

**8100 Mims Street,
Lorton, VA 22079**

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

**Heavy Industrial (I-6) Project
In Northern VA Just 20 Mins. to Washington, DC**

Fairfax County Zoned I-6 Industrial

**Over 45,200 SF of Warehouse & Shop Space
Up to 300 Parking Spaces Available or
105,000 SF of Outside Storage**



**Clear Span - No Columns
320' Long x 70' Wide x 30' High**

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](#)

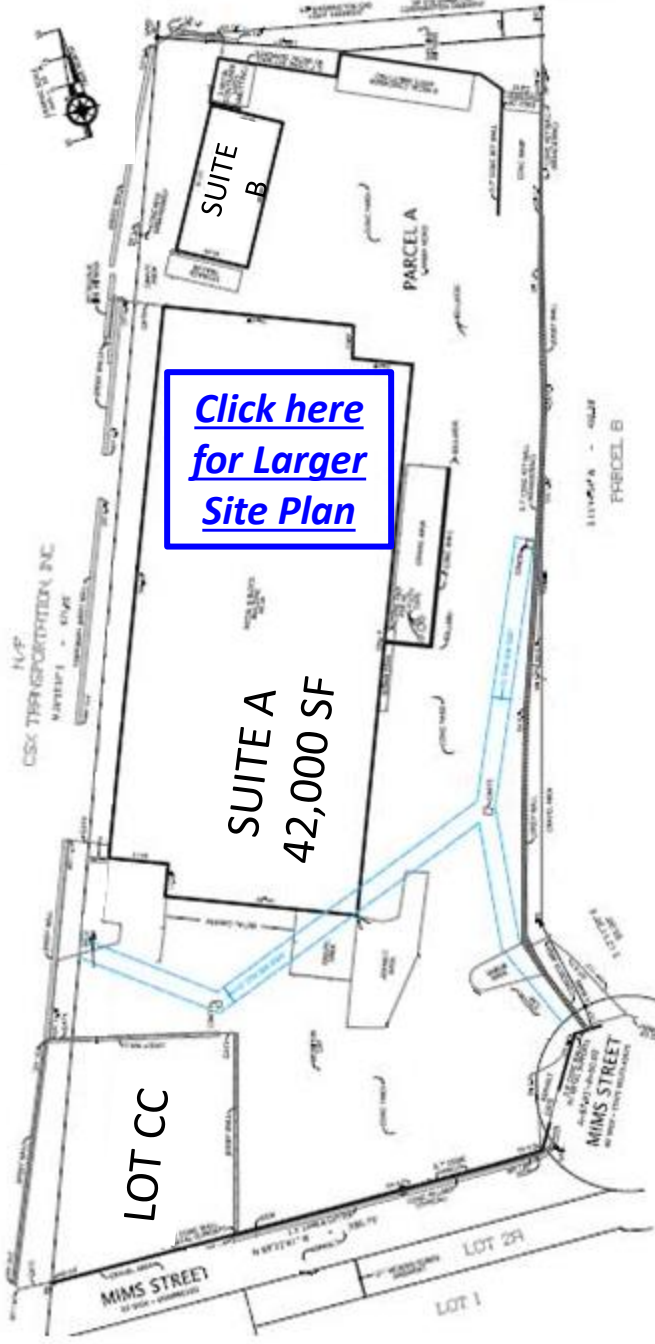
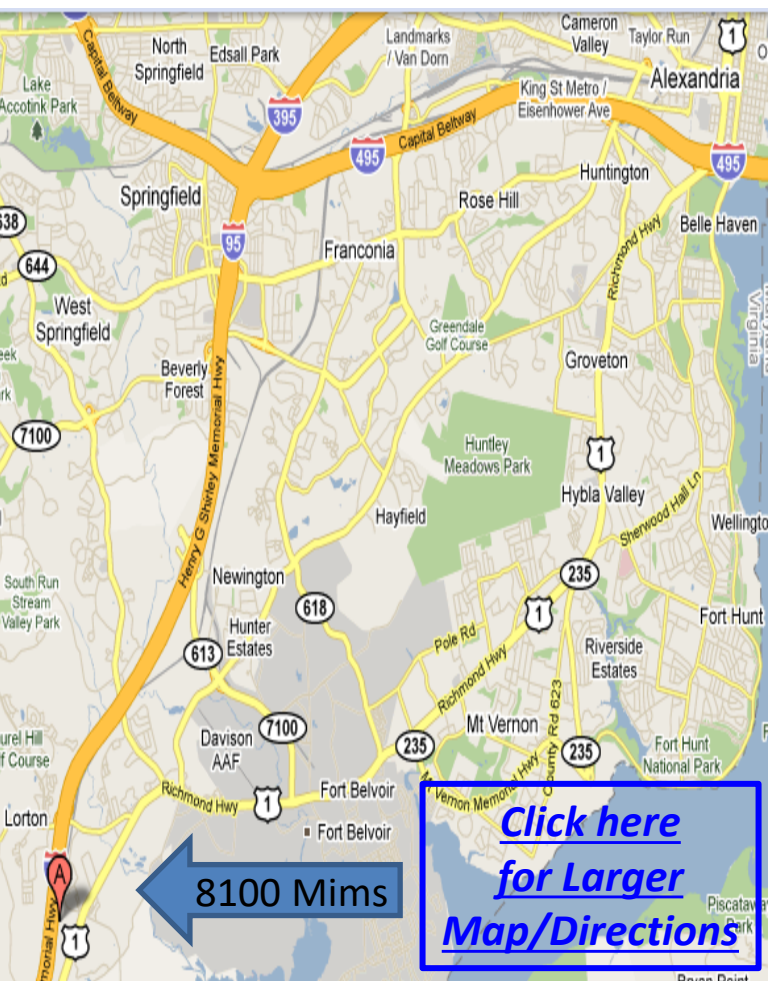


