

INVESTMENT SALES OPPORTUNITY

NORTHERN VIRGINIA INDUSTRIAL PARK

15 BUILDINGS | 814,144 SF | 53 ACRES | 3 YEARS WALT | 35%+ MTM OPPORTUNITY

LORTON, VA



CUSHMAN &
WAKEFIELD

PORTFOLIO OVERVIEW

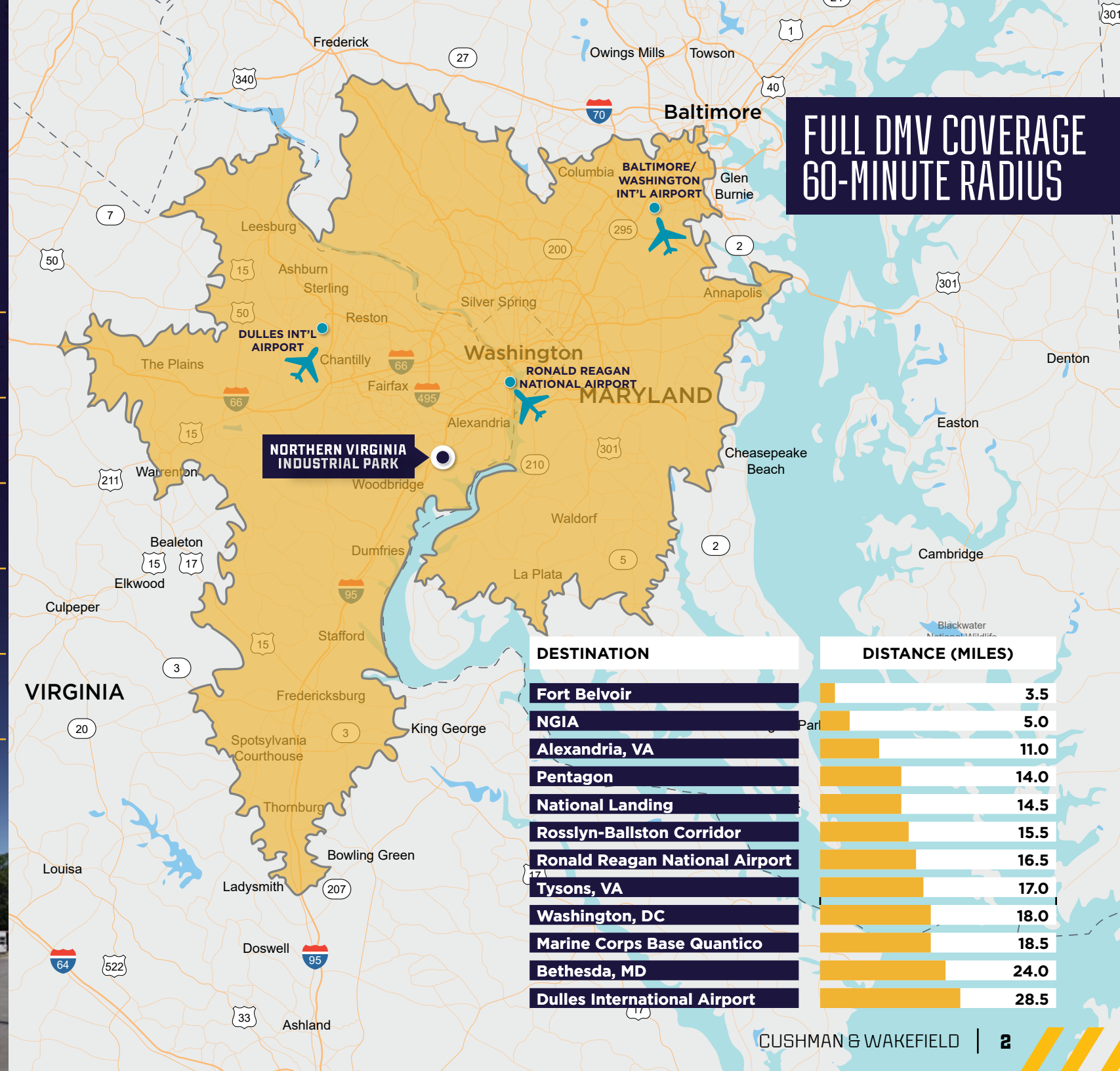
- > 15 BUILDINGS
- > 814,144 SF
- > 53 ACRES
- > 97% LEASED
- > 3 YEARS WALT
- > 35%+ MTM OPPORTUNITY
- > 11% OFFICE FINISH

