

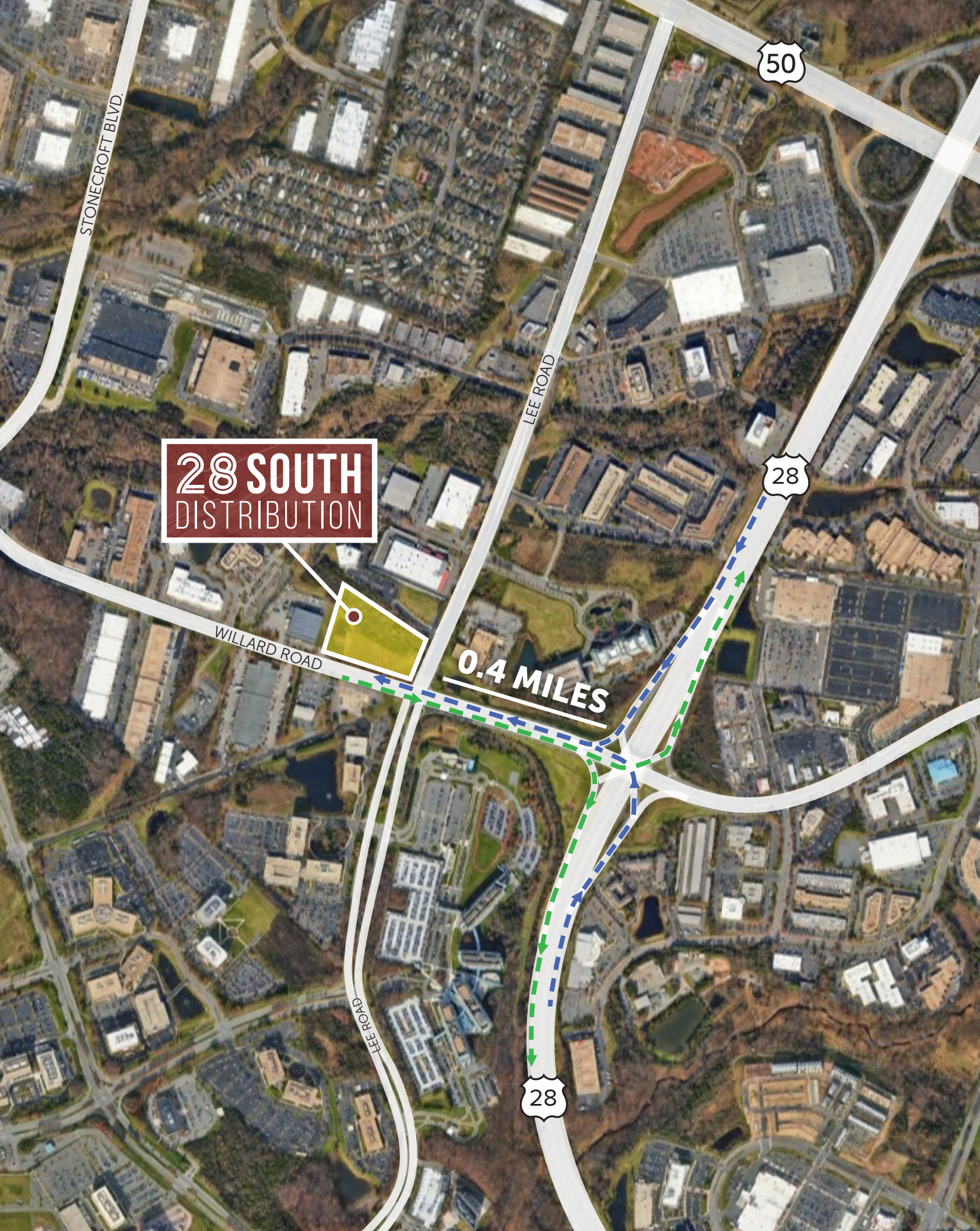
# 28 SOUTH DISTRIBUTION

14650 WILLARD ROAD  
CHANTILLY, VA



**73,540 SF INDUSTRIAL BUILDING**  
DELIVERING Q3 2025





# PROPERTY OVERVIEW

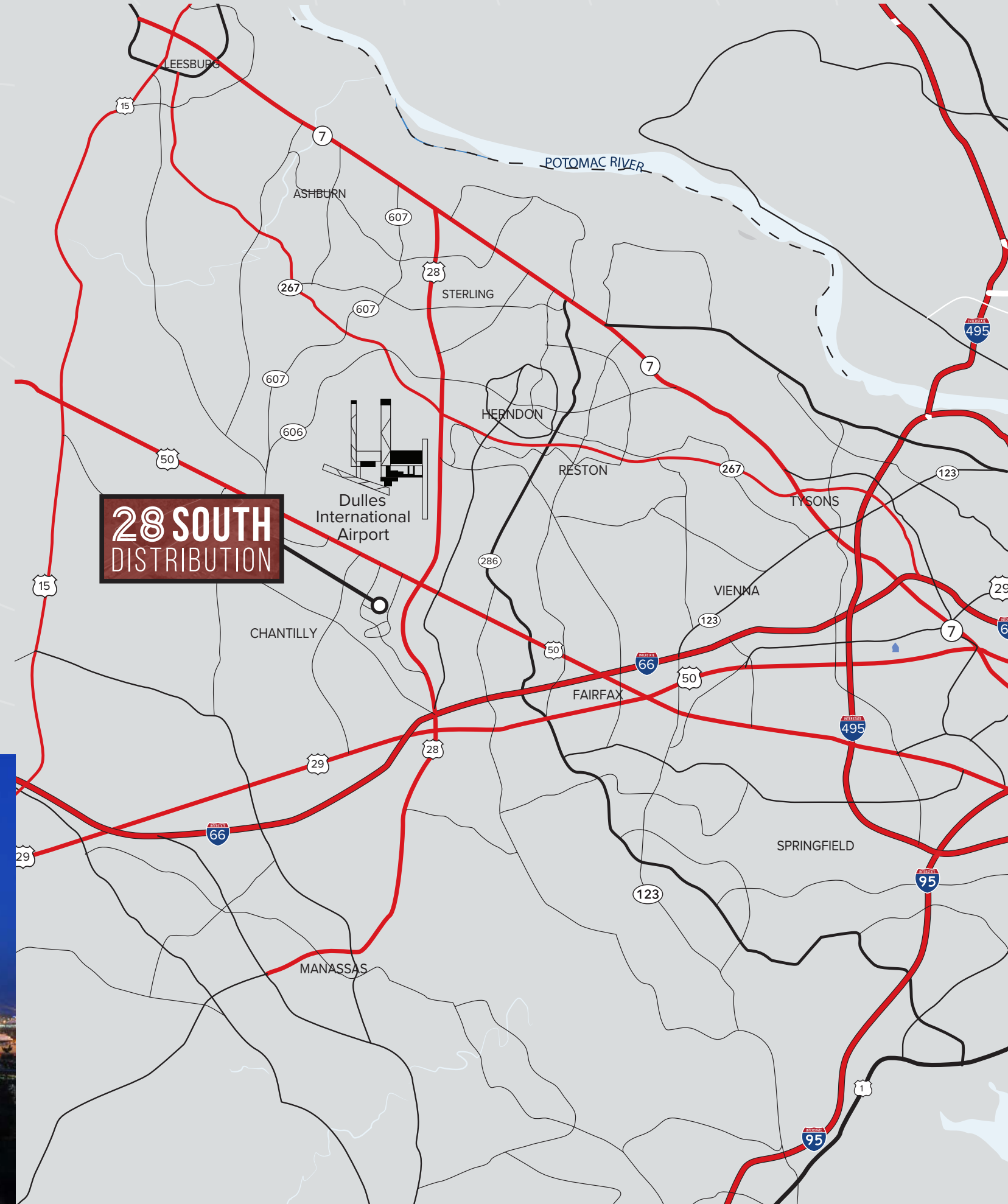
<b>NAME</b>	28 South Distribution
<b>BUILDING SIZE</b>	73,540 SF
<b>SITE SIZE</b>	6.95 acres
<b>ZONING</b>	I-5 (Fairfax County)
<b>CLEAR HEIGHT</b>	32'
<b>BAY SPACING</b>	55' x 50' or 55' x 65' Typical Bays
<b>PARKING</b>	1.54 / 1,000
<b>DOCKS</b>	20 Docks (9' x 10') with 9 additional KO's
<b>DRIVE-INS</b>	3 Ramped Drive-Ins (12' x 14')
<b>BUILDING DEPTH</b>	130' and 160'
<b>FIRE PROTECTION</b>	ESFR
<b>TELECOM/FIBER</b>	VERIZON & Comcast w/ fiber lines at property frontage
<b>SLAB ON GRADE</b>	7", 4,000 PSI concrete SOG
<b>ELECTRICAL</b>	2000 Amp, 277/480 V Dominion Power service to the building

