



FOR SALE

**7904 Yarnwood Ct,
Units F
Springfield, VA**

Industrial/Warehouse

Eileen Xu Weithers, CCIM

Principal

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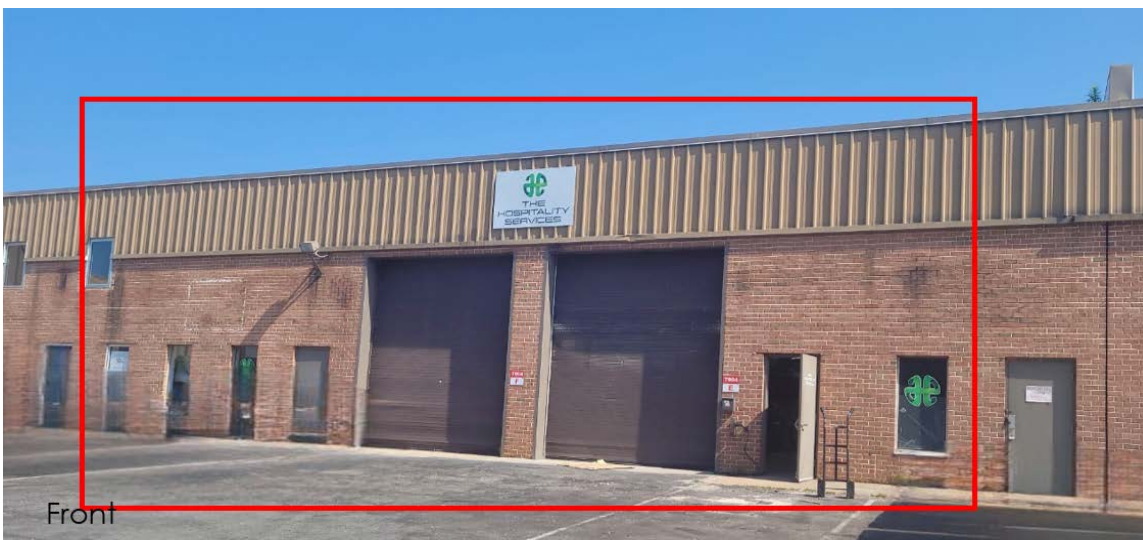
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OVERVIEW



Alpha Royale Commercial Group is pleased to present the 4,189 sf industrial/warehouse condo units located at 7904 Yarnwood Ct, Suite E, Springfield, Virginia exclusively for sale. This is a great opportunity for users and/or investors to acquire a facility in prominent location in Washington Metropolitan Area.

- ▶ Fenced and paved back yard with an additional 2,000 sq. ft. for possible outdoor storage area
- ▶ Renovated roof with 20 year warranty, installed in 2015 Ample
- ▶ surface parking with fenced truck court and parking area



