



ELP

DULLES
ELION LOGISTICS PARK

CHANTILLY, VA

A NEW DIRECTION IN LOGISTICS



ELION

CBRE

A NEW DIRECTION

FOR COMMERCE & COMMUNITY

ELP Dulles - Elion Logistics Park is a 232,500 SF Class A industrial building located in Chantilly, VA, adjacent to Dulles International Airport and minutes away from major road arteries connecting the DC metro area and Mid-Atlantic region.

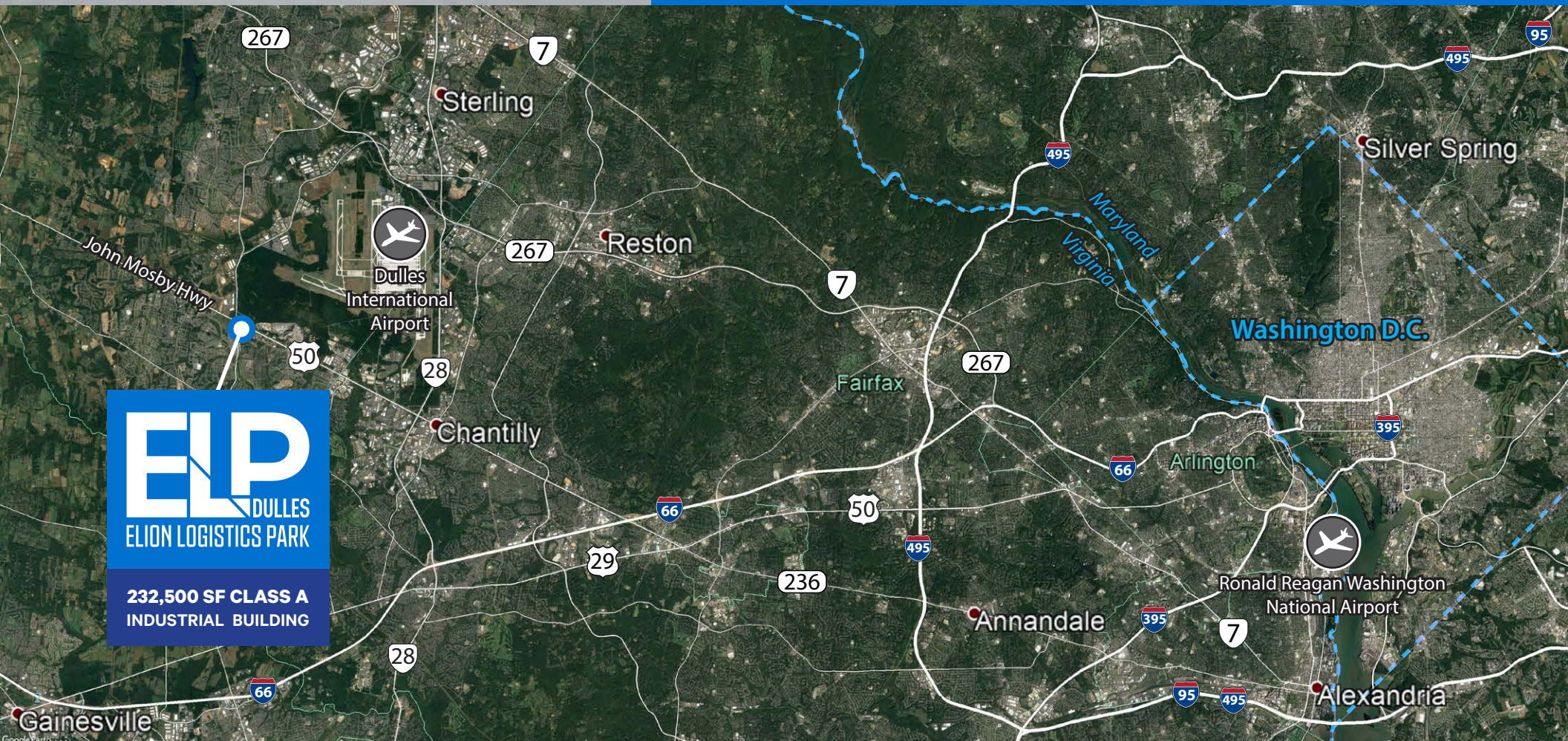
OFFERING:

The project is a top-tier industrial development in Northern Virginia which consists of a **232,500 SF** Class A industrial building. It is located within minutes of Dulles International Airport, one of the largest hubs that connect the DC Metro Area and the world.

