

CORPORATE CENTER @ BEAUMEADE 2

44645 Guilford Dr | Ashburn, VA 20147

Industrial/Flex For Lease

8,376 SF



Leasing Information:
703.522.4600

Eamon McCrann **Jack Pezulla**
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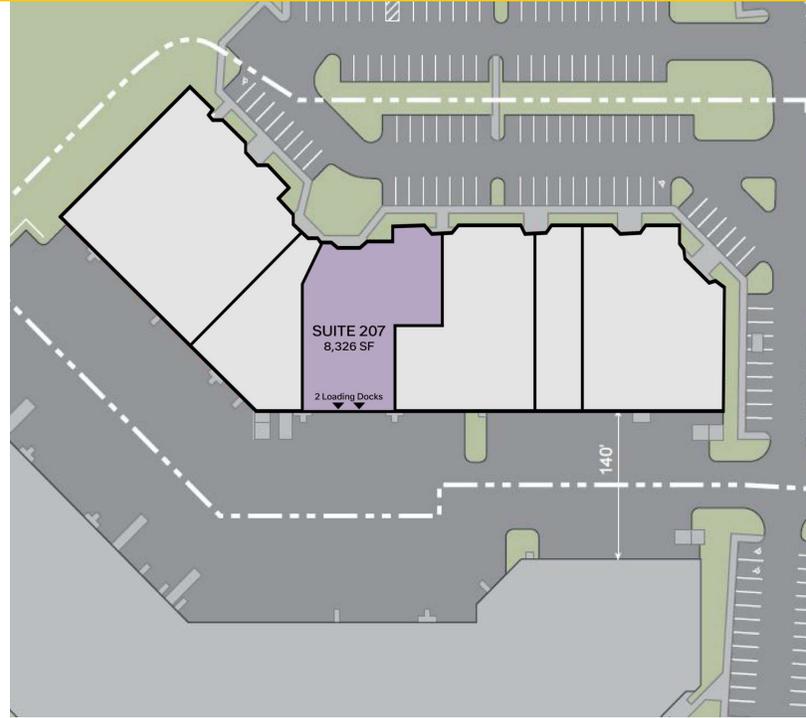
Lincoln

Lincoln Property Company
1530 Wilson Boulevard Suite 200
Arlington, VA 22209

www.lpc.com

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Property Highlights

- One flex bay available with two dock-high loading docks (1 oversized dock)
- 18' Clear Height
- Gas-heated
- Insulated, tinted glass windows
- 130' to 140' wide loading area
- 1.81/1000 SF (parking)
- Heavily landscaped with an underground irrigation system

