



FOR LEASE | FLEX SPACES

14101 Sullyfield Circle

Chantilly, VA

FB FernauLeBlanc
INVESTMENT PARTNERS

**AVISON
YOUNG**

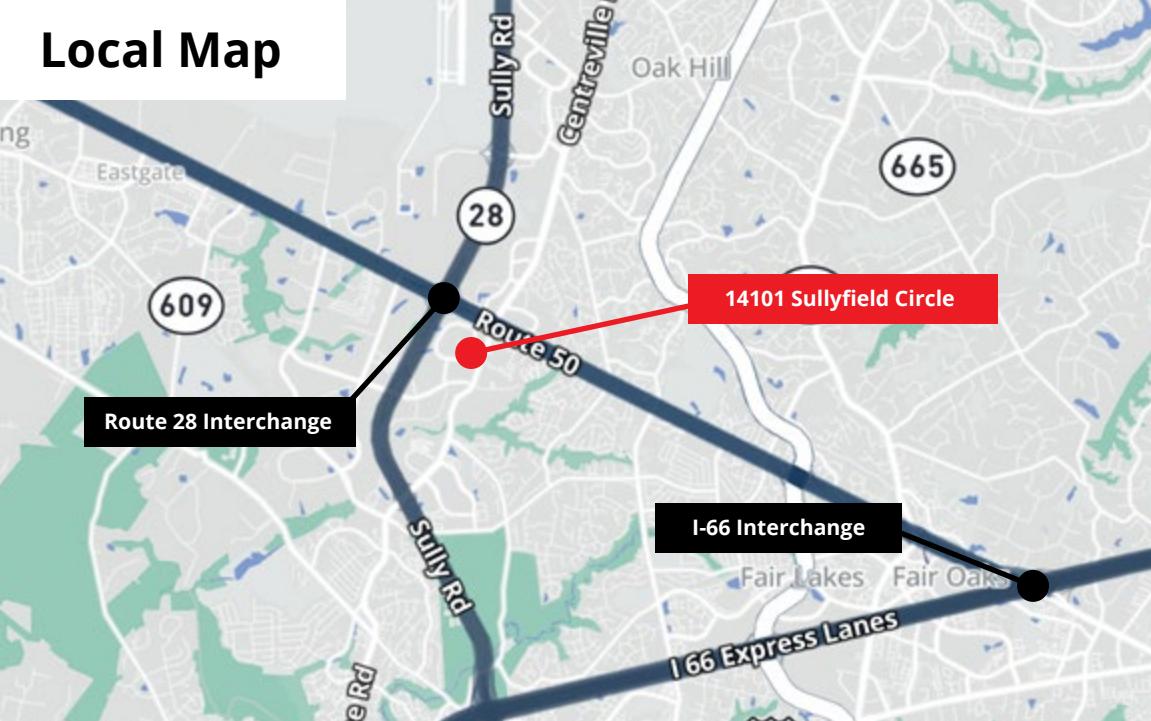
Up To 10,000 SF of Flex Warehouse Available For Lease

14101 Sullyfield Circle is a flex/industrial property in Chantilly, VA, offering suites ranging from 2,105 SF to 10,709 SF with both dock-high and drive-in loading, clear heights up to 22 feet, and flexible office buildouts.