# IMMEDIATELY **ACCESSIBLE**

**28 South Distribution** offers direct and swift access to Route 28, Interstate 66, and the Dulles Toll Road ensuring easy travel. Only minutes from Washington Dulles International Airport it's ideally positioned for quick entry across Northern Virginia, providing unparalleled connectivity.

## DRIVE TIMES

RT. 28	1 Mins (<1 Mile)
I-66	7 Mins (5 Miles)
IAD	10 Mins (7.5 Miles)
I-495	15 Mins (15 Miles)
I-95	20 Mins (20 Miles)
WASHINGTON, DC	30 Mins (30 Miles)
BALTIMORE	1 Hr (60 Miles)
RICHMOND	1 Hr 30 Mins (100 Miles)



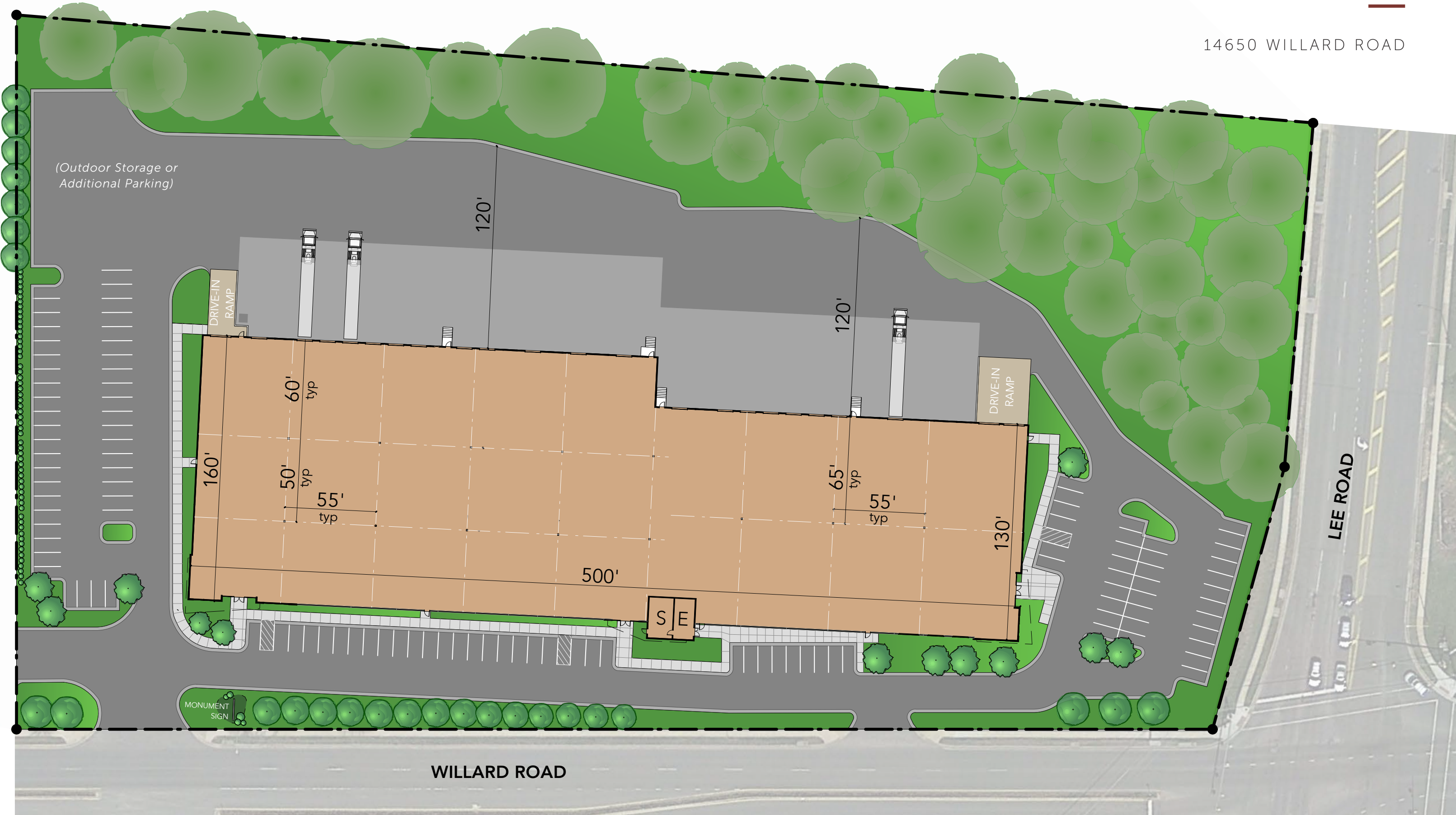
# NEIGHBORHOOD AMENITIES

**28 South Distribution** at 14650 Willard Road has direct access to a multitude of shopping centers with countless dining, retail, lodging, and fuel opportunities.



