

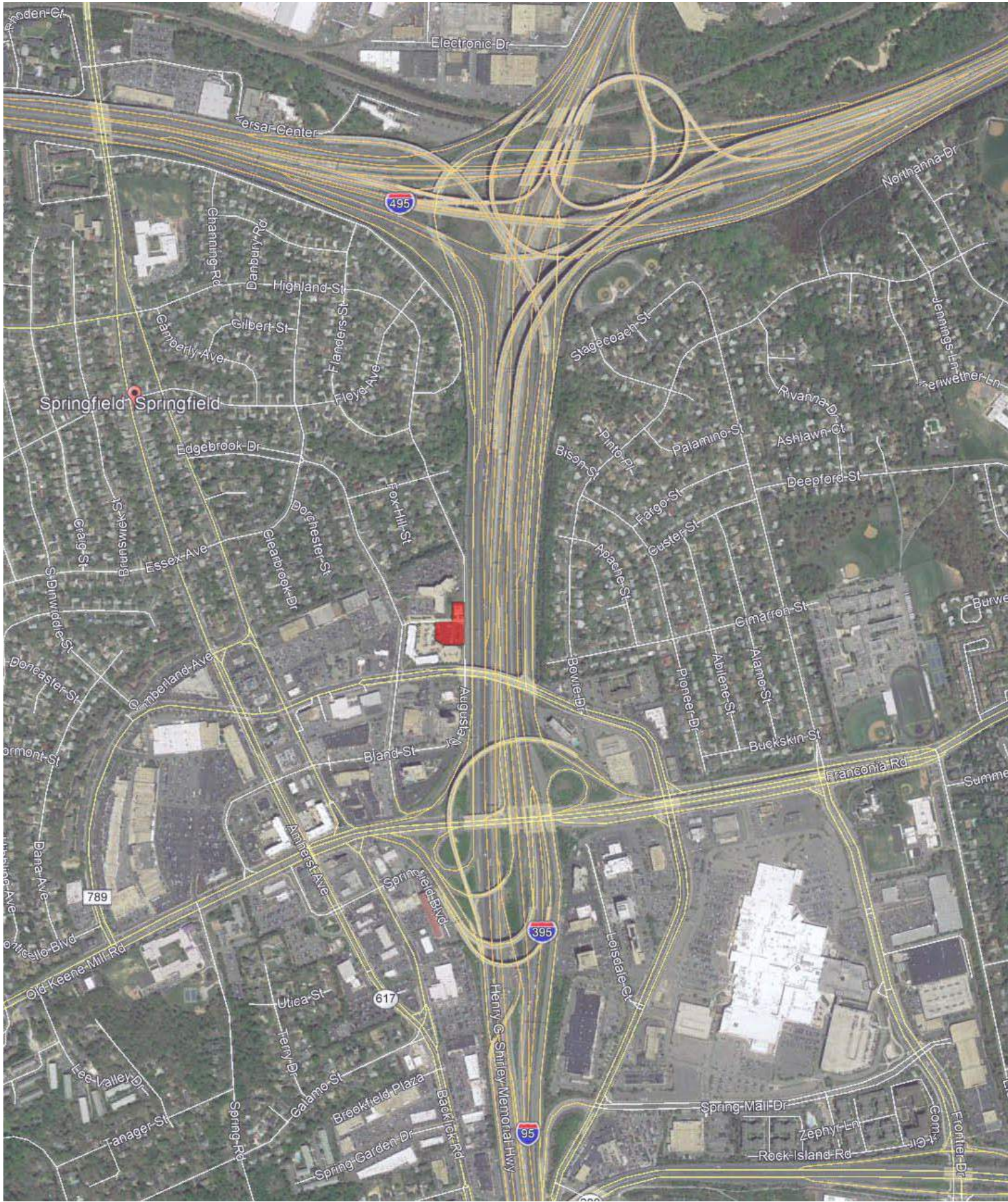
InSite Property Group
866.521.8292
www.insitepg.com
Redondo Beach, CA

6235 BRANDON AVE.

SPRINGFIELD, VA



NOMINATION NO. PC19-LE-008



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance.

SITE LOCATION
SECURESPACE
6235 BRANDON AVE. - SPRINGFIELD, VA





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PROJECT INFORMATION

LOCATION	MAP # 0804 01 0005C2		AUGUSTA DR 6235 BRANDON AVE SPRINGFIELD, VA 22150	
TAX DISTRICT	4T000			
SITE DATA				
AREA	62,174 SF	1.42 AC		
ZONING	C-6 (COMMUNITY RETAL)	TBD		
FAR		2.6		
MAX HEIGHT	40'	83'		
YARDS ALLOWED	FRONT: 40' REAR: 20'	SIDE : 0' CORNER : 20'		
OCCUPANCY GROUP	VACANT LAND	STORAGE		
BUILDINGS	GSF	NSF		
BUILDING A (LEVEL 1)	21,795	TBD		
BUILDING A (LEVEL 2)	21,795	TBD		
BUILDING A (LEVEL 3)	23,682	TBD		
BUILDING A (LEVEL 4)	23,682	TBD		
BUILDING A (LEVEL 5)	23,682	TBD		
BUILDING A (LEVEL 6)	23,682	TBD		
BUILDING A (LEVEL 7)	23,682	TBD		
NOTES:	MULTI -STORY BLDG	2 ELEVATOR CABS (7 STOPS)		
PARKING REQUIRED				TBD
TOTAL PROJECT GSF				162,000
TOTAL PROJECT NSRF				APPROX. 123,340



BENEFITS OF SELF STORAGE

LOW TRAFFIC IMPACT. APPROX **1 TRIP/HOUR**

LOW PARKING REQUIREMENTS.

COMMUNITY SERVING. **3 MILE RADIUS +**

LOW IMPACT OF MUNICIPAL RESOURCES

- **ROADS AND INFRASTRUCTURE**
- **UTILITIES**
- **PUBLIC SERVICES**

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MCLEAN, VA



ARLINGTON, VA



ATLANTA, GA



RICHMOND, VA

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CONCEPTUAL RENDERING

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COMMERCE STREET-
CONNECTOR

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VIEW FROM 95



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VIEW FROM COMMERCE STREET - CONNECTOR



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SECURESPACE INTERIORS

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APPENDIX

SECURESPACE



SOMERSET, NJ

UNDER CONSTRUCTION
OPENS JAN 2021



SALINAS, CA

DESIGN DEVELOPMENT



TITUSVILLE, FL

COMPLETED JAN 2020



LONG BEACH, CA

UNDER CONSTRUCTION
OPENS OCTOBER 2021

