

**10109 Giles Run Road,
Lorton, VA 22079**

JTE_{INC}
www.jteinc.com
jte@jteinc.com
[703-339-0090](tel:703-339-0090)

A High-end Industrial Project
In Northern VA Just 20 Mins. to Washington, DC

Fairfax County Zoned I-6 Industrial
15,000 SF of Office Suite & Shop Space
Up to 400 Parking Spaces Available
Up to 155,000 SF of Outside Storage



Strategically Located Between Ft. Belvoir & Quantico on US Route 1

www.jteinc.com
jte@jteinc.com
[703-339-0090](tel:703-339-0090)

Call For Rates

[Click here for Location Map/Directions](#)



Under 2 minutes to North
and South entrances

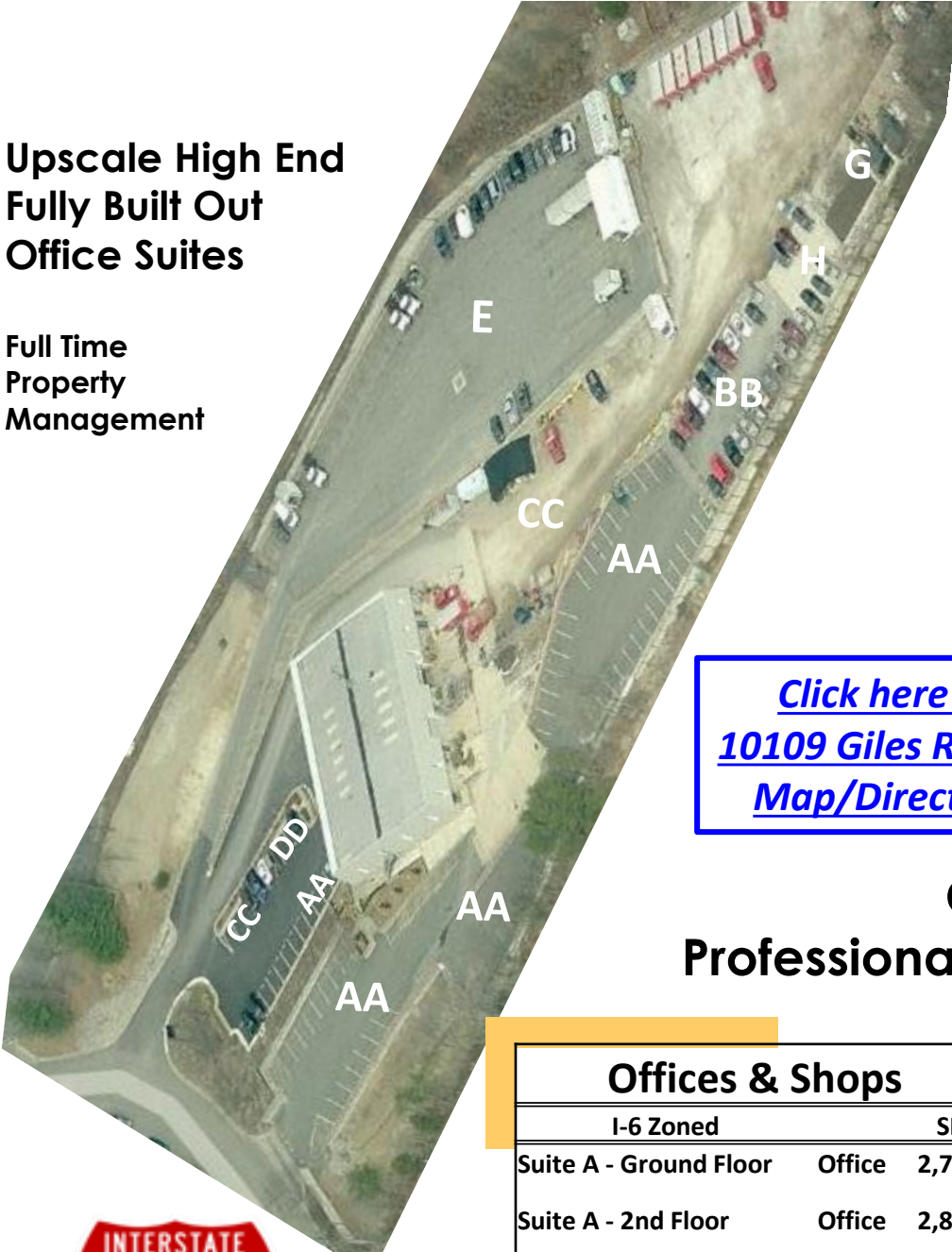
Project Aerial View

10109 Giles Run Road, Lorton, VA 22079

JTE INC
www.jteinc.com
jte@jteinc.com
 703-339-0090

**Upscale High End
 Fully Built Out
 Office Suites**

**Full Time
 Property
 Management**



**Fairfax
 County**
 Zoned I-6
 155,000 SF
**OUTSIDE
 STORAGE
 UP TO 400
 Parking Spaces**

[Click here for
 10109 Giles Run Rd.
 Map/Directions](#)

**Gated
 Fenced
 Secured**

**Common Areas
 Professionally Landscaped**



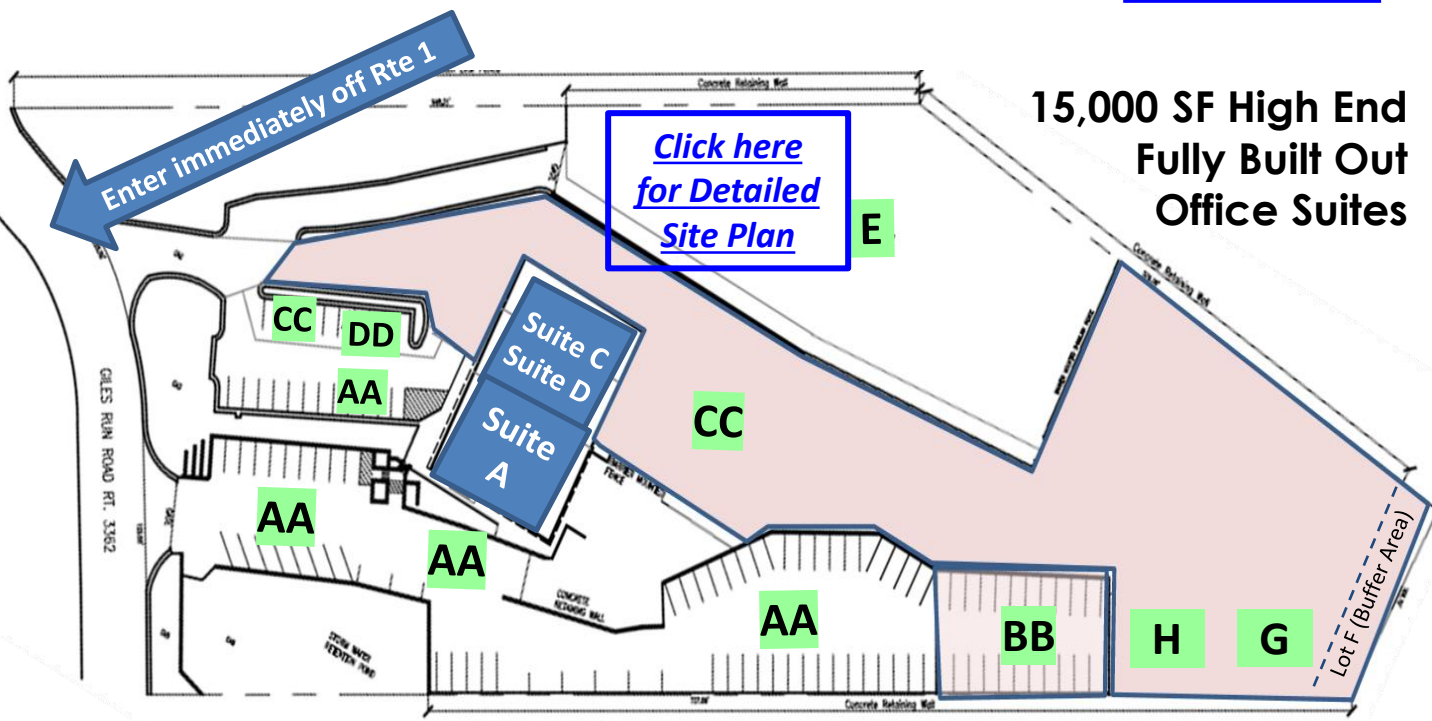
**Under 2 minutes
 to North and
 South entrances**

