Citywide Industrial Study Overview
INDUSTRIAL STUDY TARGET AREAS

Office 26%
Contractor/Construction 6%
Retail 9%
Auto 14%
Ship/Storage/Haul 3%
Fitness 3%
Wholesale 5%
Restaurants 11%
Neighborhood Per Serv 12%
Pet 2%
Catering/Food Related 5%
Misc 3%
Retail 9%
Auto 14%
Ship/Storage/Haul 3%
Fitness 3%
Wholesale 5%
Restaurants 11%
Neighborhood Per Serv 12%
Pet 2%
Catering/Food Related 5%
Misc 3%
Industrial 1%
Residential 0%
Regional Industrial Land

- District of Columbia
  ~2,000 acres
  5%

- City of Alexandria
  ~255 acres
  2.6%

- Arlington County
  ~144 acres
  .8%

- Fairfax County
  ~9,250 acres
  .4%
Oakville Triangle Site

~13 acres I-zoned

Predominant uses within the area are auto-related, food industries, and neighborhood serving uses.
Findings

• Majority of businesses/uses within industrial zone can occur in other zones citywide; Approximately 77% of existing uses are permitted in other zones in the City.

• About 100 acres of existing industrial land within ½ mile of Metro stations (existing and planned).

• City is largest land owner of I/Industrial property
Findings

• Market rents for industrial buildings considerably lower than other commercial properties

• Vacancy rates for industrial buildings in industrial zone higher (11.5%) than industrial buildings on commercial zones (.9%)

• Regionally, within 10 miles of Alexandria, there are over 3,600 acres of industrial land available (primarily in Fairfax)
Initial Recommendations

• Permit formerly “industrial” uses in commercial zones (e.g. craft manufacturing, brewery)
• Restrict I/Industrial zone to industrial uses; remove some non-industrial permitted uses (e.g. Office use, day care centers)
• Small Area Plans can explore ways to retain light industrial/neighborhood serving uses.
• Establish building parameters that provide flexibility as properties redevelop.
• Examine retention of existing areas