Property Overview

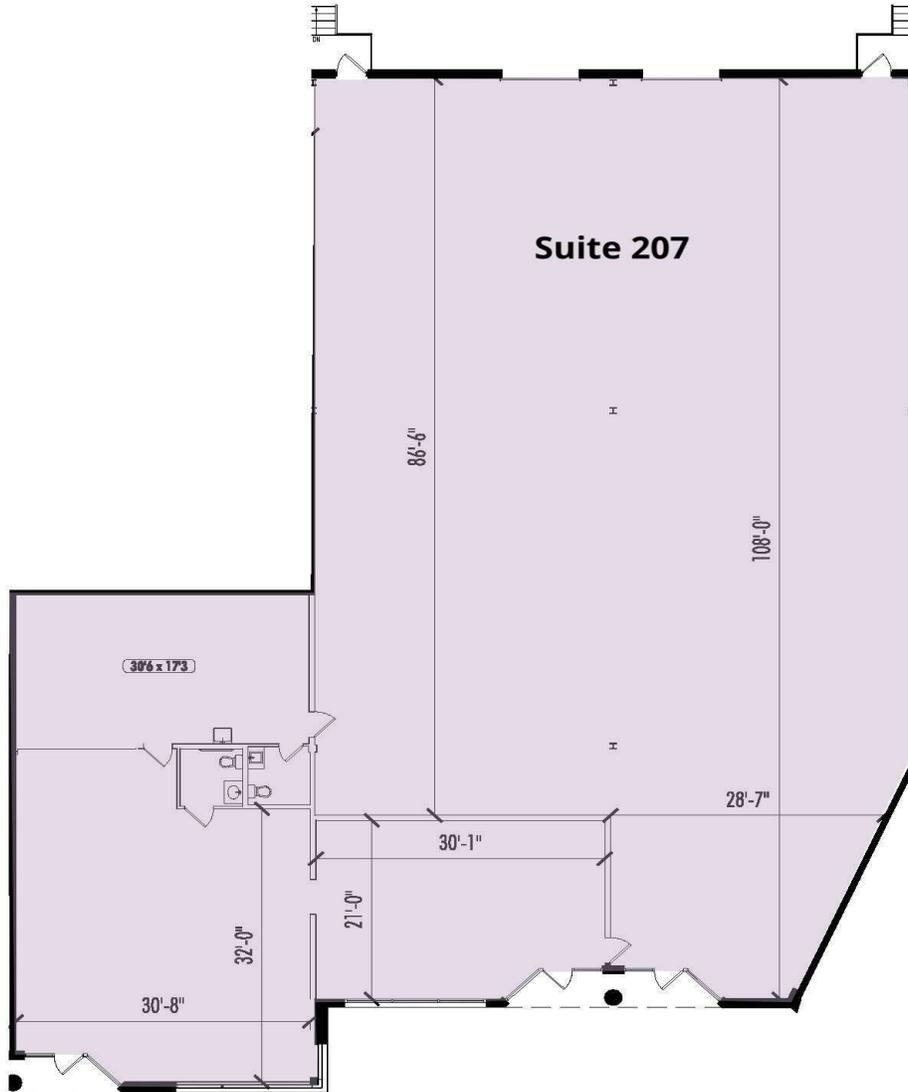
This versatile flex property features a variety of warehouse & flex spaces, making it ideal for various uses. The facility includes insulated, tinted windows and an 18' clear height. The heavily landscaped exterior boasts an underground irrigation system, while the 130'-140' wide loading area and loading dock ensure efficient operations. Additional highlights include gas heating and convenient parking at 1.81/1,000 SF.

Availabilities	SF	Lease Rate	Date Available
Suite 207	8,376 SF	Withheld	Available Now

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Suite	Size	Lease Rate	Description
■ Suite 207	8,376 SF	Withheld	85% warehouse space and 15% open office/showroom/retail

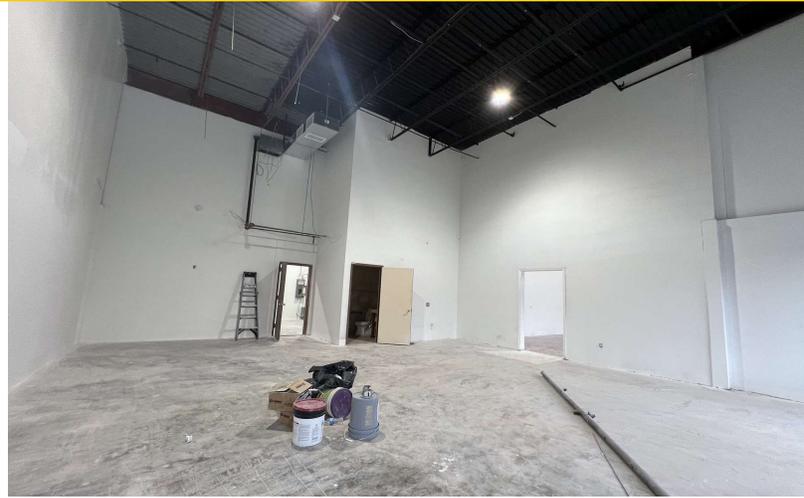
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Location Map

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