

NEW CONSTRUCTION



## CLASS A FLEX INDUSTRIAL FOR LEASE

### SITE HIGHLIGHTS:

- Delivering 2<sup>nd</sup> half of 2026
- 9,600-87,200 SF
- Full Building or Flexible Suite  
Options Available
- Column Spacing: 50 FT
- Zoning: PEC-Flex/Industrial, Town of Leesburg
- Clear Height: 24 ft
- Docks: 24
- Drive-ins: 5
- Easy Access to Dulles Greenway, Route 15, Downtown Leesburg

### PERMITTED USES:

- Trade and Contractor Services
- Assembly and Production
- Research and Development Facilities
- Building and Construction Materials
- Warehouse
- Distribution
- Schools

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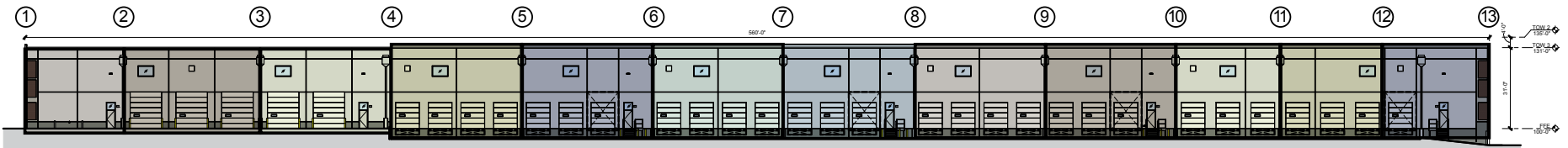
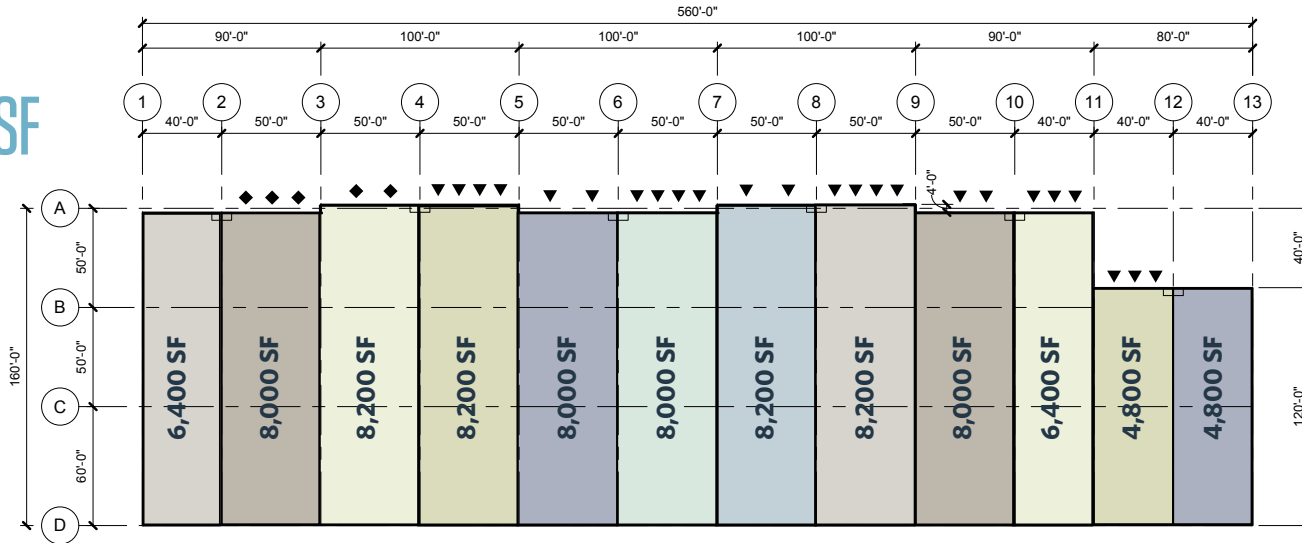
# PLANS

# WESTPARK TECH

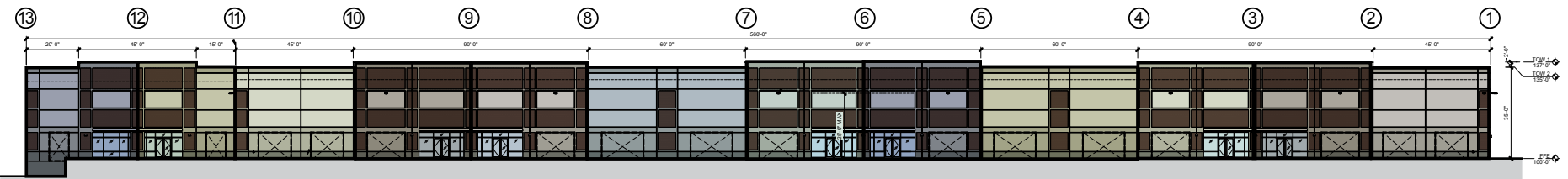
59 CLUBHOUSE DR SW., LEESBURG, VA 20175, LOUDOUN COUNTY