Offices & Shops			Storage & Parking	
		SF	I-6 Zoned	SF
Suite A - Ground Floor	Office	2,700		
Suite A - 2nd Floor	Office	2,800		
Suite A - Ground Floor	Shop	2,300		
Suite A Office & Shop		7,800	Lot AA	42,759
No building space			Lot BB	6,500
Suite C	Office	2,500		
	Shop	2,500		
Suite C Office & Shop		5,000	Lot CC	56,564
Suite D	Office	2,500	Lot DD	1,300
No building space			Lot E	40,600
No building space			Lot G	5,160
No building space			Lot H	2,496

Project Parking Layout

JTE INC
www.jteinc.com
jte@jteinc.com
 703-339-0090

10109 Giles Run Road, Lorton, VA 22079



Gated – Fenced – Secured - Common Areas Professionally Landscaped

Offices & Shops			Storage & Parking	
I-6 Zoned		SF	I-6 Zoned	SF
Suite A - Ground Floor	Office	2,700		
Suite A - 2nd Floor	Office	2,800		
Suite A - Ground Floor	Shop	2,300		
Suite A Office & Shop		7,800	Lot AA	42,759
No building space			Lot BB	6,500
Suite C	Office	2,500		
	Shop	2,500		
Suite C Office & Shop		5,000	Lot CC	56,564
Suite D	Office	2,500	Lot DD	1,300
No building space			Lot E	40,600
No building space			Lot G	5,160
No building space			Lot H	2,496

**Fairfax
 County
 Zoned I-6
 155,000 SF
 OUTSIDE
 STORAGE
 UP TO 400
 Parking Spaces**

Suite A & Lot AA are leased as one unit
 Suite C & Lot CC are leased as one unit
 Suite D with Lot DD & Lot E are leased solo or as one unit



Under 2 minutes to North and South entrances

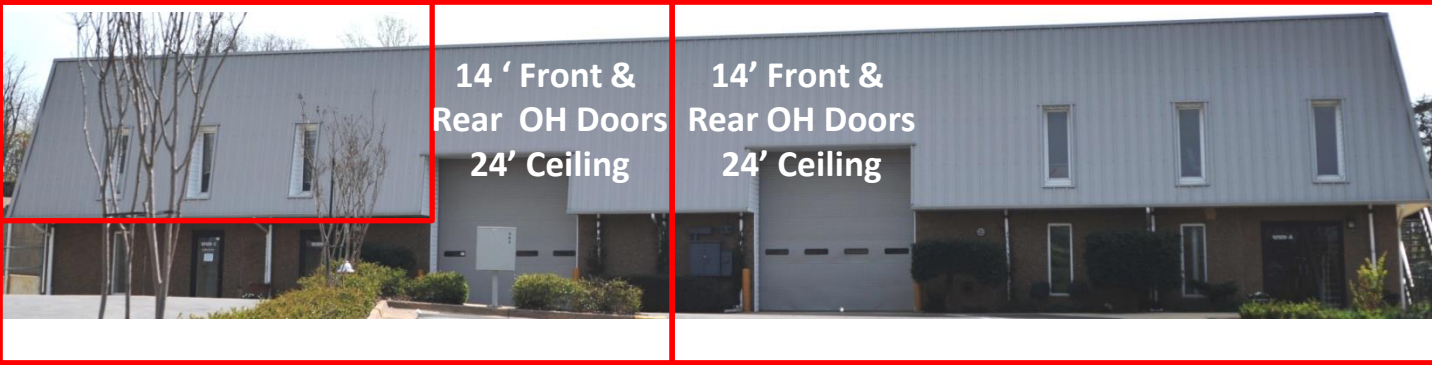
Project Office Suites & Work Shops

JTE^{INC}
www.jteinc.com
jte@jteinc.com
 703-339-0090

10109 Giles Run Road, Lorton, VA 22079



**Fairfax County
Zoned I-6**



Suites C / D	
I-6 Zoned	SF
Suite C	2,500
Shop C	2,500
C + Shop C	5,000
Suite D	2,500

Suite A	
I-6 Zoned	SF
Suite A-1st	2,700
Suite A-2nd	2,800
Shop A	2,300
A + Shop A	7,800



Under 2 minutes to North and South entrances

Suite A Ground Floor Plan

JTE INC
www.jteinc.com
jte@jteinc.com
[703-339-0090](tel:703-339-0090)

