

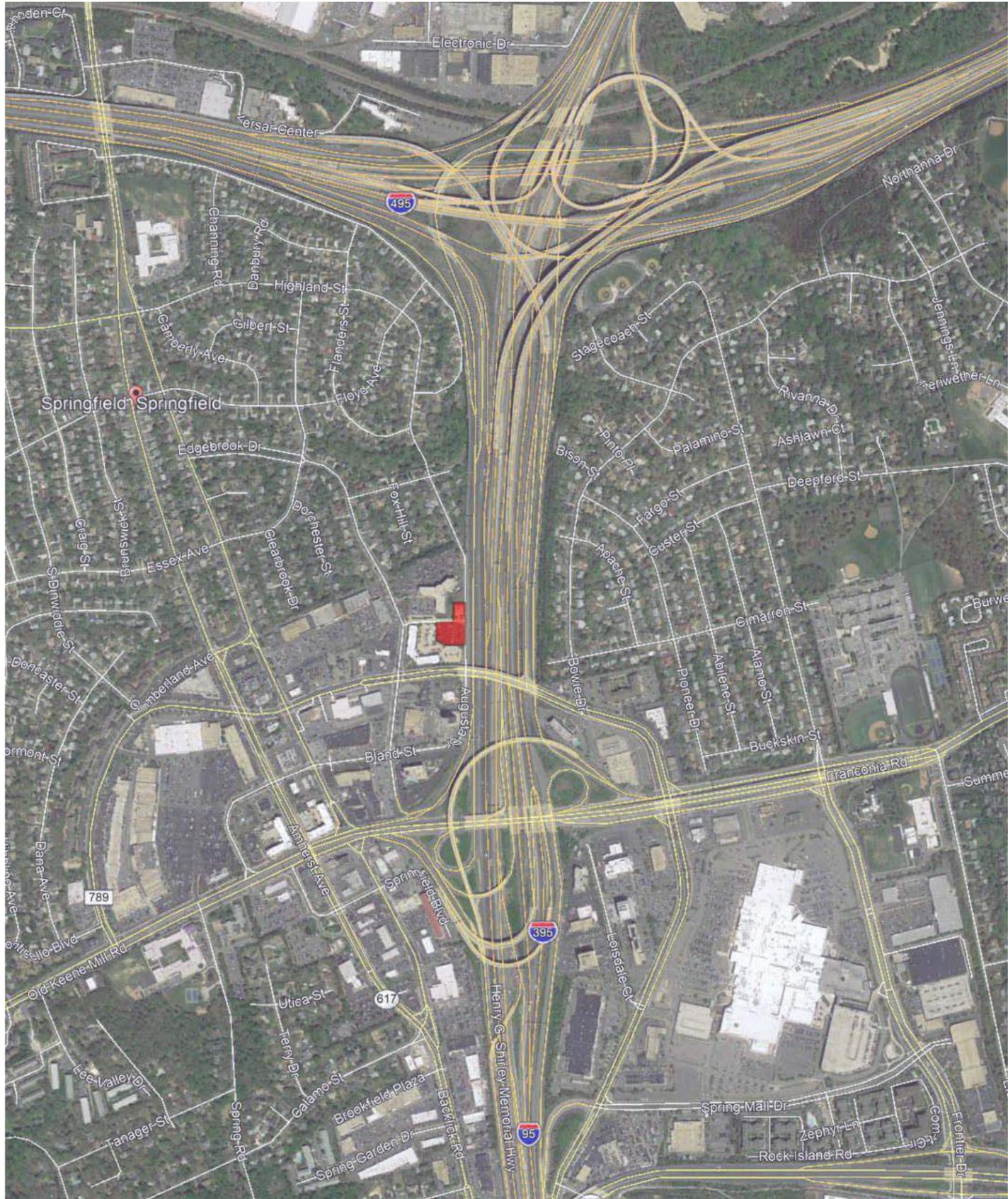
InSite Property Group  
866.521.8292  
www.insitepg.com  
Redondo Beach, CA

# 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





## 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 RETAIL) 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

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CONCEPTUAL SITE PLAN

SECURESPACE  
6235 BRANDON AVE. - SPRINGFIELD, VA



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PAGE  
3



# 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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SELF STORAGE CHARACTERISTICS

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08.10.2020

PAGE  
4



MCLEAN, VA



ARLINGTON, VA



ATLANTA, GA



RICHMOND, VA

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SIMILAR STORAGE PROJECTS

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PAGE 5



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CONCEPTUAL RENDERING

SECURESPACE  
6235 BRANDON AVE. - SPRINGFIELD, VA



08.10.2020

PAGE  
6



COMMERCE STREET -  
CONNECTOR

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08.10.2020

PAGE  
7

# VIEW FROM 95



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SECURESPACE  
6235 BRANDON AVE. - SPRINGFIELD, VA