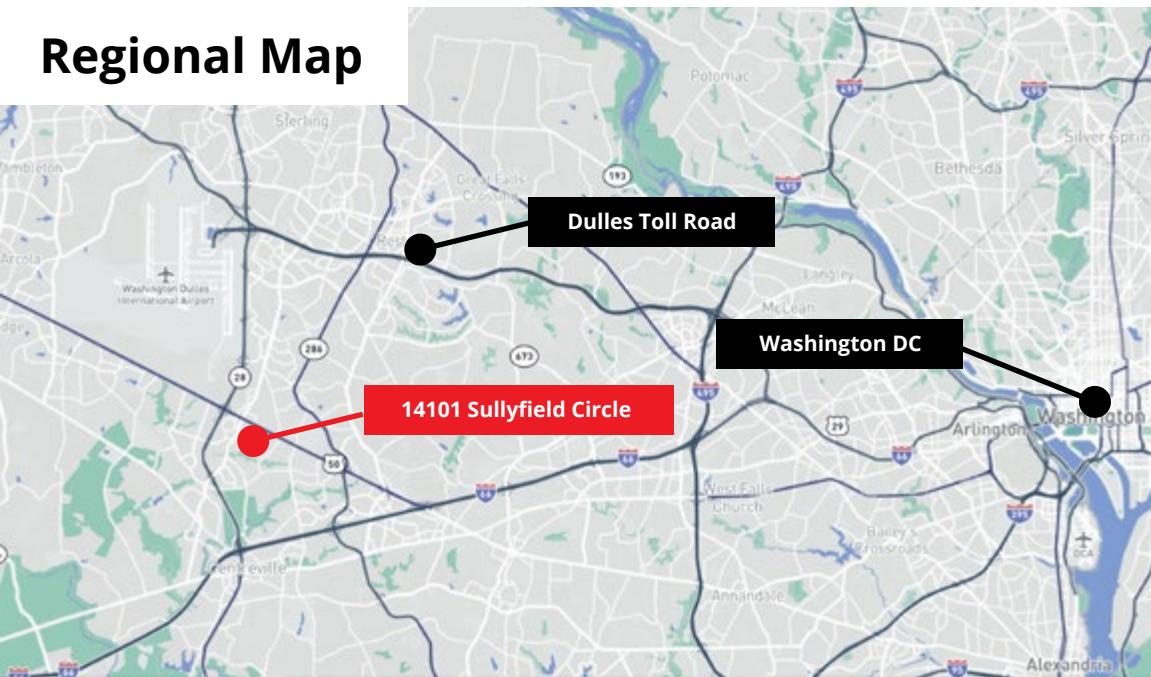
Now under the ownership of Fernau LeBlanc, a Washington, D.C.-based real estate firm, tenants benefit from both a highly functional building and a dedicated ownership team focused on long-term success.



Local Map



Regional Map



Located in the thriving Dulles South industrial submarket.

14101 Sullyfield's convenient location in Chantilly offers easy access for logistics, distribution, and commercial operations.