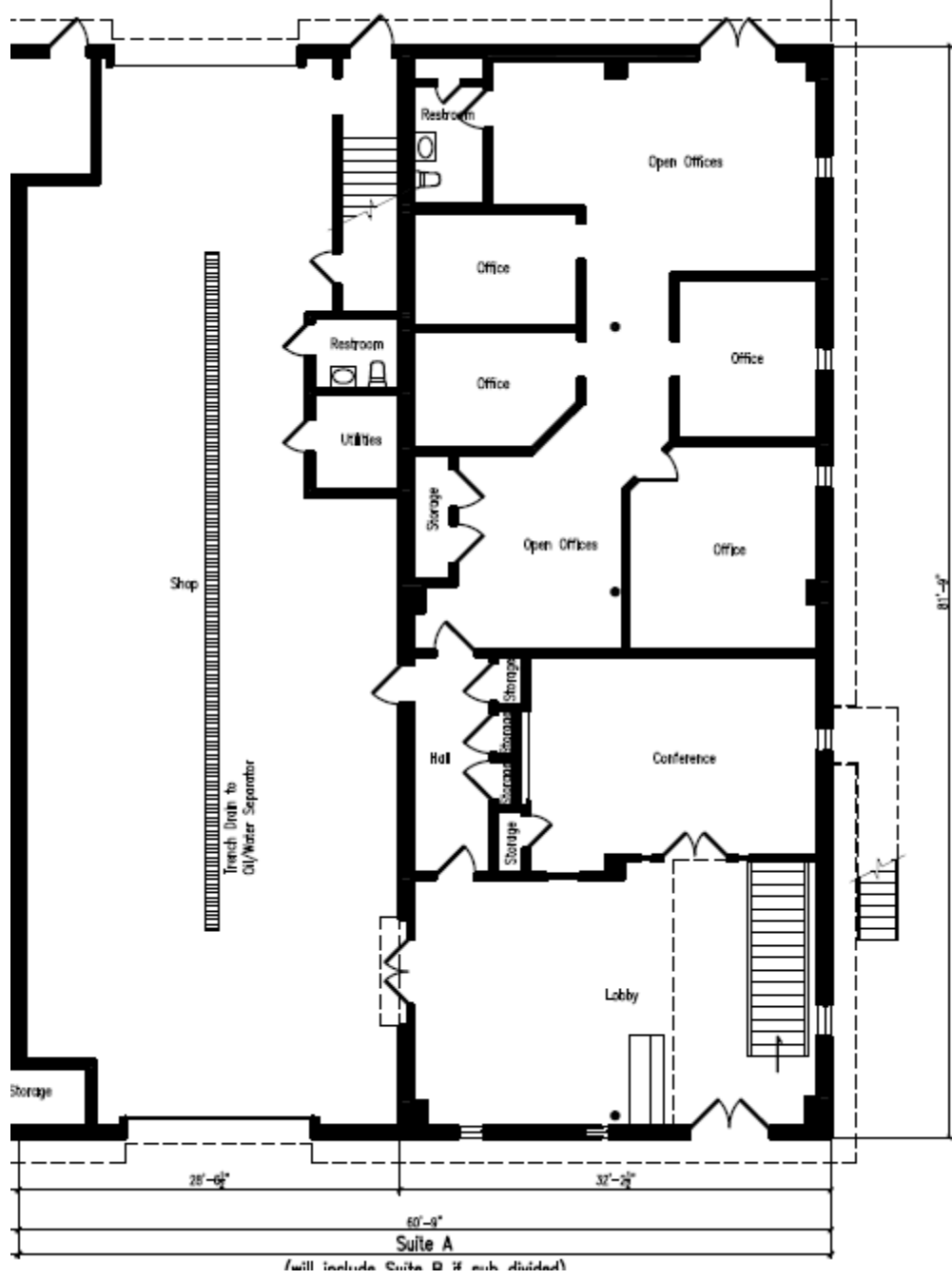
10109 Giles Run Road, Lorton, VA 22079

5,000 SF
Ground Floor
Includes
2,300 SF Shop
24' Ceiling Height
Plus
2,800 Additional SF
Offices
Fully Built Out
Move-in Ready

Available Now. Call Today!

