

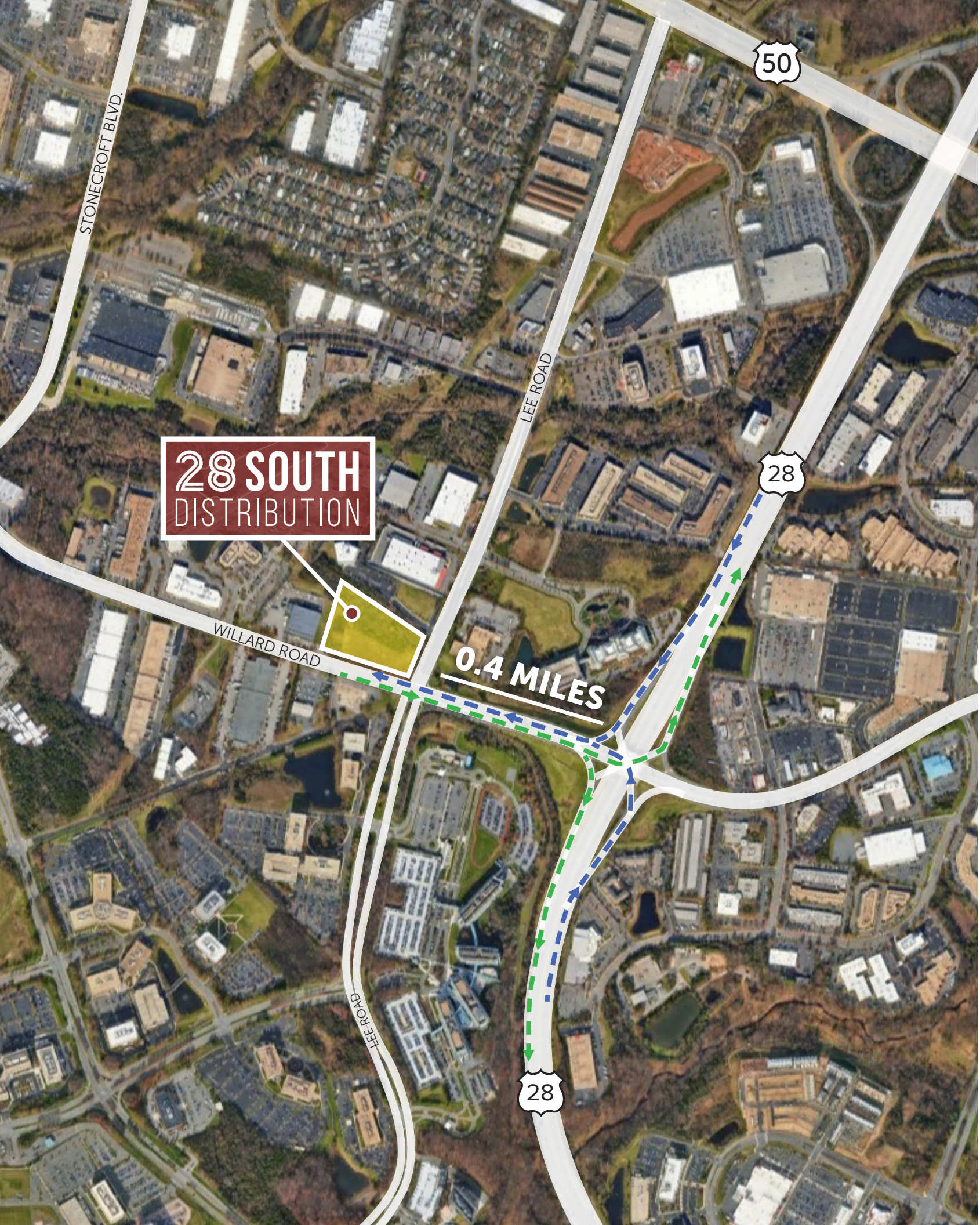
28 SOUTH DISTRIBUTION

14650 WILLARD ROAD
CHANTILLY, VA



73,540 SF INDUSTRIAL BUILDING
DELIVERING Q1 2026





PROPERTY OVERVIEW

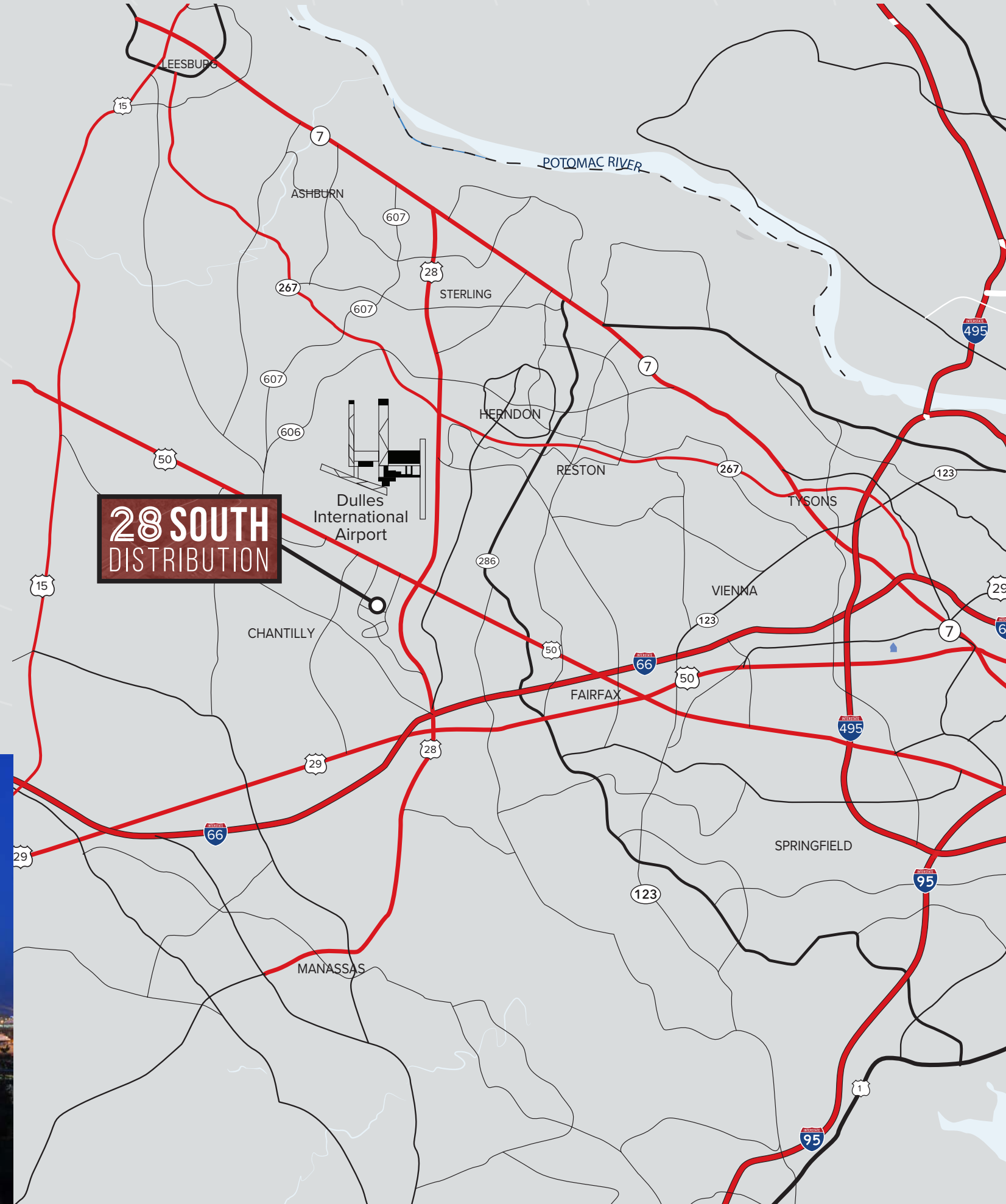
NAME	28 South Distribution
BUILDING SIZE	73,540 SF
SITE SIZE	6.95 acres
ZONING	I-5 (Fairfax County)
CLEAR HEIGHT	32'
BAY SPACING	55' x 50' or 55' x 65' Typical Bays
PARKING	1.54 / 1,000
DOCKS	20 Docks (9' x 10') with 9 additional KO's
DRIVE-INS	3 Ramped Drive-Ins (12' x 14')
BUILDING DEPTH	130' and 160'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