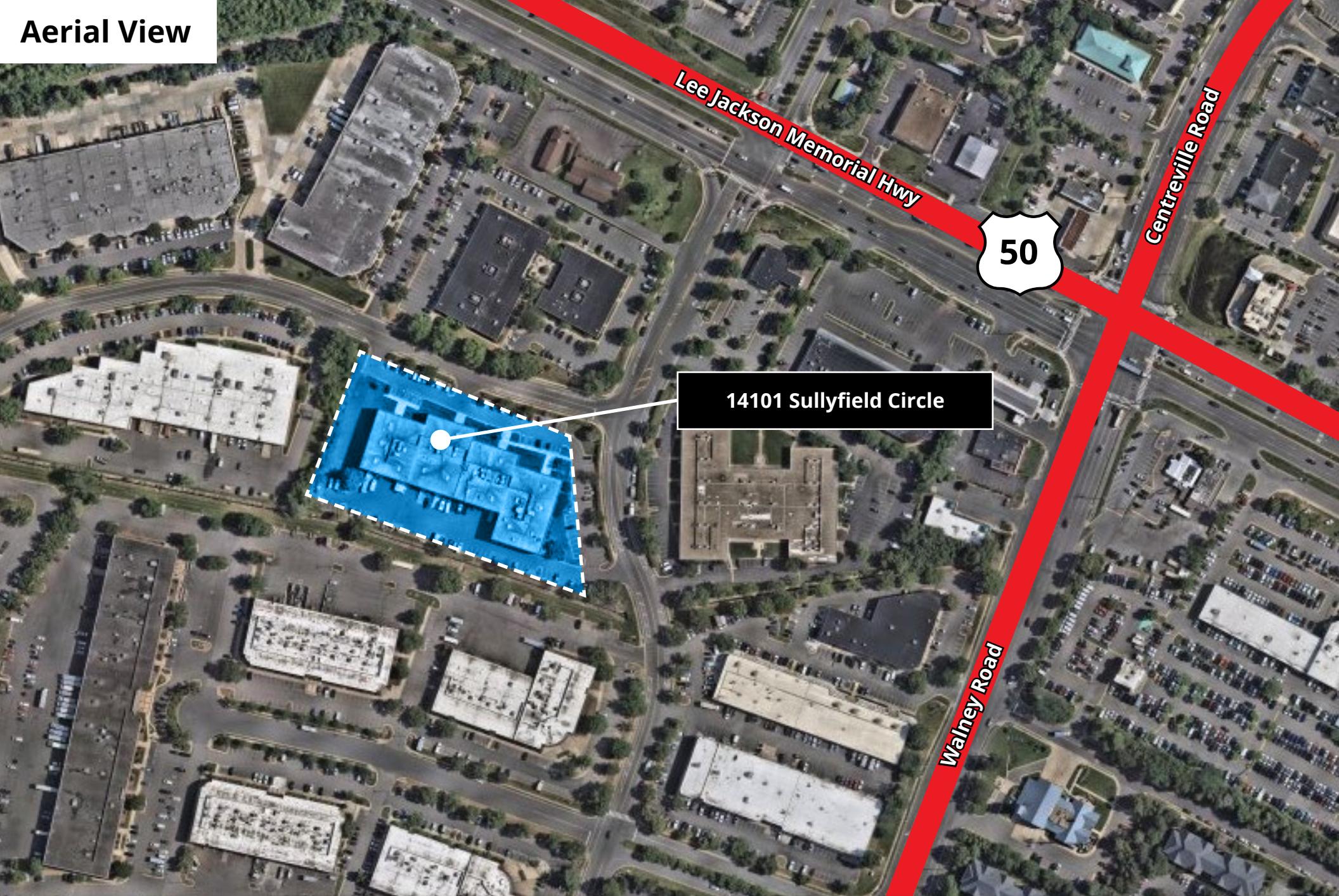
This property benefits from proximity to major transportation routes including Route 28, Route 50, and I-66 — streamlining access to the broader Washington, D.C. region.

Your favorite restaurants, cafes, grocery stores, retailers and service providers are in close proximity and just a few minutes away.

Nearby amenities (within a <10 minute drive)