Fairfax
County
Zoned I-6
43,000 SF
OUTSIDE
STORAGE
UP TO 120
Parking Spaces
With Suite A

www.jteinc.com
jte@jteinc.com
[703-339-0090](tel:703-339-0090)



Under 2 minutes to North and South entrances

Suite A Upscale Interior Build Outs

JTE^{INC}
www.jteinc.com
jte@jteinc.com
[703-339-0090](tel:703-339-0090)

10109 Giles Run Road, Lorton, VA 22079

**Upscale Finishes
Tons of Natural Light
Suitable for Execs, Sales,
Receptionists, VIP Guests**



Suite A - Lobby



Suite A

**Fairfax County
Zoned I-6
OUTSIDE STORAGE
UP TO 400 Parking Spaces**



Suite A - Shop



Under 2 minutes to North and South entrances

Suite A Second Floor Plan

JTE INC
www.jteinc.com
jte@jteinc.com
[703-339-0090](tel:703-339-0090)

10109 Giles Run Road, Lorton, VA 22079

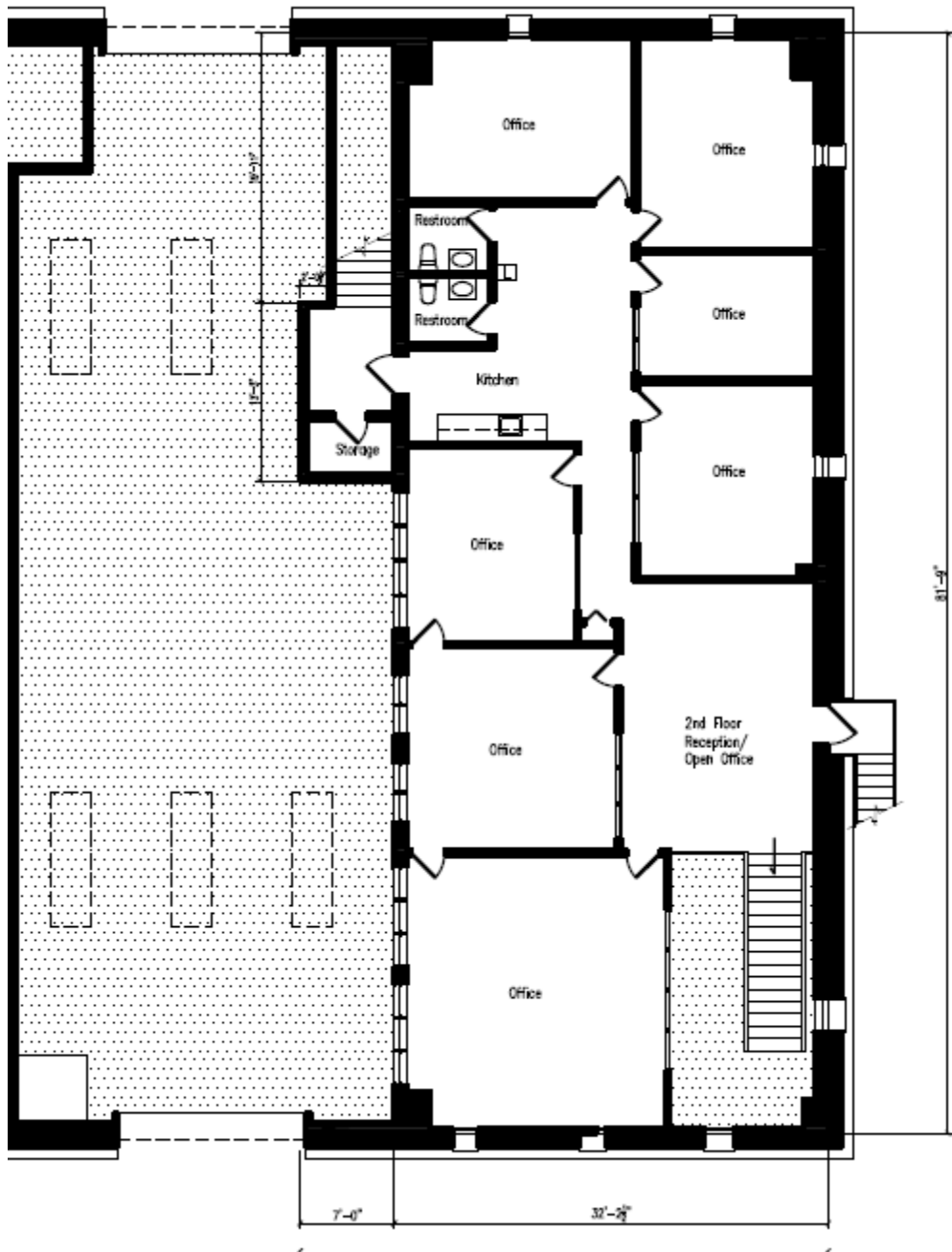
Available Now. Call Today!

