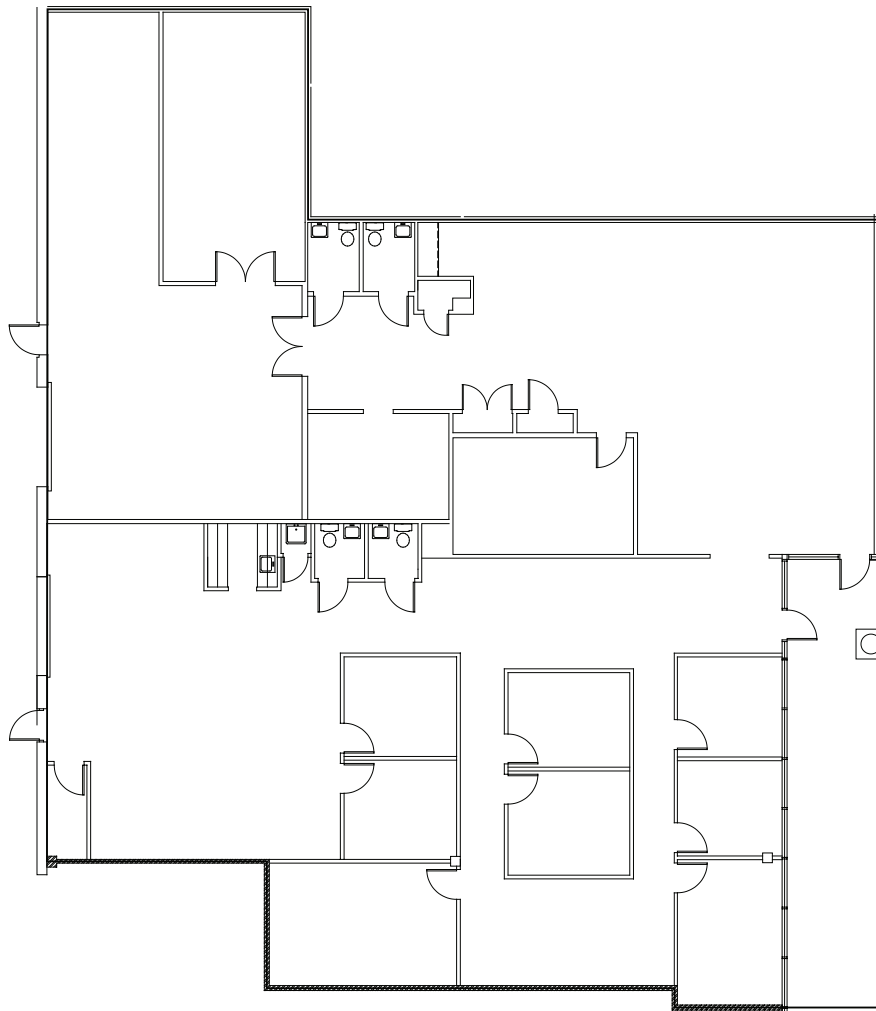


Gateway 95

8540 Cinder Bed Rd

Suite 300

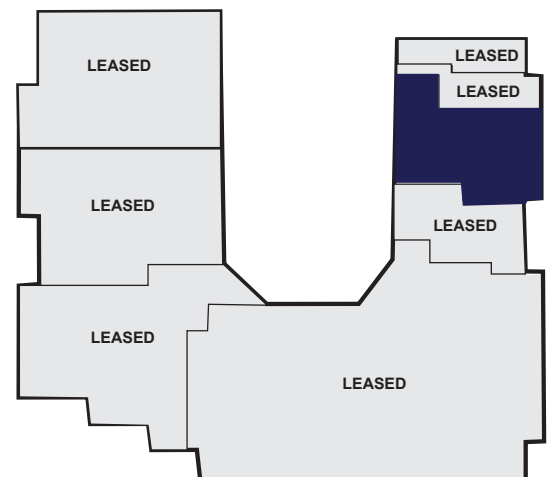
6,529 sf



Cinder Bed Road

Features

