

Dulles  
Fairfax County | Virginia

**klnb**

- Google Earth Pro -  
2018 Aerial Photograph

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

**WASHINGTON-DULLES INTERNATIONAL AIRPORT**  
(Approx. 12,000 Acres)

- 135 Airline Gates
- 22.8M Annual Passengers (2017)
- 79 Nonstop US Destinations
- 47 Nonstop International Destinations

## AVAILABILITY

**17 ACRES (10.6 BUILDABLE)**

## PROPERTY FEATURES

- Zoned: PDGI (1993 Revised)
  - Permitted uses include:
    - Heavy equipment and specialty vehicle sales/repair
    - Warehouse - distribution/manufacture
    - Flex industrial use
    - Contractor service establishment
    - Storage
    - Data Center
- (3) Three site plan configurations
  - Up to 40,000 SF warehouse and office building
  - Maintenance facility with truck parking

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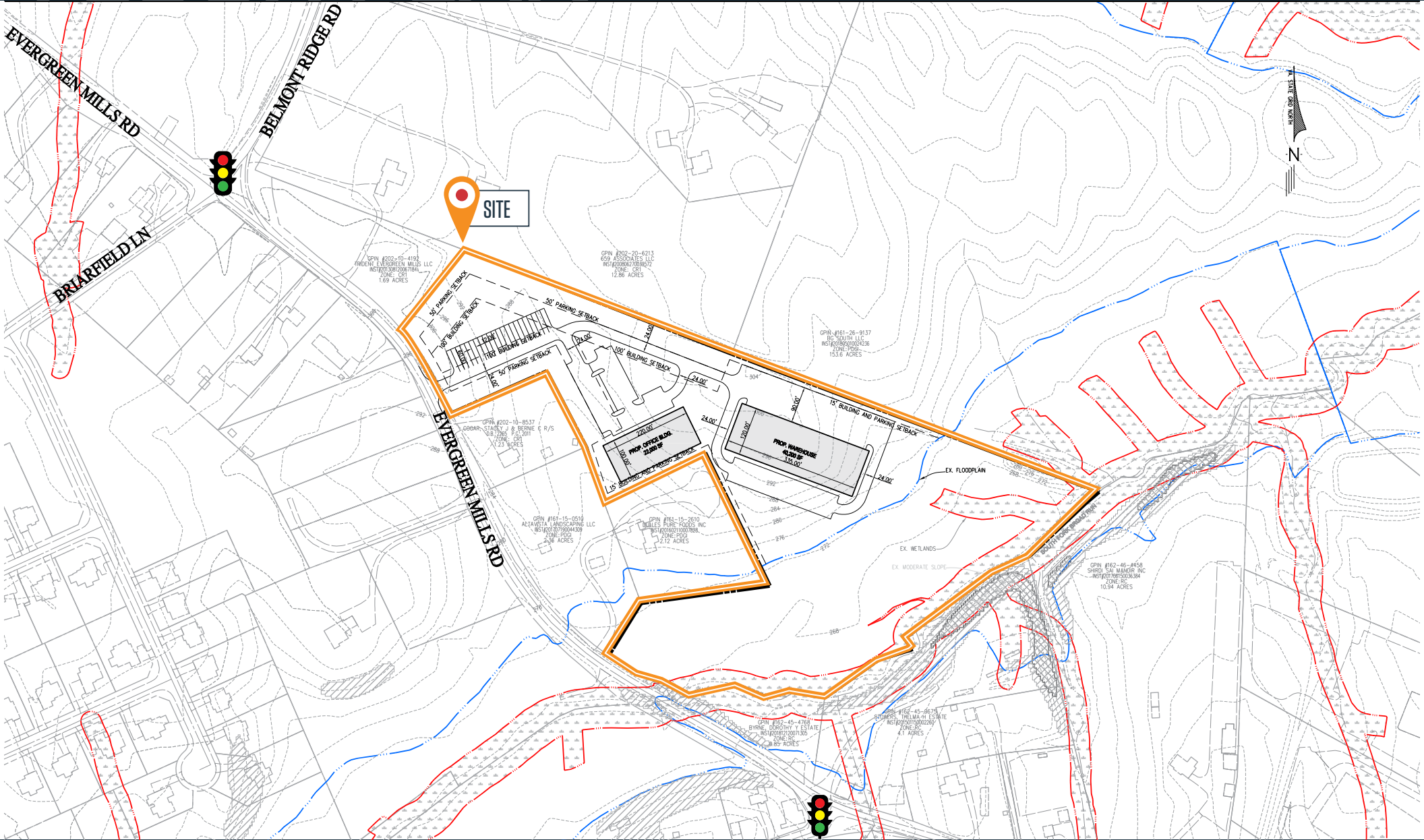
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# FLOOR PLAN

