



### Summary

Available SF: 15,000 – 29,727 SF

Lease Rate: \$18/SF NNN

### Property Highlights

- Class A warehouse space
- Divisible to 15,000 sf (includes office space + 3 docks)
- Zoning: PD-IP (1993 ordinance) Loudoun County
- Loading: Seven (7) Docks, One Drive-In (Ramped) with Columns 40' x 40'
- Ceiling Height: 24' minimum clear height
- Electric: 480/277 V-3 ph. amp
- Excellent access to Route 606, Route 28 and Dulles Greenway
- In close proximity to Dulles International Airport

### Demographics

#### 2 Miles

#### 5 Miles

#### 10 Miles

Total Households: 6,217 88,964 220,681

Total Population: 19,559 252,862 638,958

Average HH Income: \$140,214 \$164,542 \$178,003

The information above was furnished to us by sources we believe to be reliable, but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

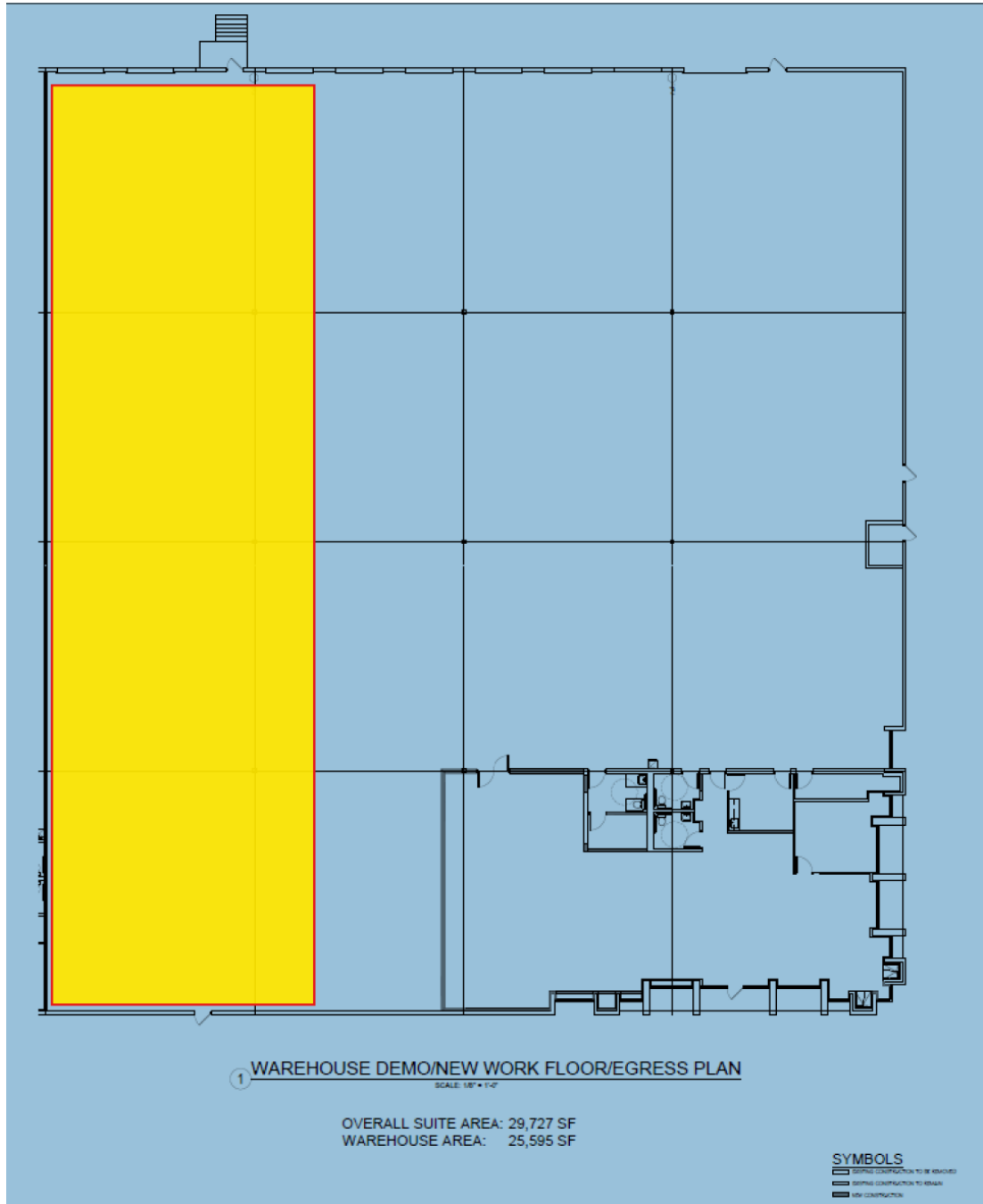
**Oyku Hanna**

703.435.4007 x 109

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**Verity Commercial** | 1821 Michael Faraday Drive | Suite 208 | Reston, VA 20190 | veritycommercial.com