2,800 SF

Impressive Foyer,
Full Views of Shop
Fully Built Out
Upscale Finishes
Move-in Ready
Full Views of Lot AA

**Fairfax
County**
Zoned I-6
43,000 SF
**OUTSIDE
STORAGE
UP TO 120
Parking Spaces**
With Suite A

www.jteinc.com
jte@jteinc.com
[703-339-0090](tel:703-339-0090)



Under 2 minutes to North and South entrances

Lot AA – Outside Storage & Parking

10109 Giles Run Road, Lorton, VA 22079

JTE^{INC}
www.jteinc.com
jte@jteinc.com
[703-339-0090](tel:703-339-0090)

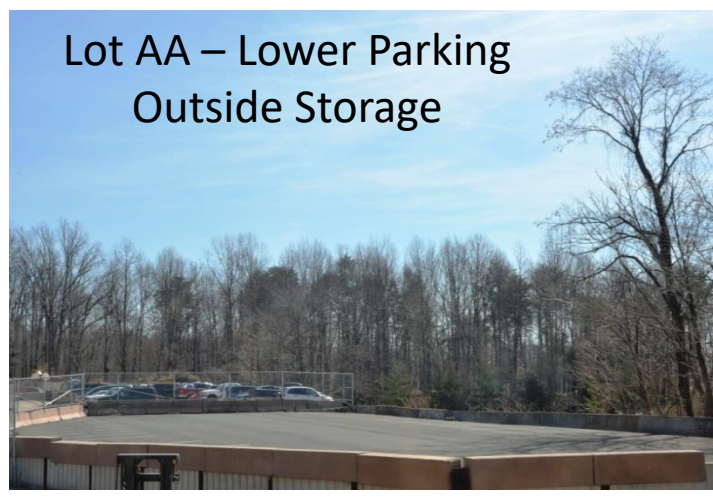


Lot AA – Lower Parking
Outside Storage



Lot AA – Lower Parking
Outside Storage

Fairfax County
Zoned I-6
43,000 SF OUTSIDE STORAGE
UP TO 120 Parking Spaces
Private Entrance
Fenced, Gated, Secure
Lot AA – Leased with Suite A



Lot AA – Lower Parking
Outside Storage



Lot AA – Suite A Office Parking



Under 2 minutes to North and South entrances

Suite C Ground Floor Plan

JTE INC
www.jteinc.com
jte@jteinc.com
[703-339-0090](tel:703-339-0090)