# EVERGREEN INDUSTRIAL LAND

DULLES, VA, LOUDOUN COUNTY



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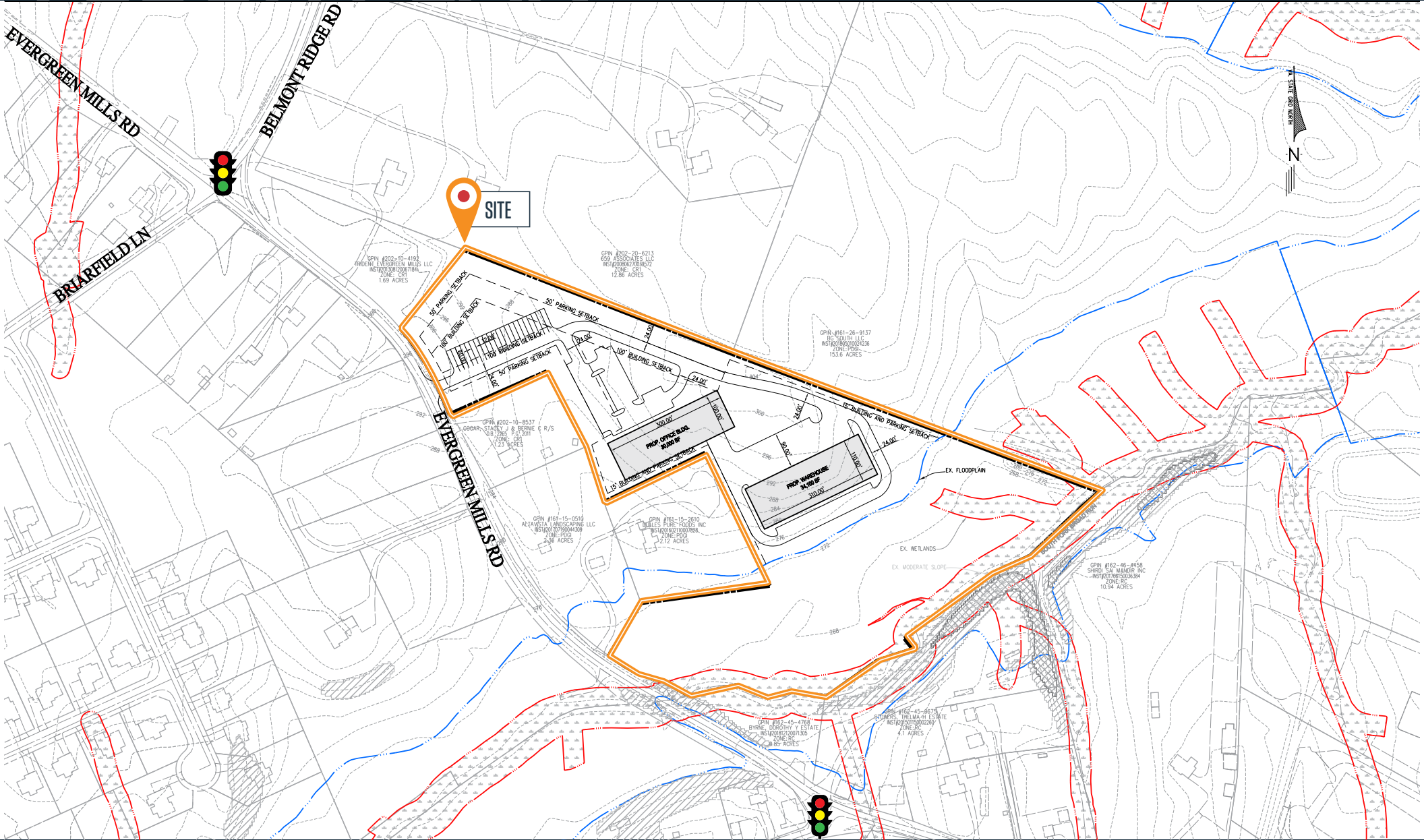