08.10.2020

PAGE  
8

# VIEW FROM COMMERCE STREET - CONNECTOR



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08.10.2020

PAGE  
9



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SECURESPACE  
6235 BRANDON AVE. - SPRINGFIELD, VA



08.10.2020

PAGE  
10



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SECURESPACE INTERIORS

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PAGE  
11

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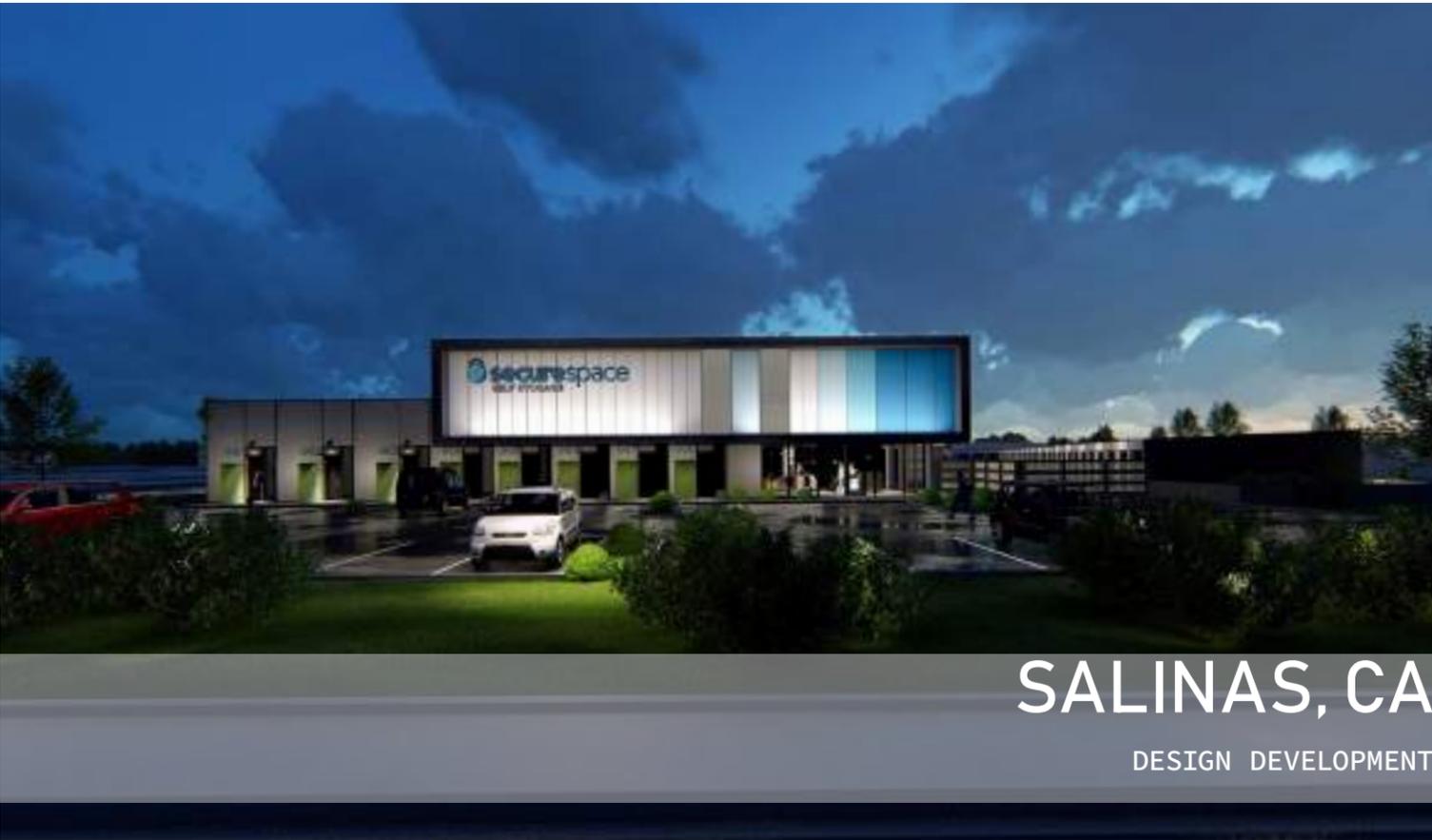
# APPENDIX

## 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



LIVINGSTON, NJ  
UNDER CONSTRUCTION  
OPENS JAN 2021



STATEN ISLAND, NY  
UNDER CONSTRUCTION  
OPENS JAN 2021



LOS ANGELES, CA  
DESIGN DEVELOPMENT



RICHMOND, CA  
DESIGN DEVELOPMENT