



PARK SIZE
408,040 SF



CEILING HEIGHT
24' - 30'



COLUMN SPACING
40' x 40'



ZONING
PD-G1



ACREAGE
36 ACRES

AIRPORT COMMERCE CENTER

22712 Commerce Center Ct,
Dulles, VA 20166 | Loudoun County

WAREHOUSE SPACE FOR LEASE

MARC TASKER
mtasker@klnb.com
703-268-2735

RYAN GOELLER
rgoeller@klnb.com
703-268-2731

CHASE STEWART
cstewart@klnb.com
703-268-2732

AVAILABILITY



22712 COMMERCE CENTER CT

- Suite 200 - 8,615 SF (1,283 SF of office)
 - Three (3) Docks
- \$22.00 NNN

22695 COMMERCE CENTER CT

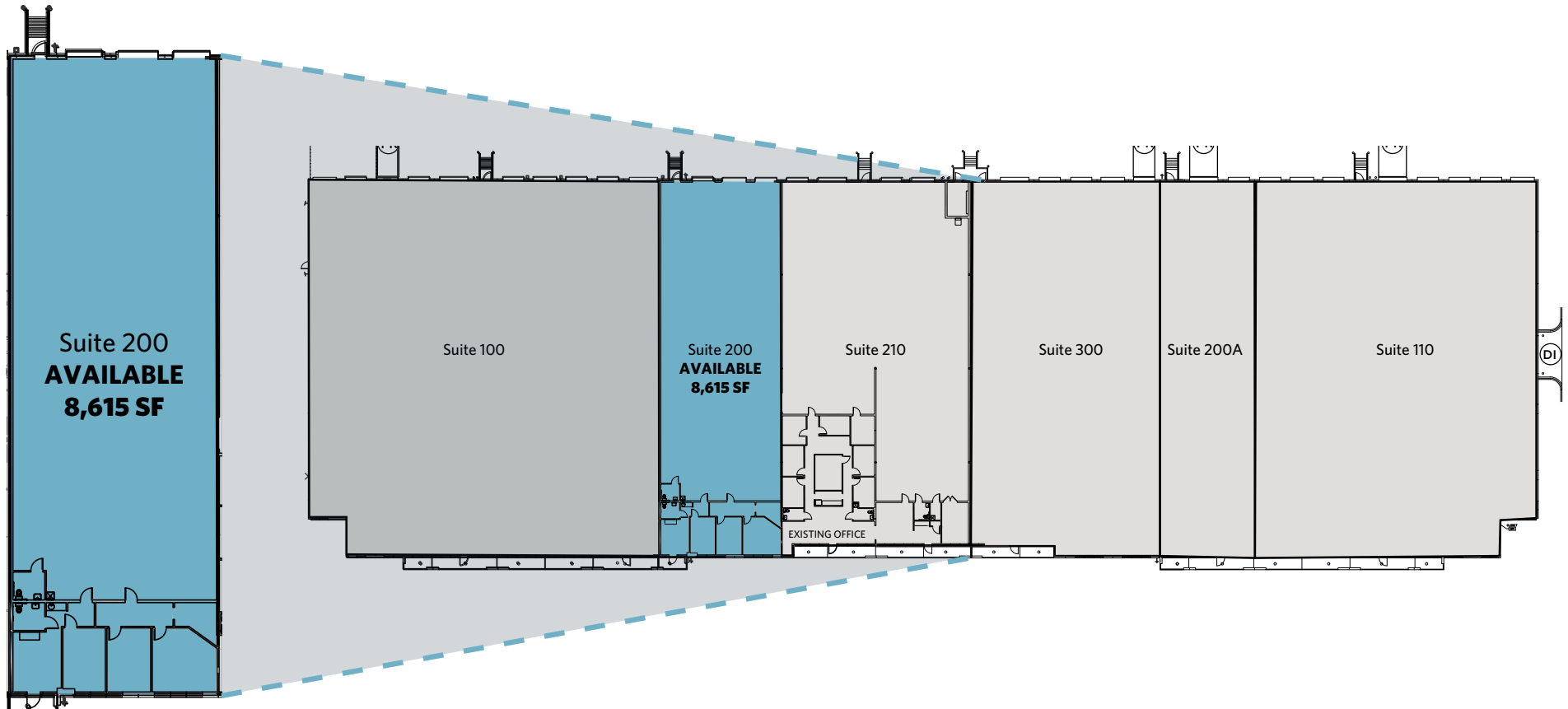
- Suite 201 - 12,657 SF
- \$22.00/NNN
- 3,200 SF of office
- Three (3) docks
- One (1) ramp

NOTABLE HIGHLIGHTS

- Rear loaded 115' - 120' independent truck court with multiple dock positions.
- Signalized entry with Rt. 606 frontage
- Ample vehicle parking up to a ratio of 1.8/1,000 SF