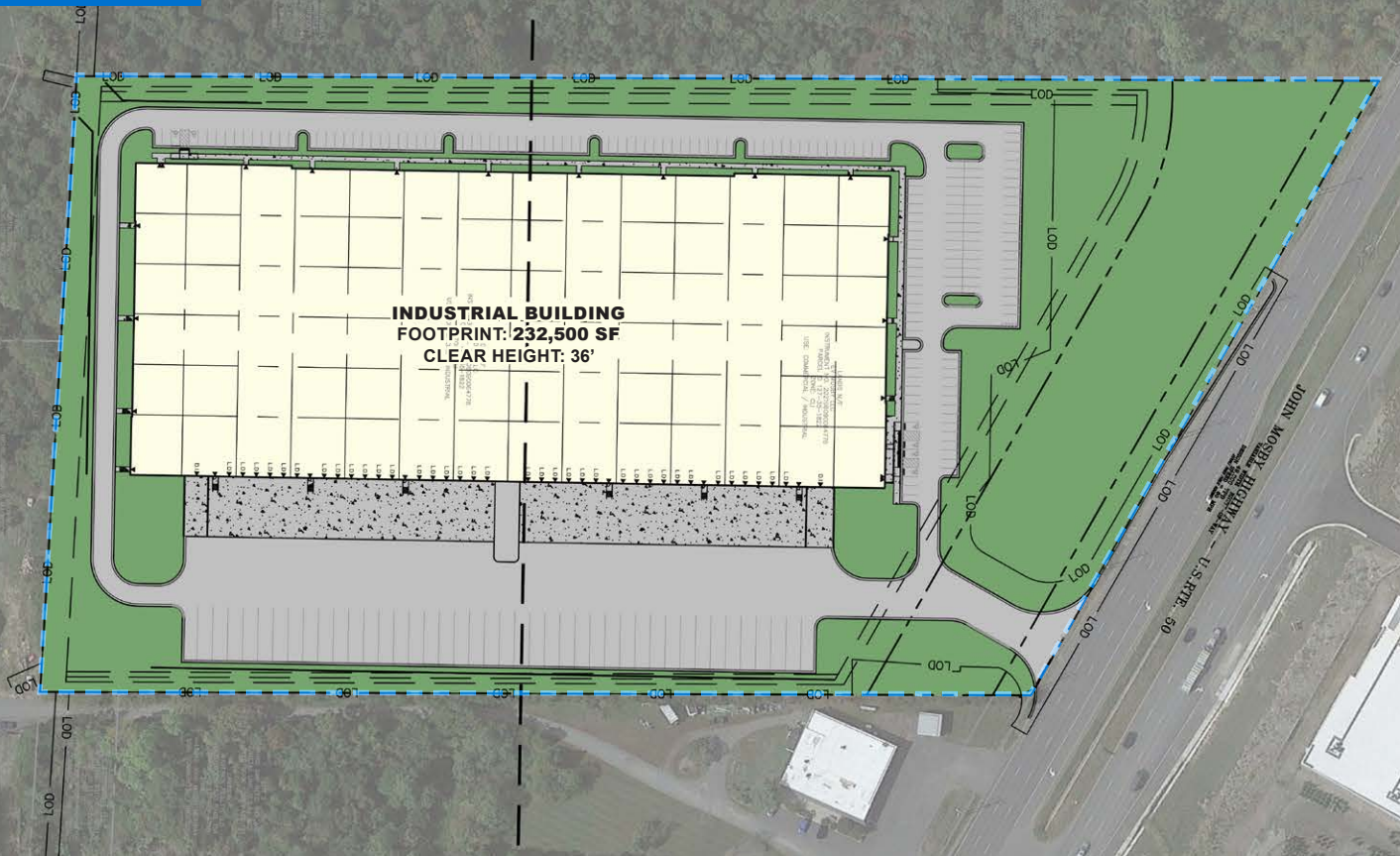
LOCATION:

43035 John Mosby Hwy, Chantilly, VA

Located in close proximity to **Dulles International Airport**, one of the busiest hubs in Northern Virginia. Its prime location off of Route 50 and being just minutes away from I-66 makes it ideal for servicing the Washington, DC, Northern Virginia markets, as well as the Mid-Atlantic.