- 18' clear
- Drive-in loading



Cinder Bed Road

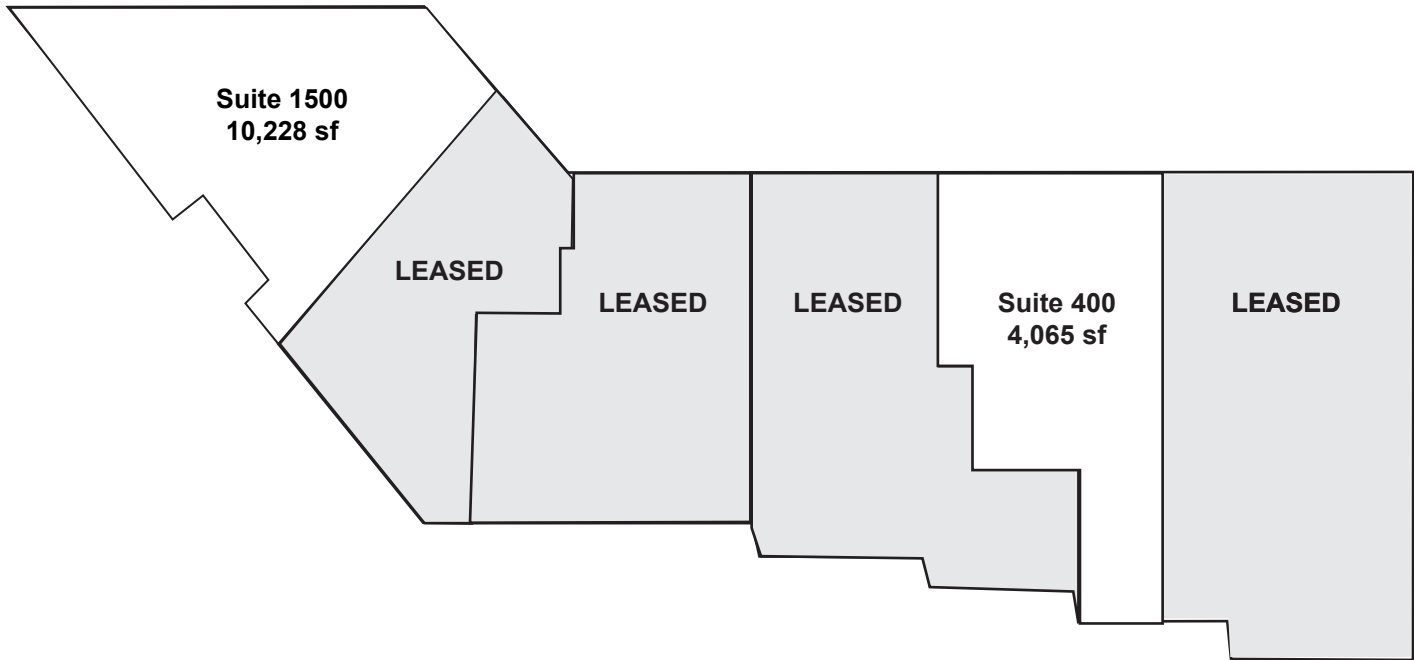
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Gateway 95

