



Summary

Available SF: 15,000 – 29,727 SF

Lease Rate: \$18/SF NNN

Property Highlights

- Class A warehouse space
- Divisible to 15,000 SF warehouse, 5,000 SF office available as additional space
- 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.

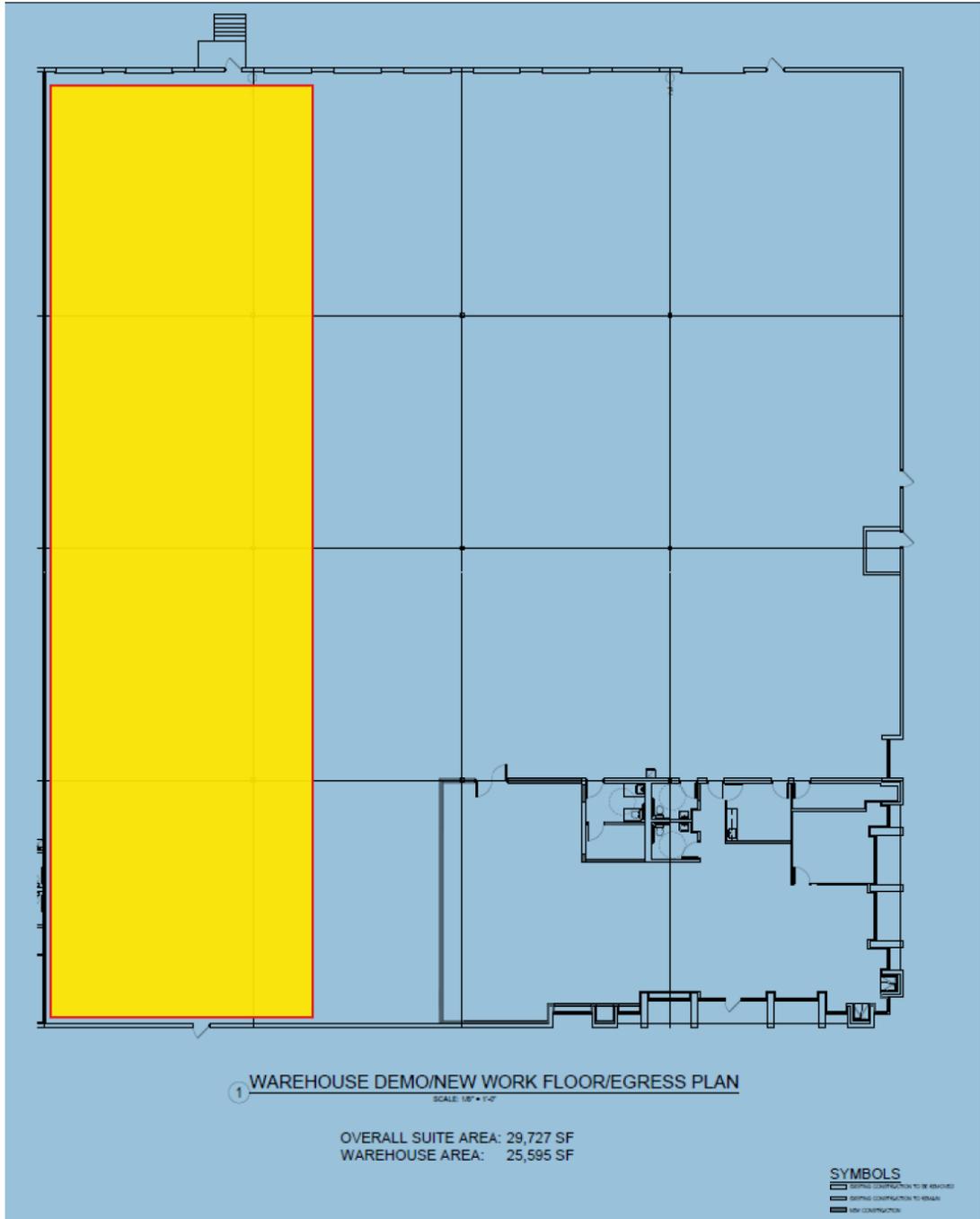
Oyku Hanna

703.435.4007 x 109

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Floor Plan



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Photos

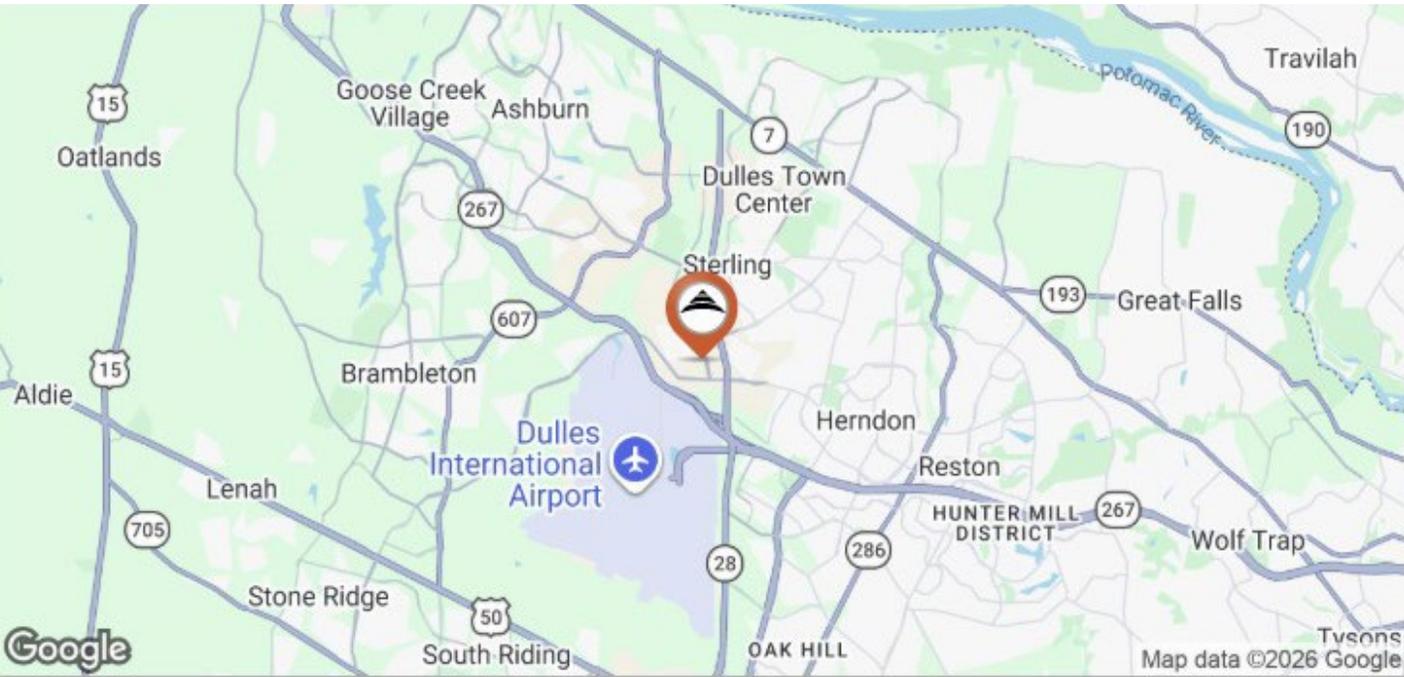


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Maps



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