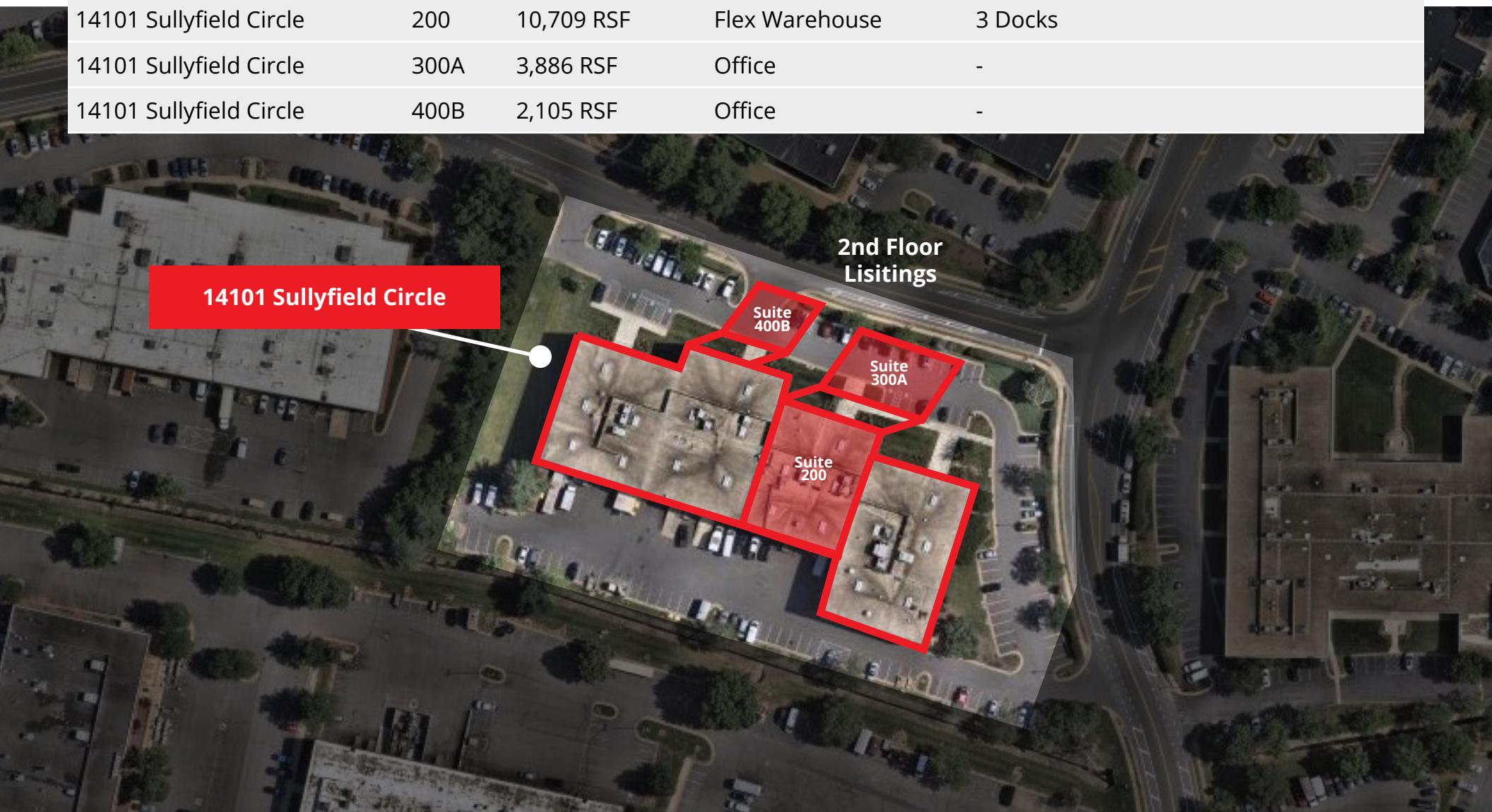
Aerial View



14101 Sullyfield Circle

Current Availabilities *(click below to navigate to desired suite)*

Building	Suite	SF	Space Type	Notes
14101 Sullyfield Circle	200	10,709 RSF	Flex Warehouse	3 Docks
14101 Sullyfield Circle	300A	3,886 RSF	Office	-
14101 Sullyfield Circle	400B	2,105 RSF	Office	-