**Under 2 minutes to North
and South entrances**

Site Plan – 8100 Mims Street

& Location Map

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



Less than 20 Miles to Washington, DC Along I-95
2 Miles to Ft. Belvoir via Rt. 1

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

3.5 Acres
Between I-95
And US Route 1



Under 2 minutes to North and South entrances

MIMS STREET, LLC
SCALE: 1" = 80'
MIMS STREET, LLC
FABRICK COUNTY, VIRGINIA
JANUARY 26, 2010 (SHEET 1 OF 1)
MARCH 05, 2010 (REV. 1)

Project Aerial View

8100 Mims Street, Lorton, VA 22079

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

Building		Storage & Parking		
I-6 Zoned	SF	I-6 Zoned	SF	Availability
Suite A *	42,000	Lot AA	68,798	NOW
Suite B	3,200	Lot BB	24,400	NOW
Lot C	0	Lot CC	11,746	NOW
TOTAL	45,200	TOTAL	104,944	

* Includes 3,500 SF Office & Additional Mezzanine Storage

**Fairfax
County**
Zoned I-6
104,944 SF
**OUTSIDE
STORAGE
OR 300 PARKING
SPACES**
Gated
Fully Fenced
Very Private
Very Secure

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



Under 2 minutes to North and South entrances

Suite A Building Photos

8100 Mims Street, Lorton, VA 22079

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

Fairfax County
Zoned I-6
42,000 SF Building

**Abundant Outside Storage
& Parking**



Clear Span - No Columns
320' Long x 70' Wide x 30' High



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