### Floor Plan



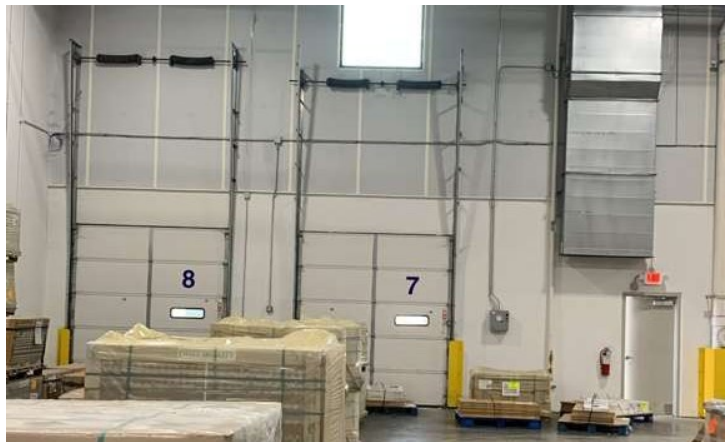
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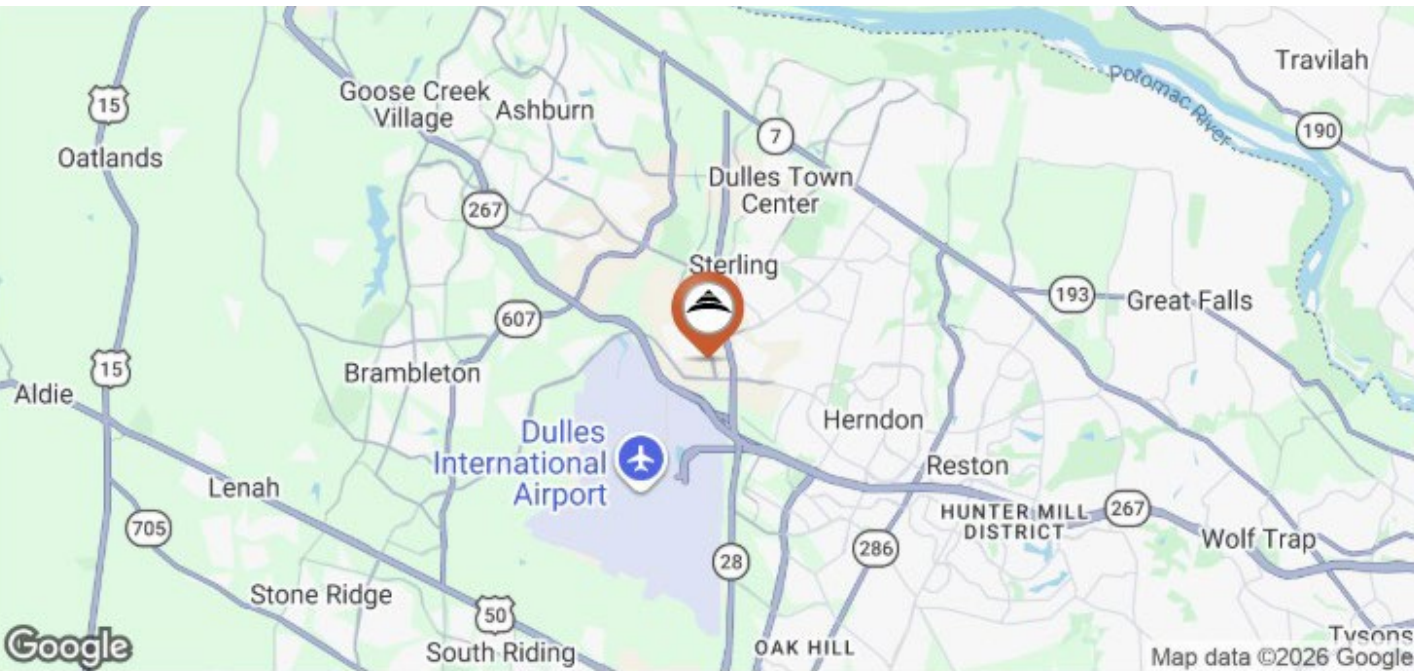
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