14101 Sullyfield Circle

Suite 200 | 10,709 RSF

Floor 1

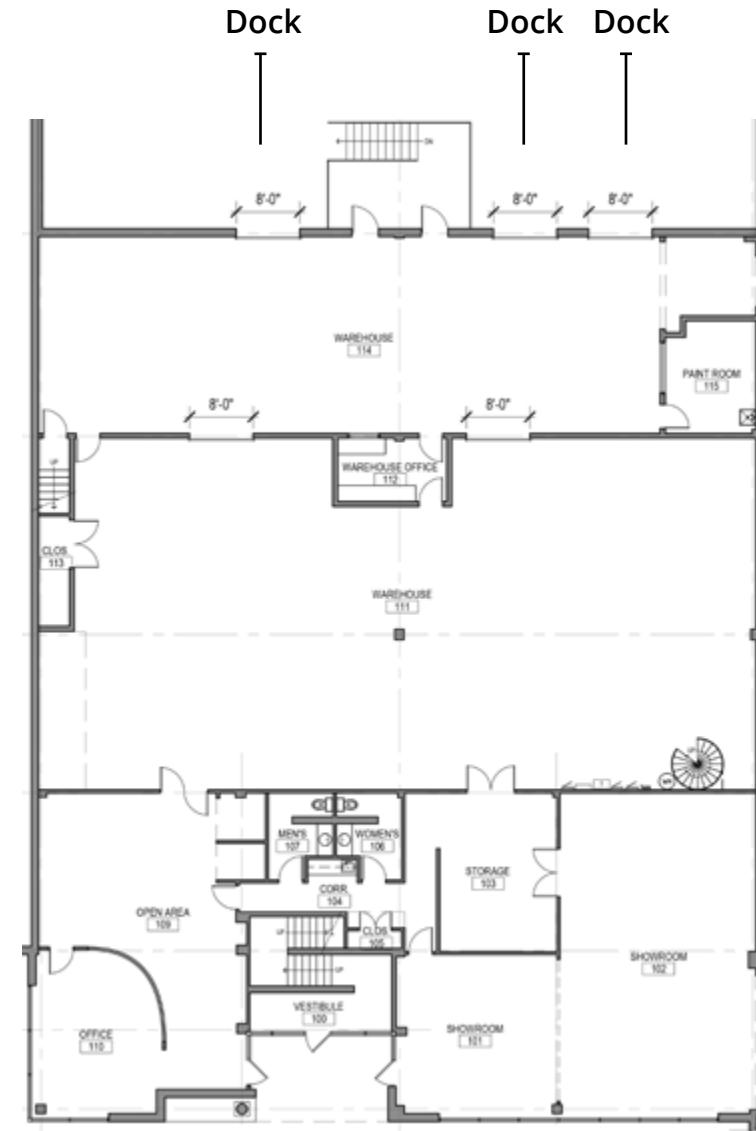


KEY PLAN

Office Features

- 3 Docks
- Showroom Space

- Partially Conditioned Warehouse



14101 Sullyfield Circle

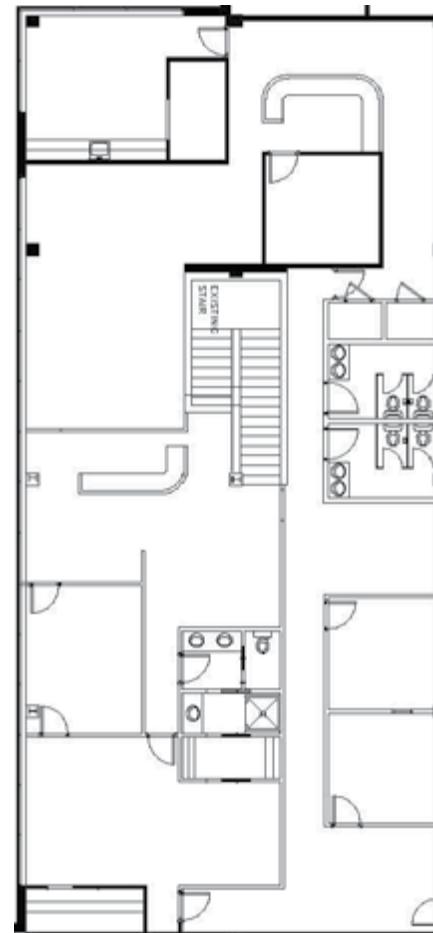
Suite 300A | 3,886 RSF
Floor 2



KEY PLAN

Office Features

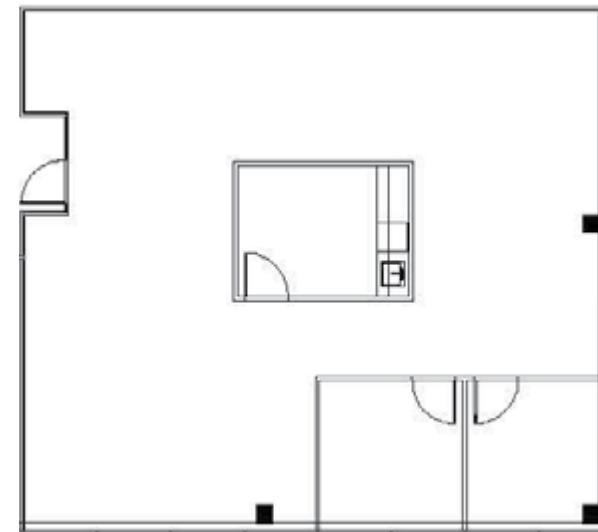
- 4 Offices
- 2 Restrooms



14101 Sullyfield Circle
Suite 400B | 2,105 RSF
Floor 2



KEY PLAN



**Office
Features**

- 2 Offices



14101 Sullyfield Circle, Chantilly VA

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**AVISON
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