AVAILABLE:  
9,600 - 87,200 SF

◆ DRIVE-IN ▼ DOCK DOOR



BACK OF BUILDING



FRONT OF BUILDING

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# MAP

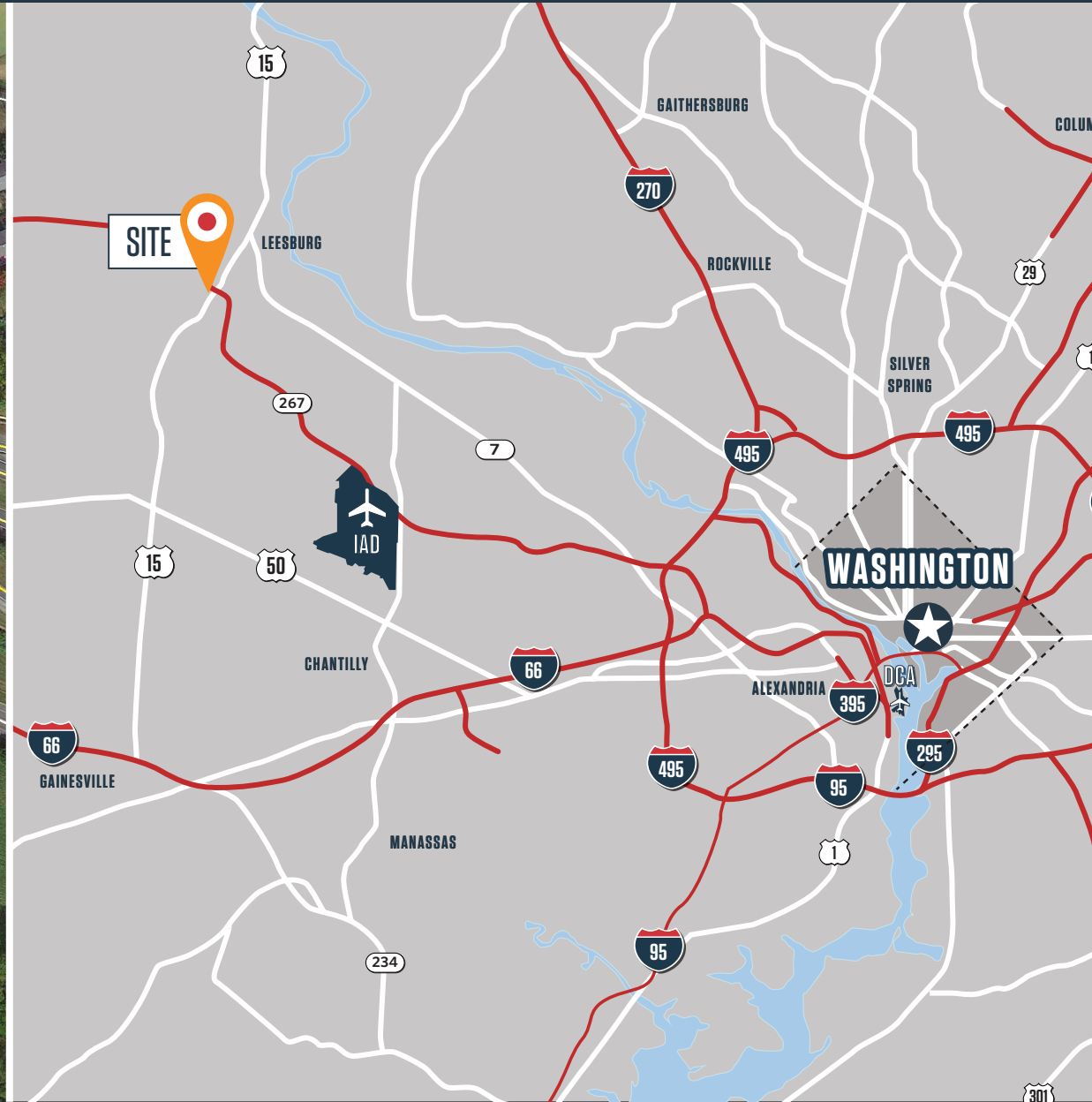
## WESTPARK TECH

59 CLUBHOUSE DR SW., LEESBURG, VA 20175, LOUDOUN COUNTY

9,600-87,200 SF

FLEX INDUSTRIAL

1 MILE TO LEESBURG  
12 MILES TO DULLES INTERNATIONAL AIRPORT  
15.5 MILES TO RESTON  
32 MILES TO WINCHESTER  
22.5 MILES TO TYSONS



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