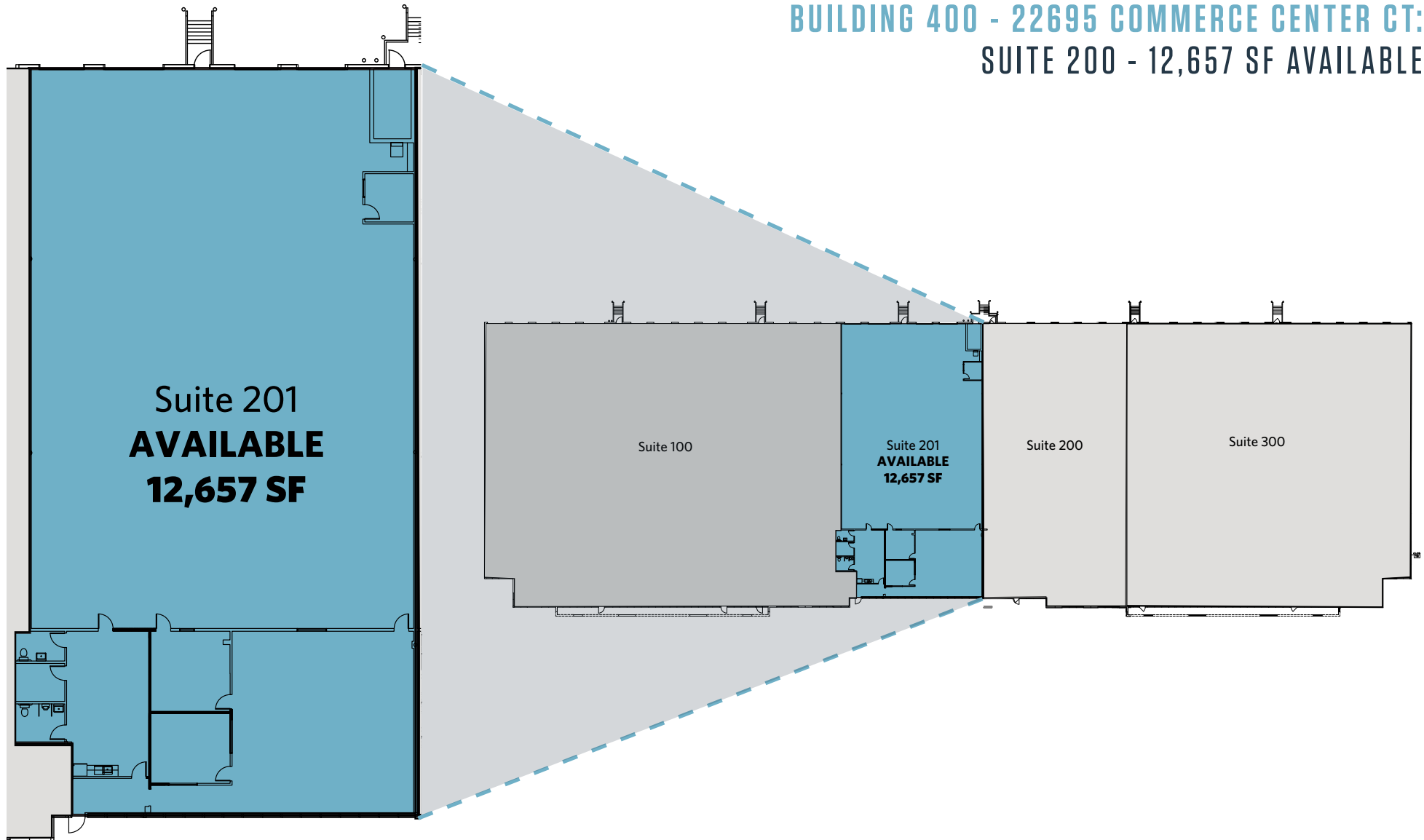
PLAN

BUILDING 200 - 22712 COMMERCE CENTER CT: SUITE 200 - 8,615 SF AVAILABLE



PLAN

BUILDING 400 - 22695 COMMERCE CENTER CT:
SUITE 200 - 12,657 SF AVAILABLE



PHOTOS



LOCATION

SITE

DULLES INTERNATIONAL AIRPORT

WASHINGTON, D.C.

REAGAN NATIONAL AIRPORT



PROXIMITY TO:

Dulles Int'l Airport 2.5 MI
Interstate 495 14.3 MI
Interstate 270 17.2 MI
Interstate 95 21.0 MI
Washington, D.C. 23.8 MI

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8065 Leesburg Pike, Suite 700 | Tysons, VA 22182

klnb.com

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