

FOR LEASE
Office, Warehouse and Outside Storage
44330 Mercure Circle
Dulles, Virginia 22066
703-651-2566

16,890 SF - Warehouse
5,420 SF - Office
25,284 SF - Outside Storage

DETAILS

- Building has Frontage on West Ox Road/Route 606 (Signage Available)
- Warehouse includes 5 Drive-In Doors
- Warehouse Unit #170 includes a Air Conditioning (Heat Pumps are 5 years old) plus a private bathroom & shower.
- Warehouse Unit #175 includes an indoor Truck Wash Bay, a Slop Sink and a Private Bathroom.
- Office Space includes Electric and Janitorial Services
- Executive Conference Room, Meeting Room and Training Room are available for use free of charge for all Tenants
- Free Parking
- 0.8 miles (by sidewalk) from future Route 606 Metro Station
- Near a Loudoun County Commuter Bus Stop (Coming Soon!)
- Free Access to Fitness Center located at Entrance #1 that includes lockers and 3 private showers.
- Cafe/Deli serving Breakfast & Lunch at Entrance #3 in the building
- Additional Office Space is available on the 2nd Floor with Window Offices and a view of the Dulles Airport runway

CALL TODAY TO SCHEDULE A TOUR

703-651-2566 (Ask for Shayna)

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