



2801 MERRILEE DRIVE
FAIRFAX, VA 20598

JOSH SIMON

Principal
301-461-8699
jsimon@cohnpropertygroup.com

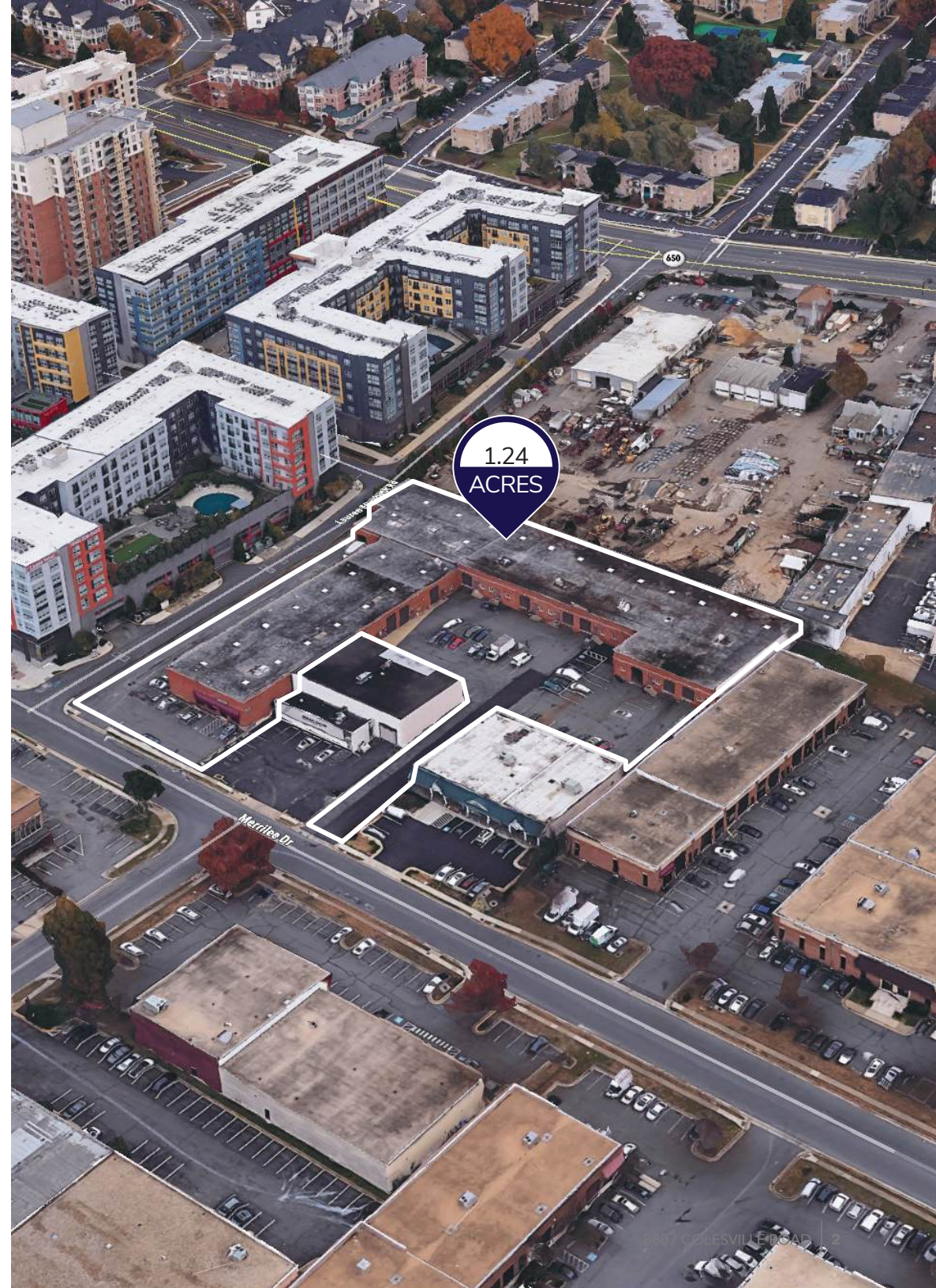
SAM GORDON

Director
301-651-3589
sgordon@cohnpropertygroup.com

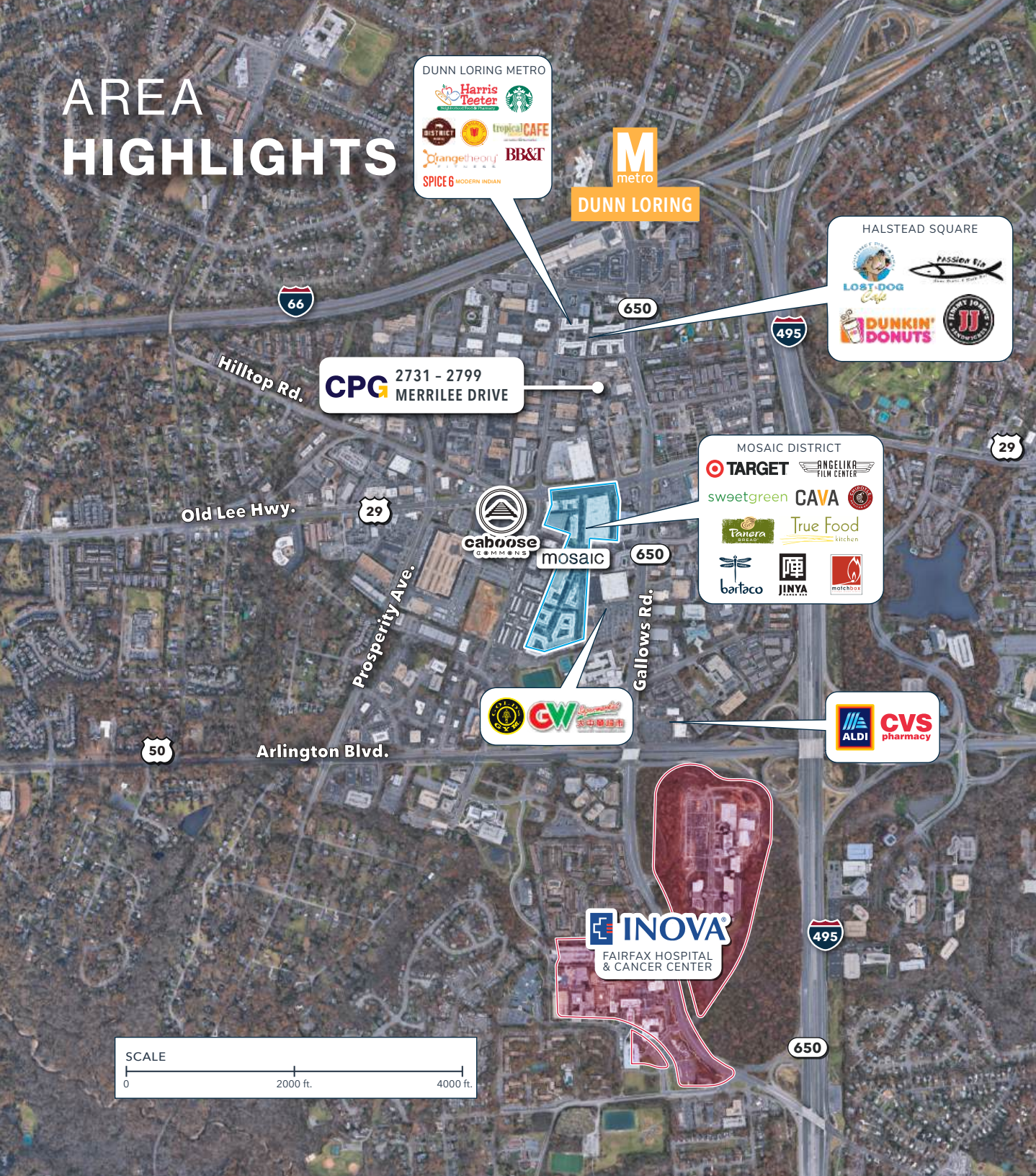
HIGHLIGHTS

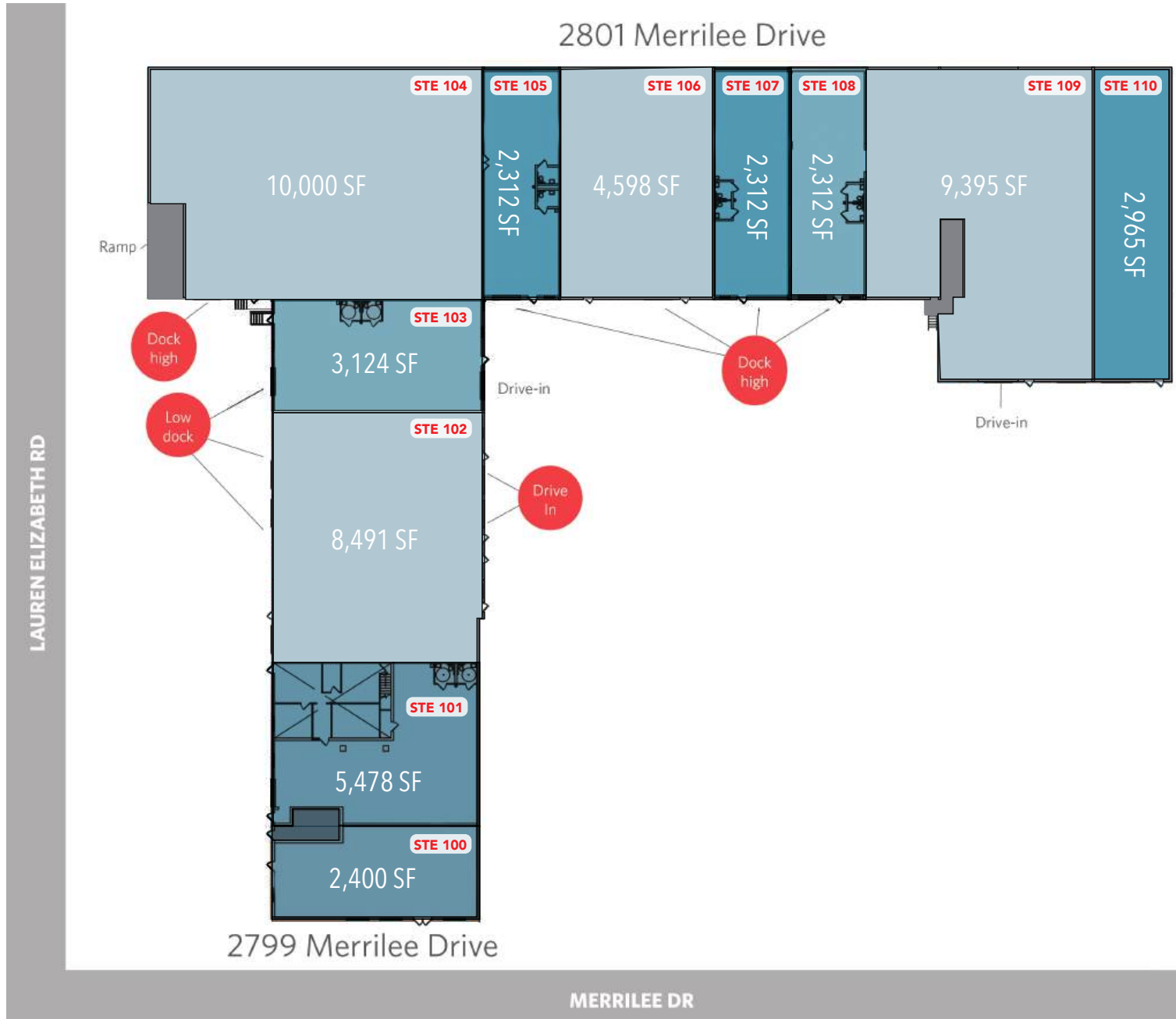


- **Rare Opportunity to Purchase Industrial/Retail Condos in the heart of Merrifield VA**
- Located in the heart of Merrifield with immediate access to I-495, I-66, and Route 50
- I-5 Zoning
- 18' Clear Height
- Located in the heart of Merrifield with immediate access to I-495, I-66, and Route 50
- Within walking distance of the Dunn Loring/Merrifield Metro Station
