

# Industrial Warehouse Condo for Sale

Newington Commerce Center

# \$1,995,000



Newington Commerce Center  
8394 Terminal Road Units H&J  
Lorton, VA 22079

**8,296 SF Total**  

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**Available Feb. 2024**

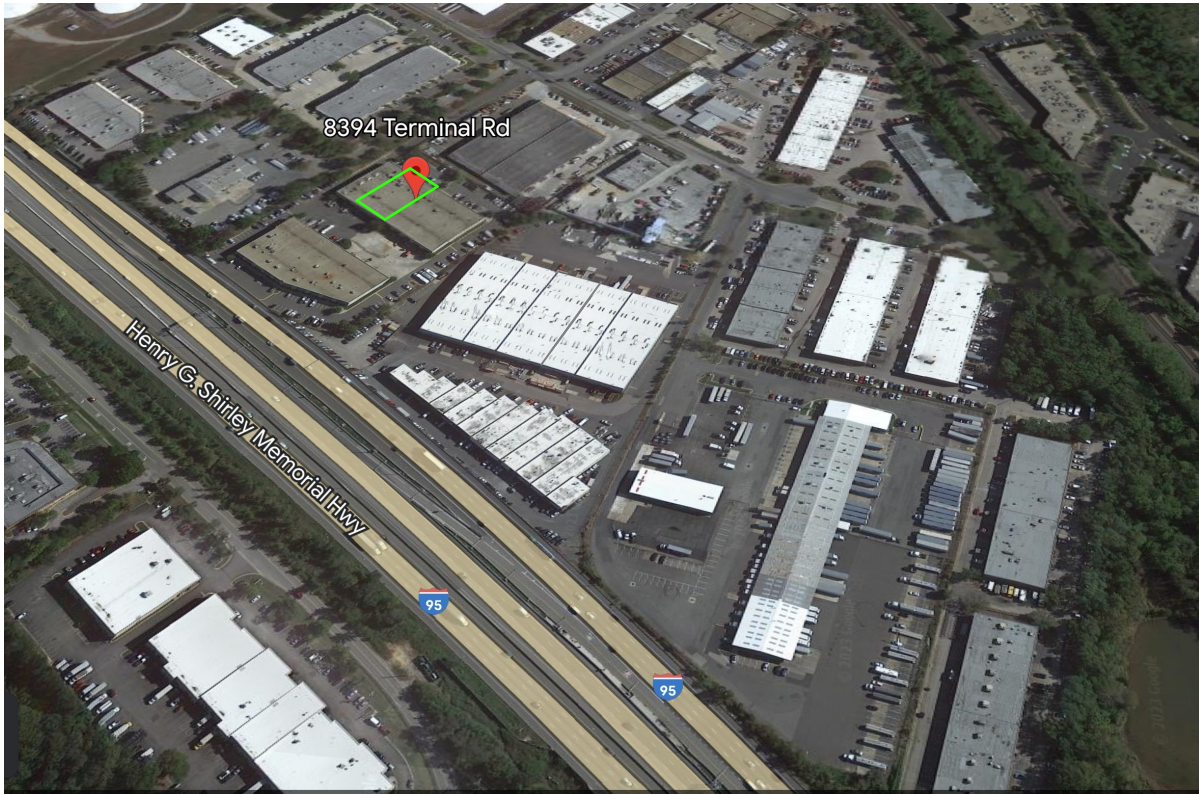
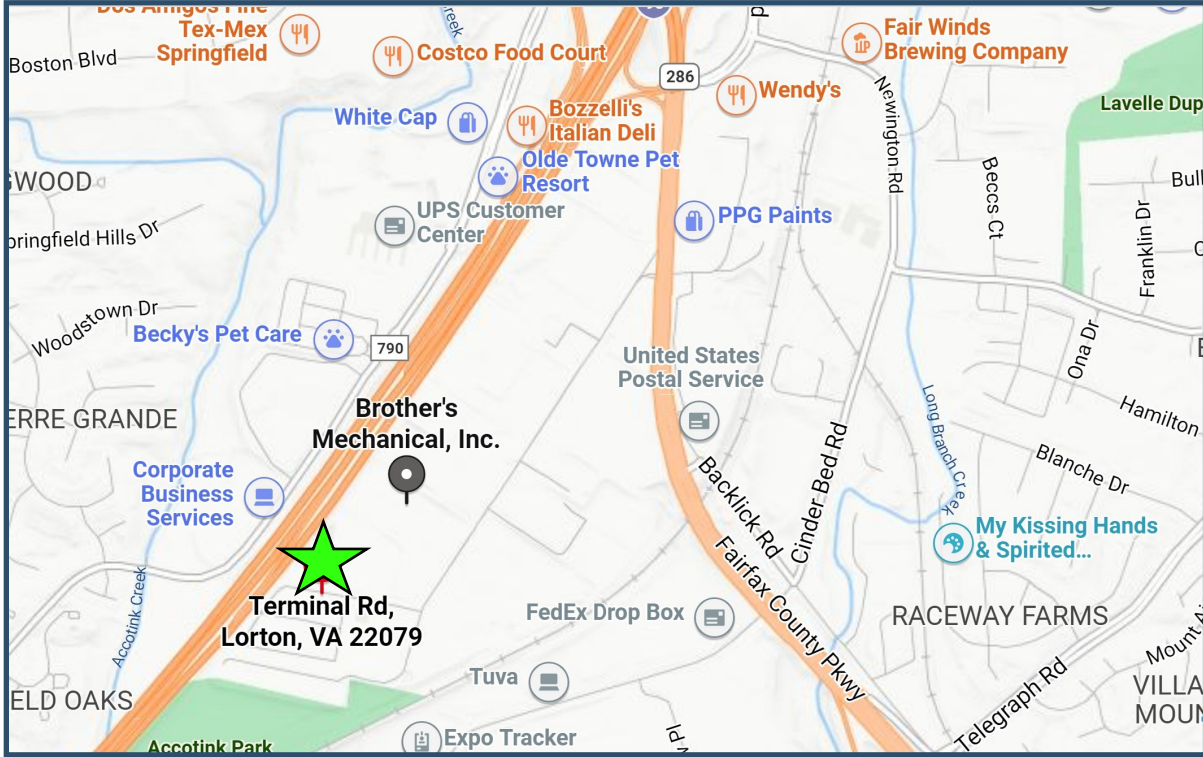
- Two contiguous warehouse condos totaling 8,296 SF
  - Warehouse: 5,656 SF
  - Office Area: 2,640 SF
- I-6 Zoning (Heavy Industrial)
- Two (2) loading docks, roll up doors
- Condo Dues: \$1,050/mo (\$525/unit)
- Ample, no cost surface parking
- Conveniently located less than 1 mile from I-95