10109 Giles Run Road, Lorton, VA 22079

5,000 SF
Ground Floor

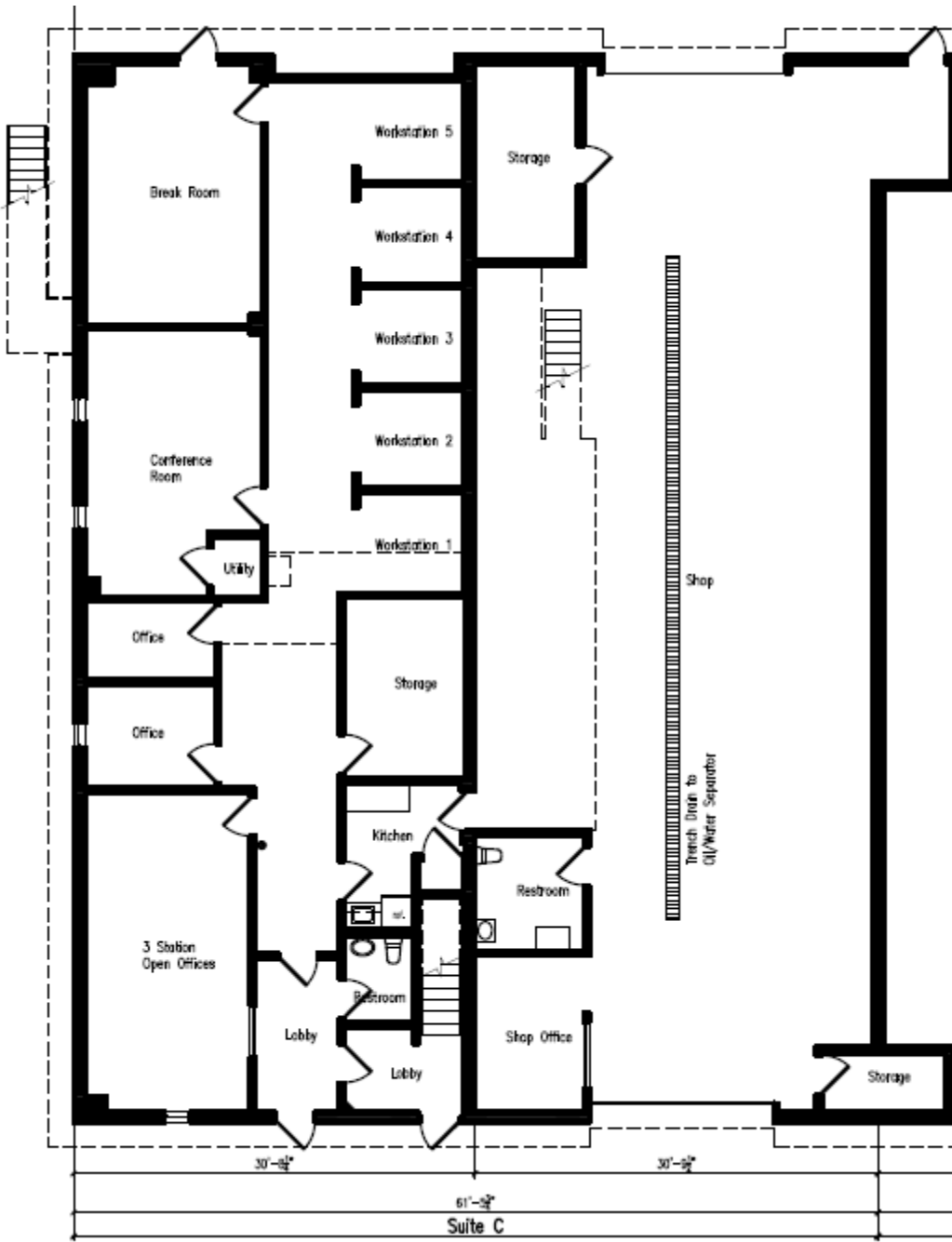
Available Now. Call Today!

2,500 SF Offices

2,500 SF Shop
24' Ceiling
Height

Fairfax
County
Zoned I-6
56,000 SF
OUTSIDE
STORAGE
UP TO 200
Parking Spaces
With Suite C

www.jteinc.com
jte@jteinc.com
[703-339-0090](tel:703-339-0090)



Under 2 minutes to North and South entrances

Suite C & Lot CC Photos

JTE^{INC}
www.jteinc.com
jte@jteinc.com
[703-339-0090](tel:703-339-0090)

10109 Giles Run Road, Lorton, VA 22079



Lot CC



Suite C



Suite C Office



Suite C Work Stations

www.jteinc.com
jte@jteinc.com
[703-339-0090](tel:703-339-0090)



Under 2 minutes to North and South entrances

Suite D Second Floor Plan

JTE INC
www.jteinc.com
jte@jteinc.com
[703-339-0090](tel:703-339-0090)

10109 Giles Run Road, Lorton, VA 22079

Leased solo or
Combined
with Lot E

Available Now. Call Today!