- Surrounded by Retail Amenities
- 1.5 parking spaces per 1,500 SF purchased
- Buyers will have the rare opportunity to purchase Industrial Condos, in the heart of Merrifield VA
- Perfect for both Retail and Industrial Users
- Attractive Financing programs available for Purchasers, lower cost than leasing



AREA HIGHLIGHTS





UNIT INFORMATION

SUITE	SIZE (SF)	LEASE THRU
100	2,400 SF	LEASED THRU 1/31
101	5,478 SF	LEASED THRU 11/26
102	8,491 SF	LEASED THRU 7/28
103	3,124 SF	LEASED THRU 4/26
104	10,000 SF	LEASED THRU 4/26
105	2,312 SF	LEASED THRU 5/29
106	4,598 SF	LEASED THRU 6/25
107	2,312 SF	LEASED THRU 10/27
108	2,312 SF	LEASED THRU 11/25
109	9,395 SF	LEASED THRU 6/26
110	2,965 SF	LEASED THRU 6/28

*CONTACT BROKER FOR PRICING



2799 H
SKYLINE
BEAUTY SUPPLY

2799 G
DISCOUNT
HOOKAH

LOADING DOCK 2799H & G



LOADING DOCK **2801C-G**



LOADING DOCK 2799H-C

2799C
CSC SCIENTIFIC
CO., INC.

2799E
CSC SCIENTIFIC
CO., INC.

2799D
CSC SCIENTIFIC
CO., INC.

09-5450



2799 D
Smoke Source
Wholesale



FDC
2799
NO PARKING
Meter Room
TOWING
STRICTLY ENFORCED



OPEN
2799 E
Smoke Source
Wholesale



Trailer
Parking
Only



2799 F
Smoke Source
Wholesale



LOADING DOCK 2799D-F

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7272 Wisconsin Ave, 10th Floor
Bethesda, MD 20814
(301) 945 0154
www.cohnpropertygroup.com