FLOOR PLAN



BUILDING SPECIFICATIONS

ADDRESS:	43035 John Mosby Hwy, Chantilly, VA 20152
SITE AREA:	15.49 AC
BUILDING AREA:	232,500 SF
WAREHOUSE SF:	220,875 SF
OFFICE SF:	11,625 SF
ZONING:	Industrial (CLI - Loudoun County)
COLUMN SPACING:	50' x 54'

CAR PARKING:	172
TRAILER PARKING:	42
CLEAR HEIGHT:	36'
LIGHTING:	LED
SPRINKLERS:	ESFR
▶ DOCKS:	37
○ DRIVE-INS:	2

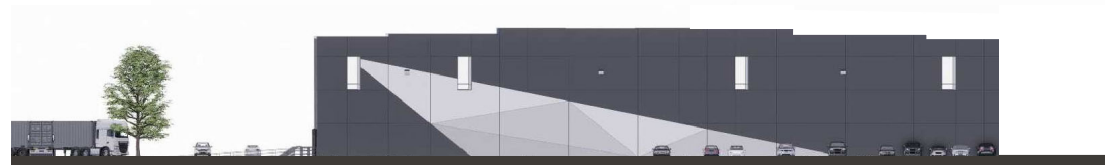
ELEVATIONS



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



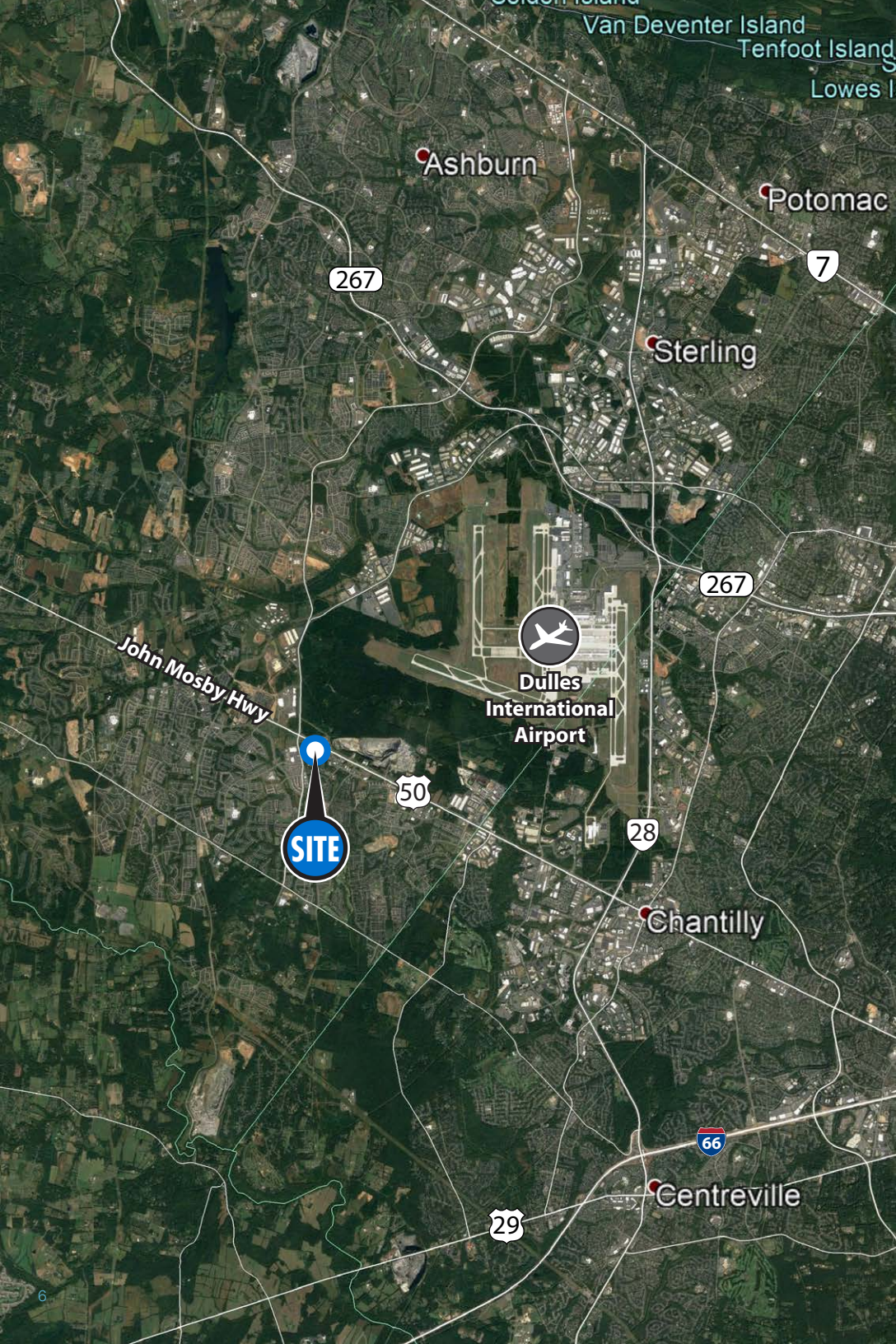
WEST ELEVATION

AMENITIES

THE PROJECT IS LOCATED NEARBY RETAIL CENTERS THAT INCLUDE SEVERAL SHOPS, RESTAURANTS, AND MORE.