2,500 SF

Private Entrance
Fully Built Out
Upscale Finishes
Move-in Ready

Full views of Lot E

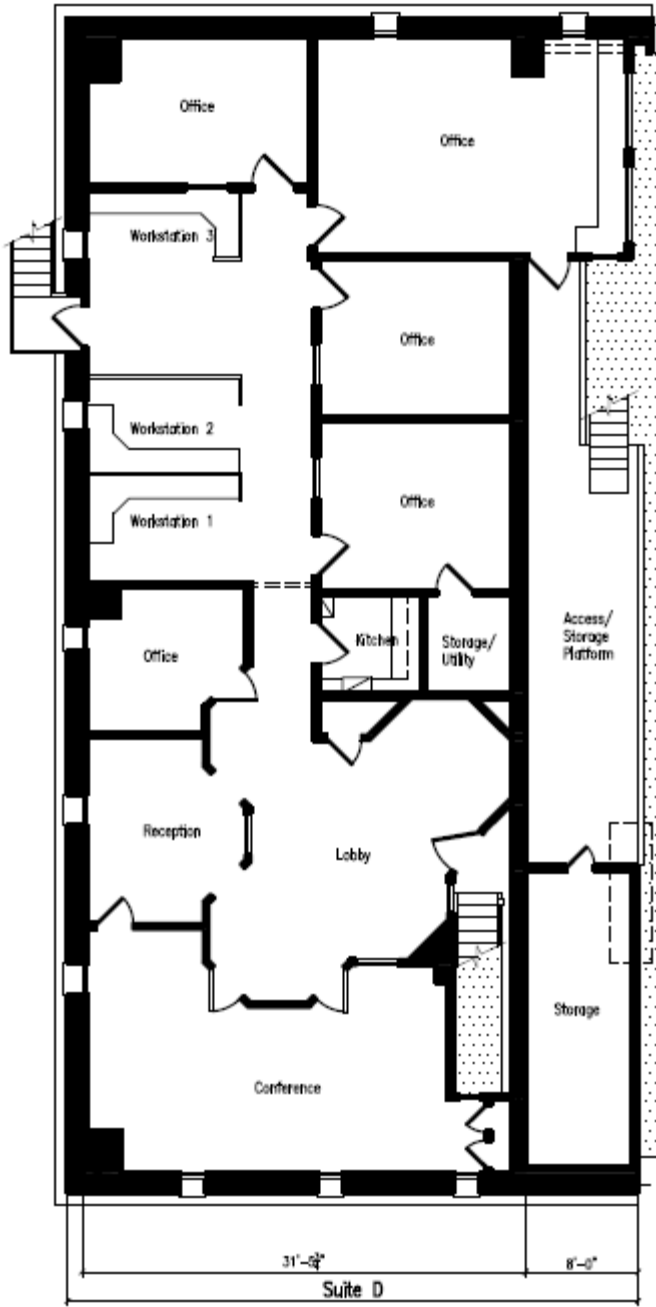
**Fairfax
County**

Zoned I-6
40,600 SF

**OUTSIDE
STORAGE
UP TO 200**

**Parking Spaces
With Lot E**

www.jteinc.com
jte@jteinc.com
[703-339-0090](tel:703-339-0090)



Under 2 minutes to North and South entrances

Suite D Interior Office Photos

JTE_{INC}
www.jteinc.com
jte@jteinc.com
[703-339-0090](tel:703-339-0090)

10109 Giles Run Road, Lorton, VA 22079

Suite D – Conference Room



Leased solo or
Combined
with Lot E
2,500 SF
Private Entrance



Suite D – Office & Workstations



Suite D - Offices

www.jteinc.com
jte@jteinc.com
[703-339-0090](tel:703-339-0090)



Suite D - Lobby



Under 2 minutes to North and South entrances

Lot E – Distribution Center

JTE_{INC}
www.jteinc.com
jte@jteinc.com
[703-339-0090](tel:703-339-0090)

10109 Giles Run Road, Lorton, VA 22079

FAIRFAX COUNTY Zoned I-6
40,600 SF Outside Ground Storage
or 200+ Parking Spaces

Asphalt, Concrete Walls, Big Rig Ramp,
Private Electric Service, Yard Lighting,
Fenced & Gated.



FULLY SECURED!



SPECIAL OPTION! Combine with
2,500 SF Suite D
fully built out move in ready with
full views of the lot to establish a
NOVA beachhead!

www.jteinc.com
jte@jteinc.com
[703-339-0090](tel:703-339-0090)



Under 2 minutes to North and South entrances

Lot E – Distribution Center

JTE_{INC}
www.jteinc.com
jte@jteinc.com
[703-339-0090](tel:703-339-0090)

10109 Giles Run Road, Lorton, VA 22079

**FAIRFAX
COUNTY
Zoned I-6**

**Private Electric
Service,
Yard Lighting,
Fenced &
Gated**



Lot E – Private Entrance

FULLY SECURED!

Lot E – 40,600 SF of Outside Ground Storage or 200+ Parking Spaces



www.jteinc.com
jte@jteinc.com
[703-339-0090](tel:703-339-0090)

Can be Combined with **2,500 SF
Suite D**
fully built out move in ready with
full views of the lot to establish a
NOVA beachhead!



Under 2 minutes to North and South entrances