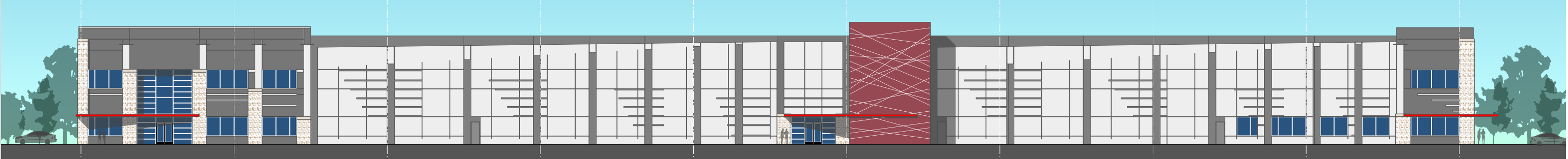
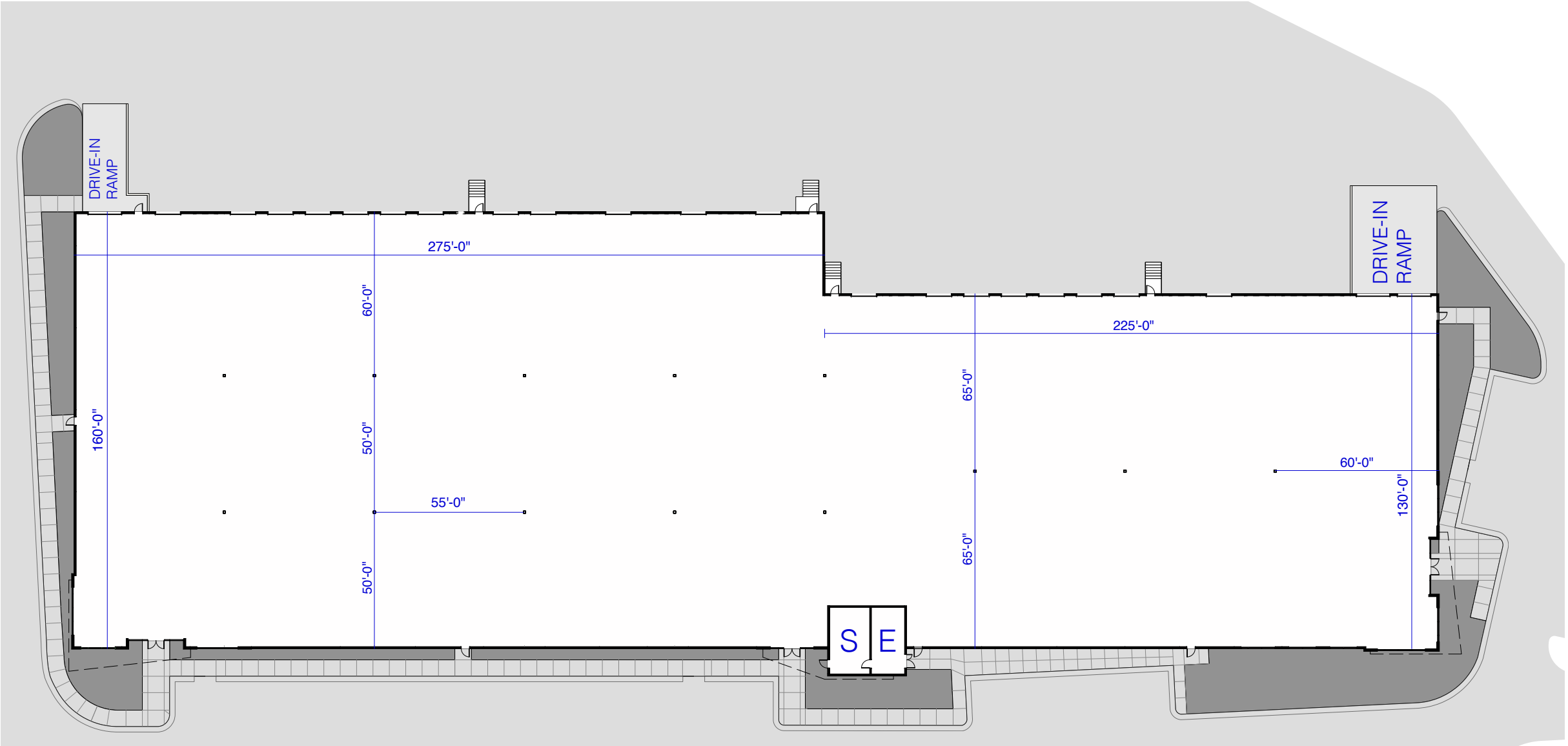
SITE PLAN

14650 WILLARD ROAD



FLOOR PLAN & ELEVATIONS

14650 WILLARD ROAD



FRONT ELEVATION



REAR ELEVATION

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FOR MORE INFORMATION

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