



LOUDOUN STATION

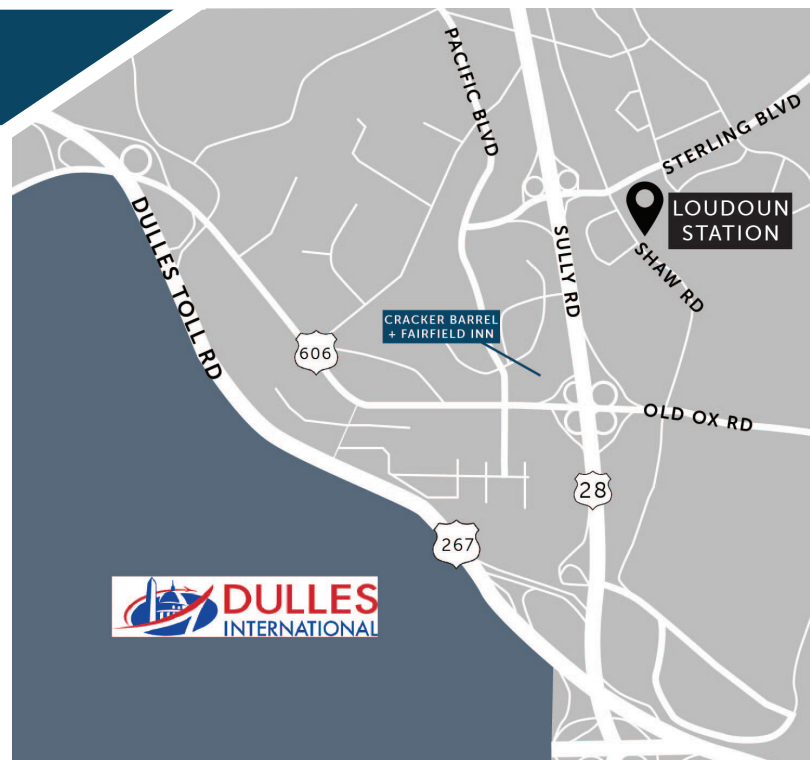
— 502, 504, 506 SHAW ROAD —



LESS THAN 1
MILE NORTH OF
DULLES AIRPORT

THE LOCATION

- Near the intersection of Route 28 and Sterling Boulevard
- Less than one mile north of Dulles Airport and surrounded by several hotels and restaurants
- Easy access to amenities at Dulles 28 Centre and Dulles Town Center
- 10 minutes to Reston Town Center and 35 minutes to Washington, D.C., via the Dulles Toll Road



THE PROPERTY

- Small bay warehouse spaces from 1,500-2,100 SF with drive-in or loading dock access
- Three flex/industrial buildings with ceiling heights ranging from 12-14'
- Air-conditioned office prewired for Comcast
- Warehouse with gas heat, restroom and utility sink



PEOPLE FIRST.

FOR MORE INFORMATION

CONTACT AUSTIN HERNDON AND WHITNEY ELLIS:

(202)-363-6301

AHERNDON@BMCPROPERTIES.COM

WELLIS@BMCPROPERTIES.COM

BMCPROPERTIES.COM