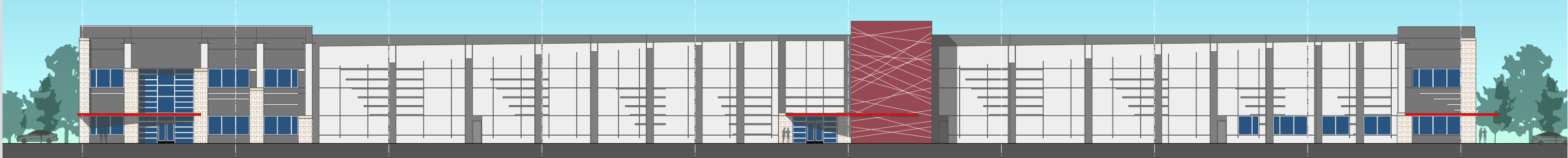
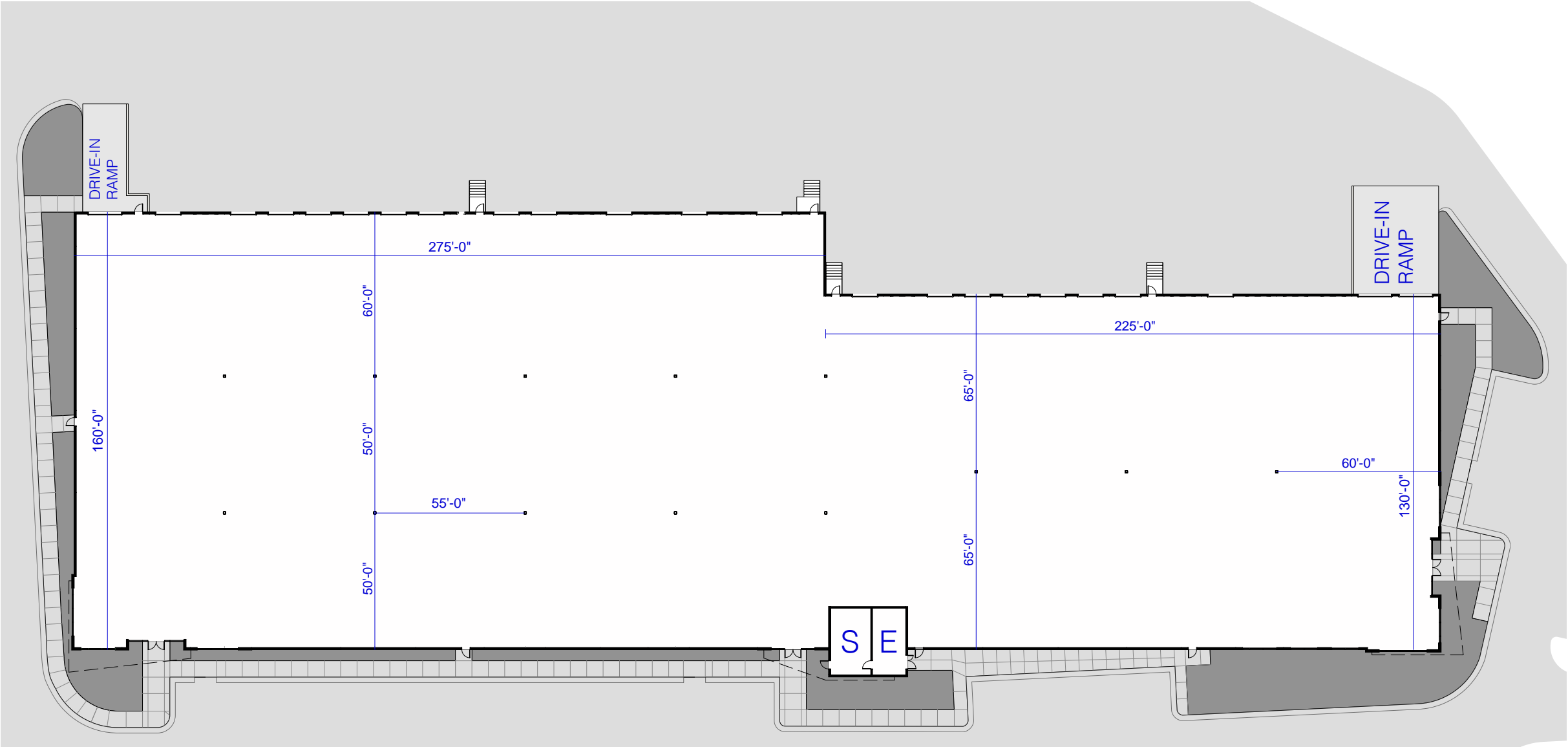
# SITE PLAN

14650 WILLARD ROAD

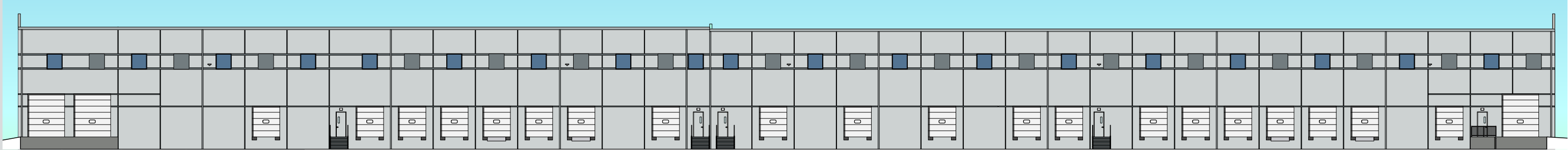


# FLOOR PLAN & ELEVATIONS

14650 WILLARD ROAD



FRONT ELEVATION



REAR ELEVATION

# 28 SOUTH DISTRIBUTION

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CHANTILLY, VA

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## FOR MORE INFORMATION

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