8560 Cinder Bed Rd
10,228 sf
4,065 sf



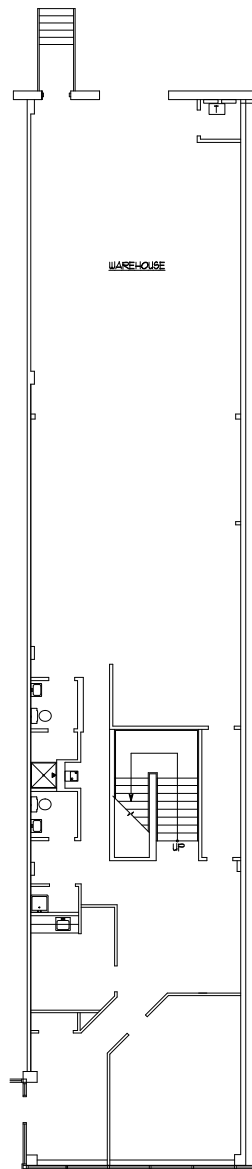
Features

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

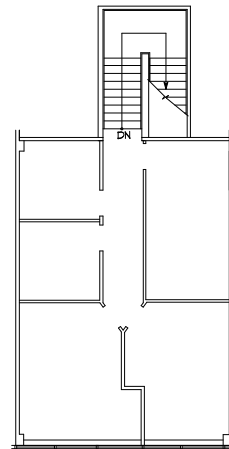


Gateway 95

8560 Cinder Bed Rd
Suite 400
4,065 sf
Available 10.1.23



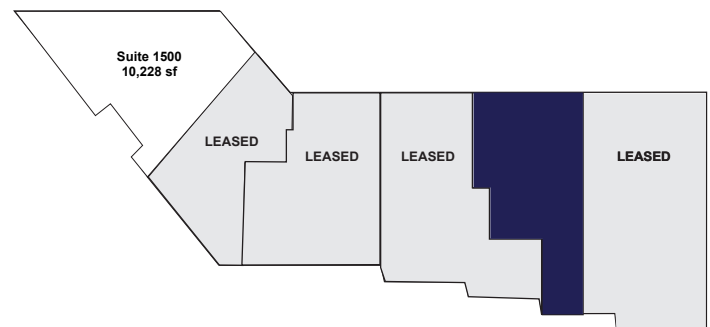
First Floor



Mezzanine

Features

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



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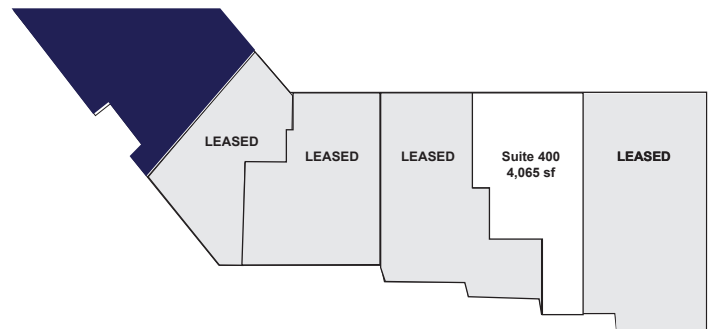
Suite 1500 | 10,228 sf



Cinder Bed Road

Features

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



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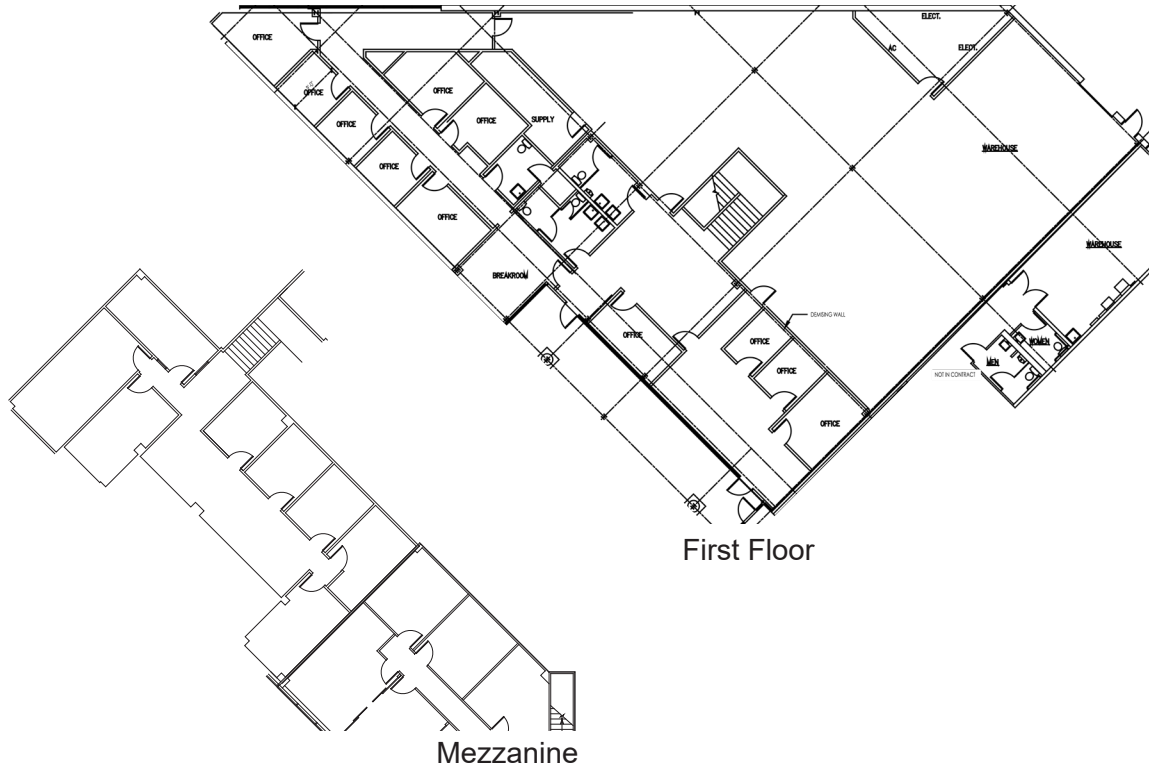


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Suite 1500 | 10,228 sf

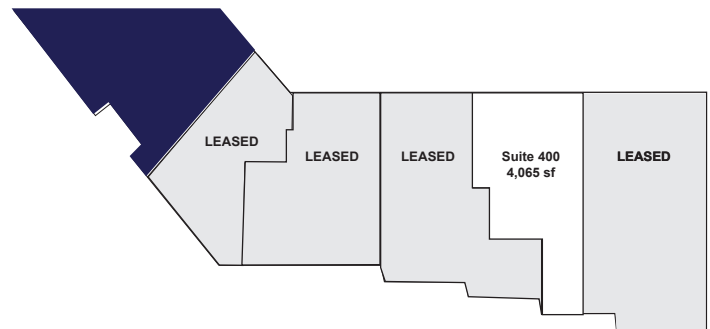
Proposed Plan



Cinder Bed Road

Features

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- 20' clear
- Dock loading



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