7904 Yarnwood Ct, Unit E, Springfield



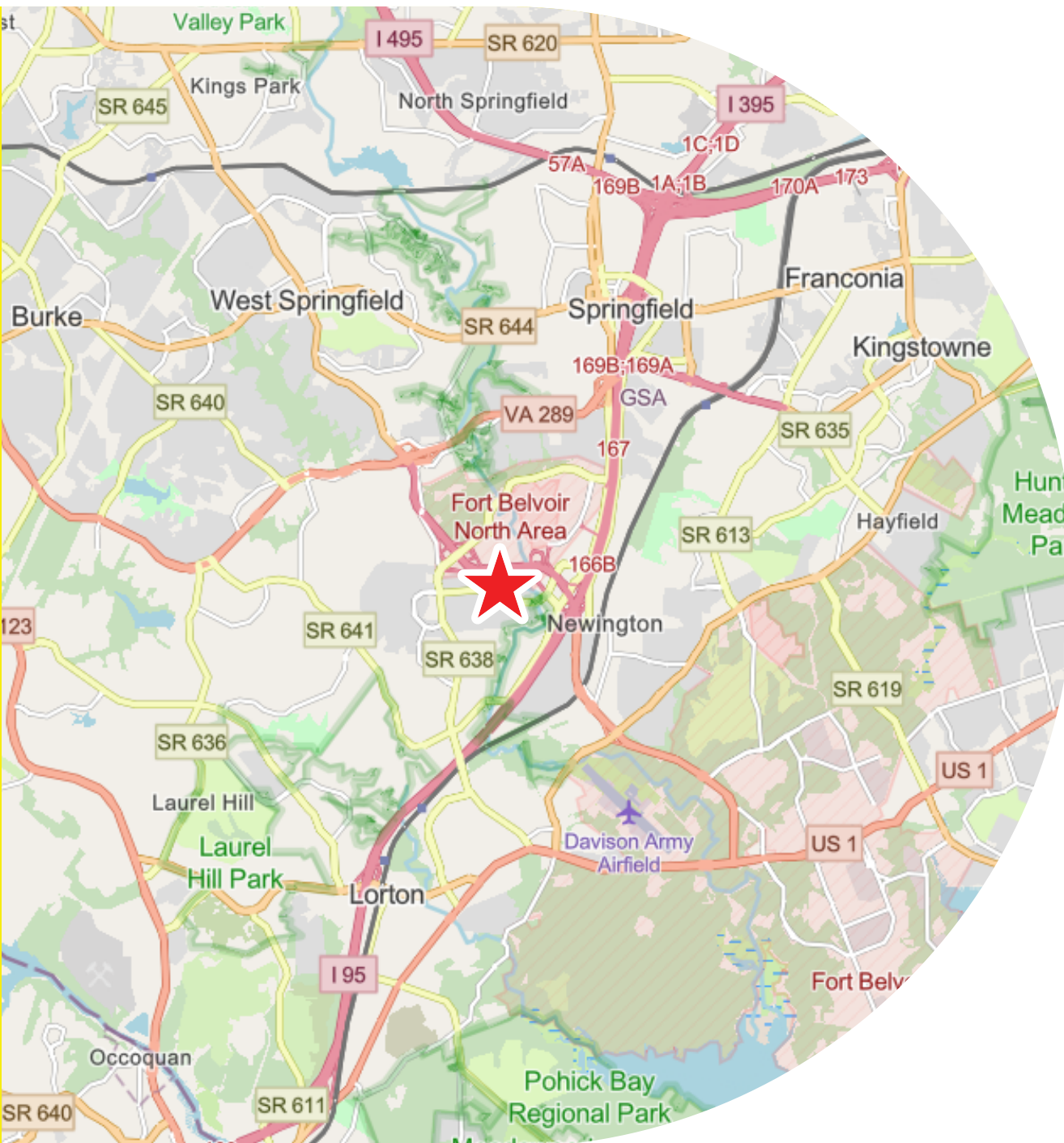
INDUSTRIAL WAREHOUSE CONDO

- ▶ Unit Size: **4,204 SF**
- ▶ Price: **\$1,256,996 (\$299/SF)**
- ▶ Building Height: **22'**
- ▶ Drive-ins: 1 tot 12' w x 14' h
- ▶ Column: 30' x 30'
- ▶ Sprinklers: Yes
- ▶ Year Built: 1978
- ▶ Parking Spaces: 7 spaces
- ▶ Zoning: I-5



LOCATION

Springfield, VA



Springfield is a vibrant community located in Northern Virginia. With its close proximity to Washington, D.C., the city has seen an influx of young professionals and families over the past few years.

Being located in Fairfax County, one of the richest counties in the nation and one of the best places to live in Virginia, Springfield brings a wonderful mix of business and pleasure with federal agencies, large corporations, and government contractors as well as plenty of hotels, urban activities like shopping, and outdoor leisure.



I-95	212,717 VPD
I-495	213,716 VPD
I-395	
Fairfax County Parkway	62,916 VPD

Within 5 miles:

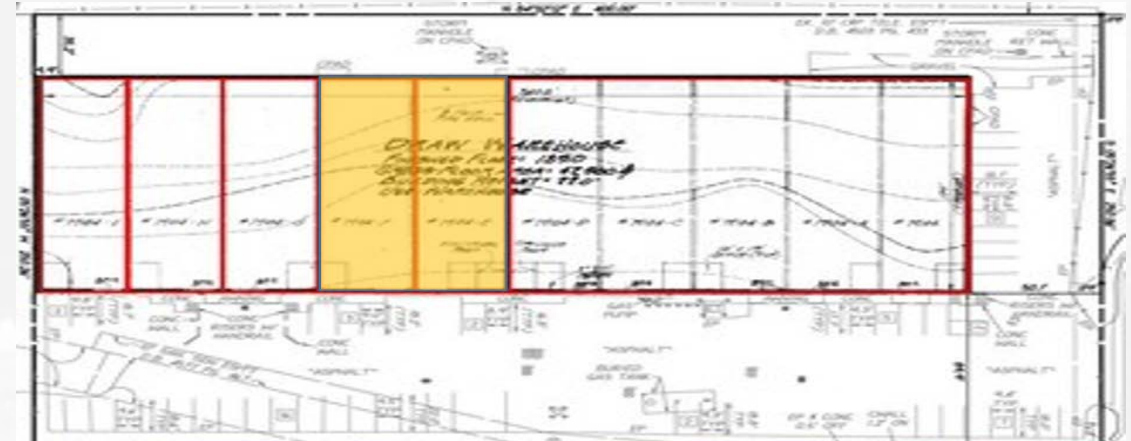
Population	Median Income	Median Age
203,965	\$124,431	39.7
Daytime Employment	Median Home Price	Comfort Index (Climate)
72,056	\$604,700	8.0

INVESTMENT HIGHLIGHTS

7904 Yarnwood Ct, Unit E, Springfield



- ▶ **Great Investment Opportunity** for investors and Users
- ▶ **Prominent Location** within one of the richest county, Fairfax County in the nation and 15 miles from the nation's capital, Washington D.C. and Alexandria, Tyson's Corner, Richmond and much more
- ▶ **Excellent Major Highway Access** with less than a mile to major highways: Fairfax County Parkway (R286), Intersection 95 (I-95), Richmond Highway (Route-1), I-495 and
- ▶ **Lucrative Business Environment** with large number of federal, city, and local government agencies, corporations, contracts, and small businesses
- ▶ **Exceptional Demographic** along with Springfield Town Center, Potomac Mill Mall, Old Town Alexandria, National Harbor, and the beautiful Potomac River
- ▶ **Nearby** U.S. Army Base Fort Belvoir & many DOD, Home Land Security Buildings & contractors





VISION - KNOWLEDGE - COMMITMENT - PARTNERSHIP

CONTACT US

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