NORTHERN VIRGINIA INDUSTRIAL PARK

DESTINATION	DISTANCE (MILES)
Fort Belvoir	3.5
NGIA	5.0
Alexandria, VA	11.0
Pentagon	14.0
National Landing	14.5
Rosslyn-Ballston Corridor	15.5
Ronald Reagan National Airport	16.5
Tysons, VA	17.0
Washington, DC	18.0
Marine Corps Base Quantico	18.5
Bethesda, MD	24.0
Dulles International Airport	28.5

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 **11%** OFFICE FINISH



THE OFFERING

Cushman & Wakefield is pleased to present **Northern Virginia Industrial Park (NVIP)**, a rare opportunity to acquire a premier, last-mile, small bay industrial portfolio totaling 814,144 SF across 15 buildings on 53 acres in Lorton, VA—positioning investors to own one of the largest and most strategic assets in the Washington, DC Metro region.

Currently 97% leased with a three-year WALT, the property offers immediate value-add potential, with over 50% of the rent roll rolling within three years and a 35%+ mark-to-market opportunity. The asset boasts a diverse roster, with no single tenant occupying more than 5% of the total space—ensuring minimal concentration risk and strong income durability.

Ideally situated along the I-95 Corridor with exceptional access to I-95, Route 1, and Fairfax County Parkway, NVIP is embedded in a submarket that has experienced consistent rent growth and declining vacancy. This acquisition allows investors to immediately command almost 10% of the industrial inventory located within one mile of I-95—delivering scale and future upside in Northern Virginia.



INVESTMENT HIGHLIGHTS

NORTHERN VIRGINIA INDUSTRIAL ASSET

NVIP is a 97% leased, 814,144 SF, 15-building, last-mile industrial asset sited on over 53 acres in Lorton, VA. NVIP provides an investor the opportunity to purchase a critical mass of industrial product in the Washington, DC Metropolitan area in a single acquisition.

NEAR TERM UPSIDE

With a WALT of three years and over 50% of the rent roll available over the next three years, an investor can quickly mark-to-market the property with a 35%+ MTM opportunity.

MARQUEE SMALL BAY PRODUCT

NVIP features true small bay product with 18' clear heights, 230 total loading positions, 11% office finish and the ability to provide divisible bay sizes of 2,500 SF.

DIVERSE RENT ROLL

NVIP provides a large roster of 97 tenants and an average tenant size of 8,000 SF. Additionally, it provides minimal exposure to any single tenant with no tenant comprising more than 5% of the total property.

PROVEN LOCATION, HIGH VELOCITY

Over the past 15 months, ownership has executed on over 345,000 SF (42% of RSF) of new and renewal deals across the property.

SPRINGFIELD - LORTON I-95 CORRIDOR OUTPERFORMS

The property is located along the I-95 Corridor. The nine-mile stretch of interstate encompasses a 8.2 MSF flex & industrial market that has experienced an average annual rent growth of 16% (compared to 7.5% for the greater Washington, DC Metropolitan area) over the past three years and has a vacancy rate of 3.1% - a 170 bps decrease since 2020.

UNIQUE OPPORTUNITY FOR SCALE

With the acquisition of NVIP, an investor would command a significant portion of the I-95 Corridor by controlling almost 10% of the 8.2 MSF feet located within one mile of Interstate 95.



TYSONS, VA

FALLS CHURCH, VA

ARLINGTON, VA

WASHINGTON, DC

ALEXANDRIA, VA

NATIONAL
GEOSPATIAL-
INTELLIGENCE
AGENCY

aws

LOISDALE
DATA CENTER

NORTHERN VIRGINIA INDUSTRIAL PARK

BUILDING	ADDRESS
Building 1	9022 Lockport Place
Building 2	8920-8938 Lockport Place
Building 3	7301-7327 Lockport Place
Building 4	7329-7347 Lockport Place
Building 5	7351 Lockport Place
Building 6	7361 Lockport Place
Building 7	7371 Lockport Place
Building 8	7350-7370 Lockport Place
Building 9	7401-7403 Lockport Place
Building 10	7405-7407 Lockport Place
Building 11	7400-7402 Lockport Place
Building 12	7409-7411 Lockport Place
Building 13	7406-7408 Lockport Place
Building 14	7300 Lockport Place
Building 15	8900 Telegraph Road

FAIRFAX COUNTY PARKWAY

TELEGRAPH ROAD

FORT BELVOIR -
DAVISON ARMY AIRFIELD

POHICK ROAD

RICHMOND HIGHWAY

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