



Dove Valley IV

Business Center

42,627 SF Available

**SPEC SUITE COMPLETE!
READY FOR IMMEDIATE OCCUPANCY!**



BUILDING SPECIFICATIONS

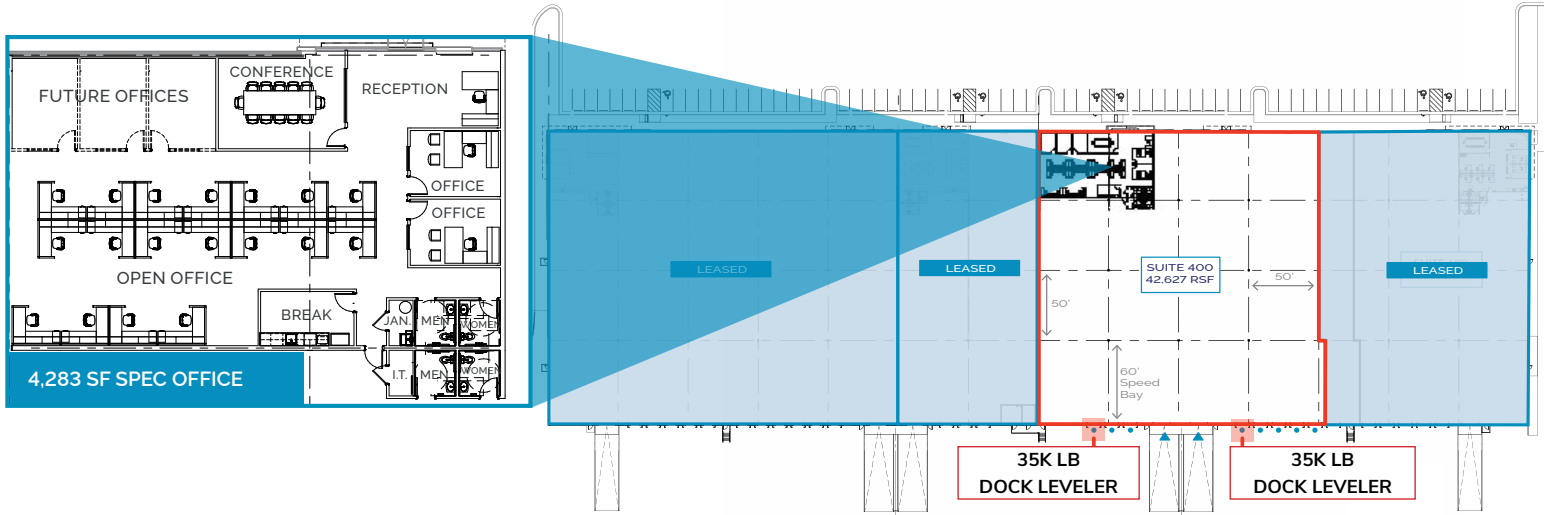
Total building size	42,627 SF
Office	4,283 SF spec office
Year built	2020
Zoning	MU
Clear height	30'
Sprinkler	ESFR - K25
Power	480V, 3PH, 400 amps
Parking	271 spaces (1.84:1,000)
Truck court	205' shared
Loading	8 dock-high doors 2 drive-in doors
Column spacing	50' x 50' (typical) with 60' speed bay
OPEX	\$5.82/SF
Highlights	<ul style="list-style-type: none"> + Spec office & warehouse + Two (2) 35K LB dock levelers + Premier identity and signage on S Chambers Rd. & S. Potomac St + Brand new construction + Clerestory





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FOR LEASING INFORMATION:

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