Under 2 minutes to North and South entrances



Suite A Office Photos

8100 Mims Street, Lorton, VA 22079

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



Open Layout to accommodate modern office cubicles

**3,500 SF Office
Newly Renovated**

**Updated
Security System**

**New HVAC
Systems**

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



Private Restrooms



Under 2 minutes to North and South entrances

Site Photos

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

8100 Mims Street, Lorton, VA 22079



Gated, Fully Fenced, Very Private & Very Secure



**UP TO 104,944 SF
OUTSIDE STORAGE
OR 300 PARKING SPACES**

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



Under 2 minutes to North and South entrances

Suite B Building Photo

8100 Mims Street, Lorton, VA 22079

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

Fairfax County
Zoned I-6
3,200 SF Building



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

**Abundant Outside Storage
&
Parking**

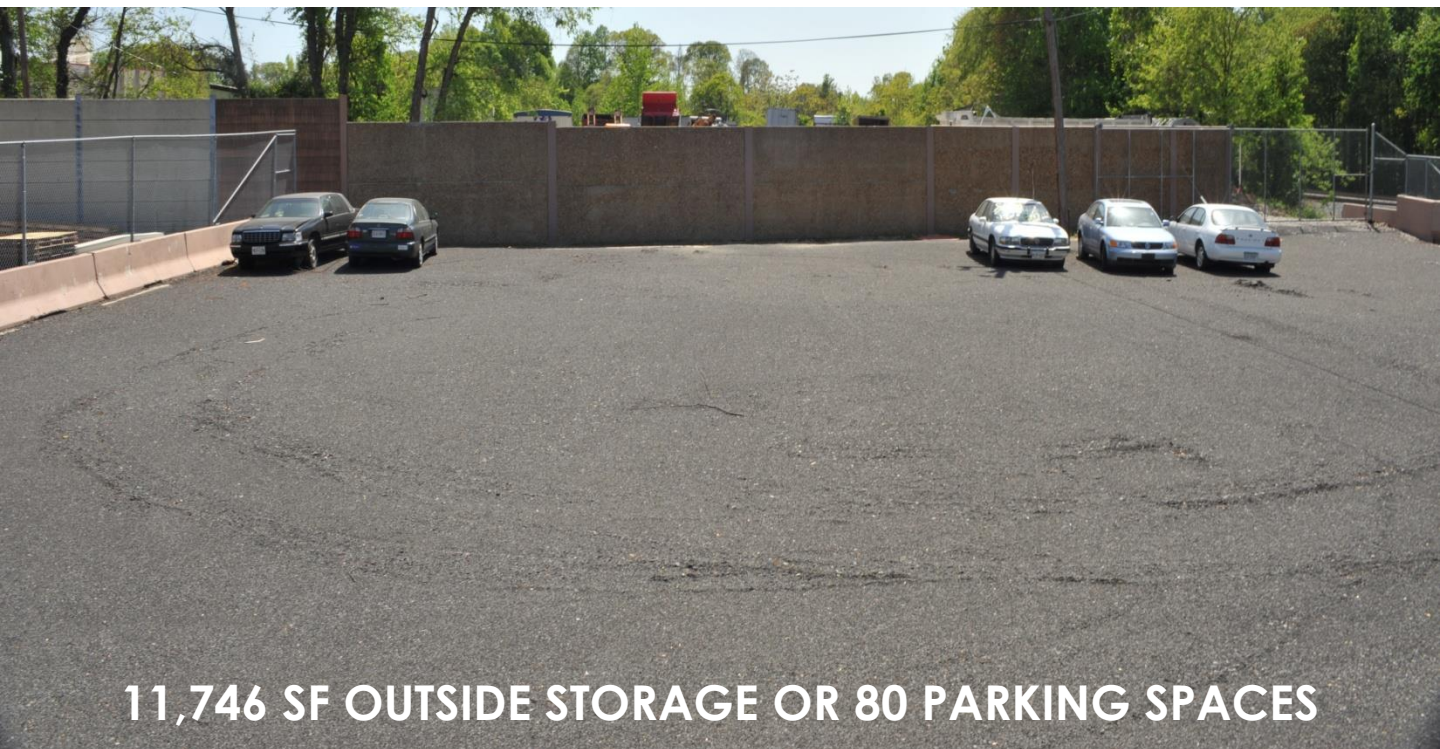


Under 2 minutes to North and South entrances

Lot CC Photos

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

8100 Mims Street, Lorton, VA 22079

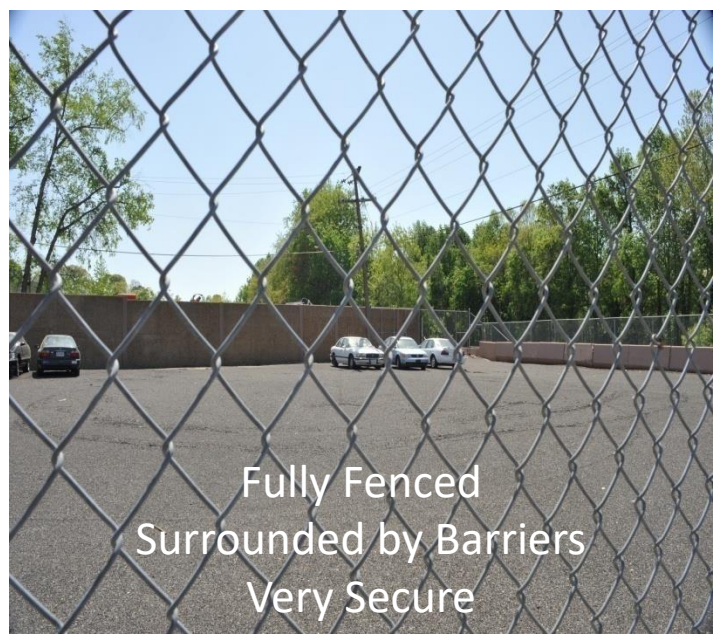


11,746 SF OUTSIDE STORAGE OR 80 PARKING SPACES



Private Entrance Gate

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



Fully Fenced
Surrounded by Barriers
Very Secure



Under 2 minutes to North and South entrances