- IHOP
- Dunkin' Donuts
- Walmart
- Dick's Sporting Goods
- The Home Depot
- Panera Bread
- Giant
- 7-Eleven
- Aldi
- T.J. Maxx
- McDonald's
- Chick-fil-A
- Harris Teeter
- Starbucks Coffee
- Walgreens



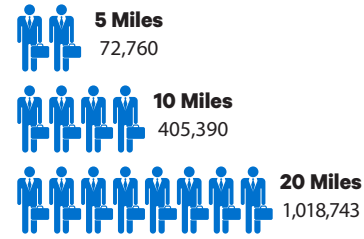
DC METROPOLITAN AREA

ELP Dulles - Elion Logistics Park is centrally located in Loudoun County, Virginia with easy access to both Washington, DC and Maryland. The DC Metro area is ranked as the 6th largest metropolitan area in the country with a strong economy and continued population growth. ELP Dulles's strategic location provides an opportunity for servicing one of the most populous regions in the country.

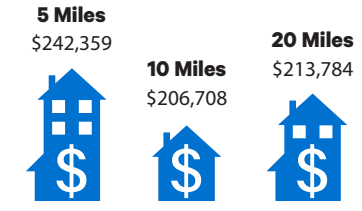


LOCATION AND DEMOGRAPHICS

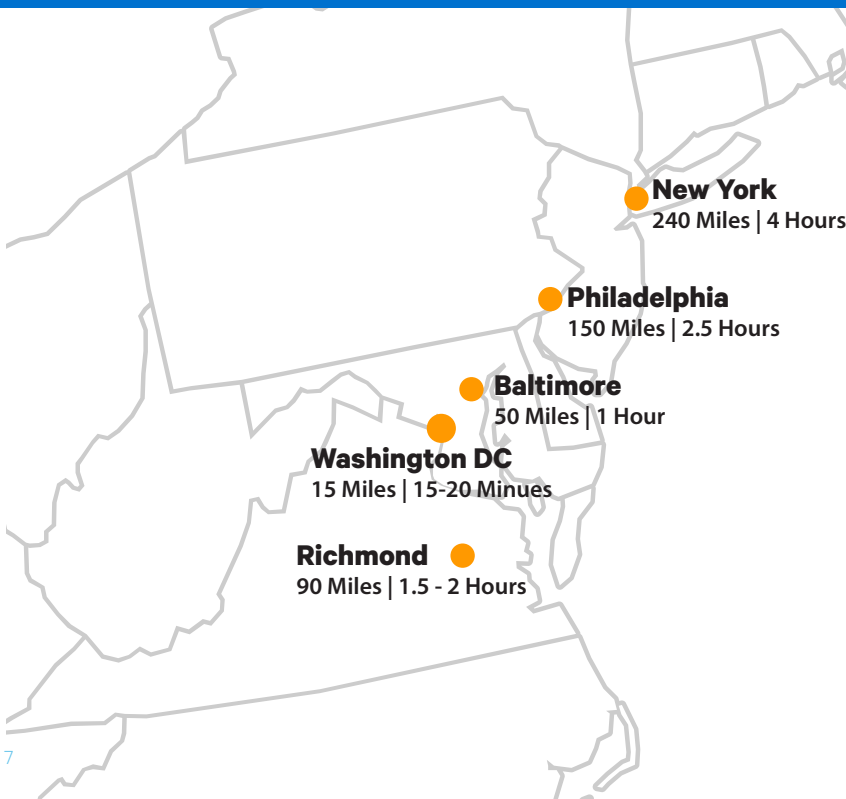
DAYTIME EMPLOYEES



AVERAGE HOUSEHOLD INCOME



LOCATION	DISTANCE	DRIVE TIME
Route 50 Hwy	0 miles	0 minutes
Dulles International Airport	3 miles	5 minutes
I-66	10 miles	15 minutes
Capital Beltway (I-95 / I-495)	17 miles	20 minutes
Ronald Reagan Airport	30 miles	35 minutes
Washington DC	35 miles	40 minutes



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ELP DULLES ELION LOGISTICS PARK

CHANTILLY, VA

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