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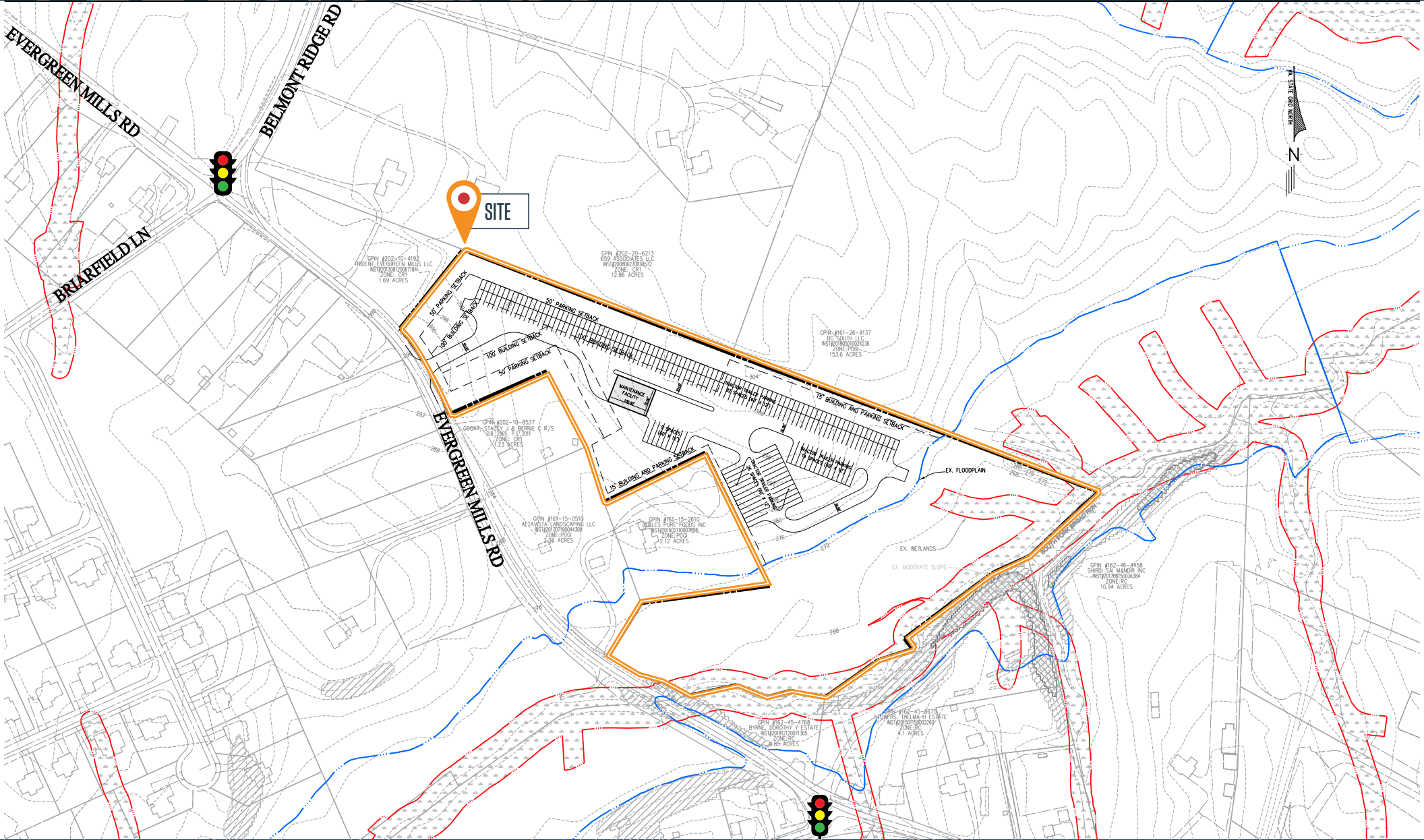
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