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# Aerials



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# Interior Photos - Office Space

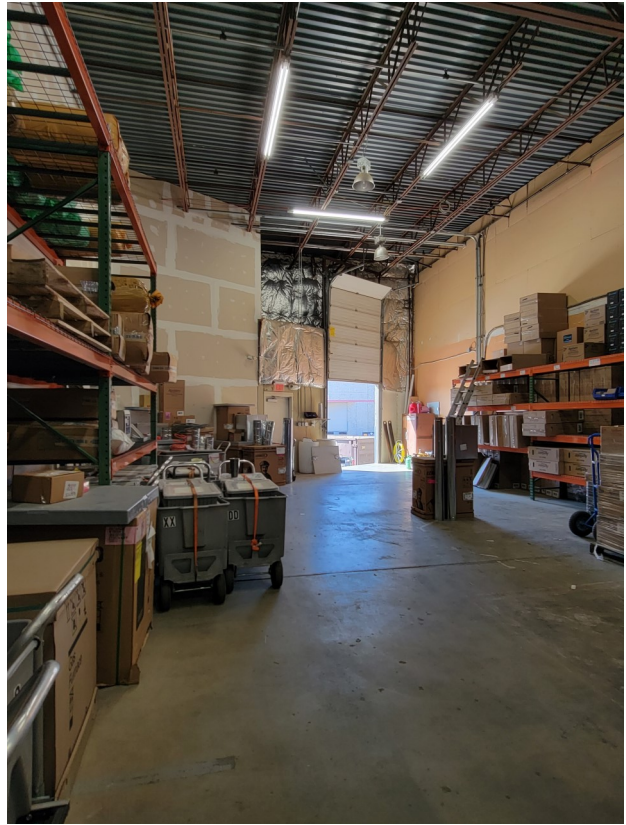


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## Interior Photos - Warehouse Space



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## Interior Photos - Warehouse Space



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## Exterior Photos



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## 6. I-6 Heavy Industrial District

### A. Purpose

The I-6 District provides for heavy industrial activities. Uses and activities that may require noise, vibration, intensive traffic, and other environmental pollutants are tolerated and are subject to minimum performance standards. The I-6 District is intended for use by the largest manufacturing operations, heavy equipment, construction and fuel yards, major transportation terminals, and other basic industrial activities required in an urban economy.

Figure 2104.11: I-6 District Aerial Example



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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