

BROOKFIELD CORPORATE CENTER

4444 Brookfield Corporate Drive, Chantilly, Virginia
Fairfax County



UNIQUE FREESTANDING WAREHOUSE BUILDING FOR LEASE

AVAILABILITY:

- Full Building: 24,249 SF
- Rate: Negotiable
- Fully conditioned warehouse
- Approximately 6,906 SF of existing office
- Covered parking/loading area in rear
- Combination of dock and drive in loading
- Ability to create additional drive in doors

PROPERTY HIGHLIGHTS:

- 16' clear warehouse
- Tractor trailer accessible
- I-5 Zoning, Fairfax County
- Prominent frontage on Brookfield Corporate Drive
- Surface parking at 3/1,000 SF
- Convenient to Route 50 and Route 28
- Numerous hotels, restaurants, and retail amenities nearby
- Strong, local ownership

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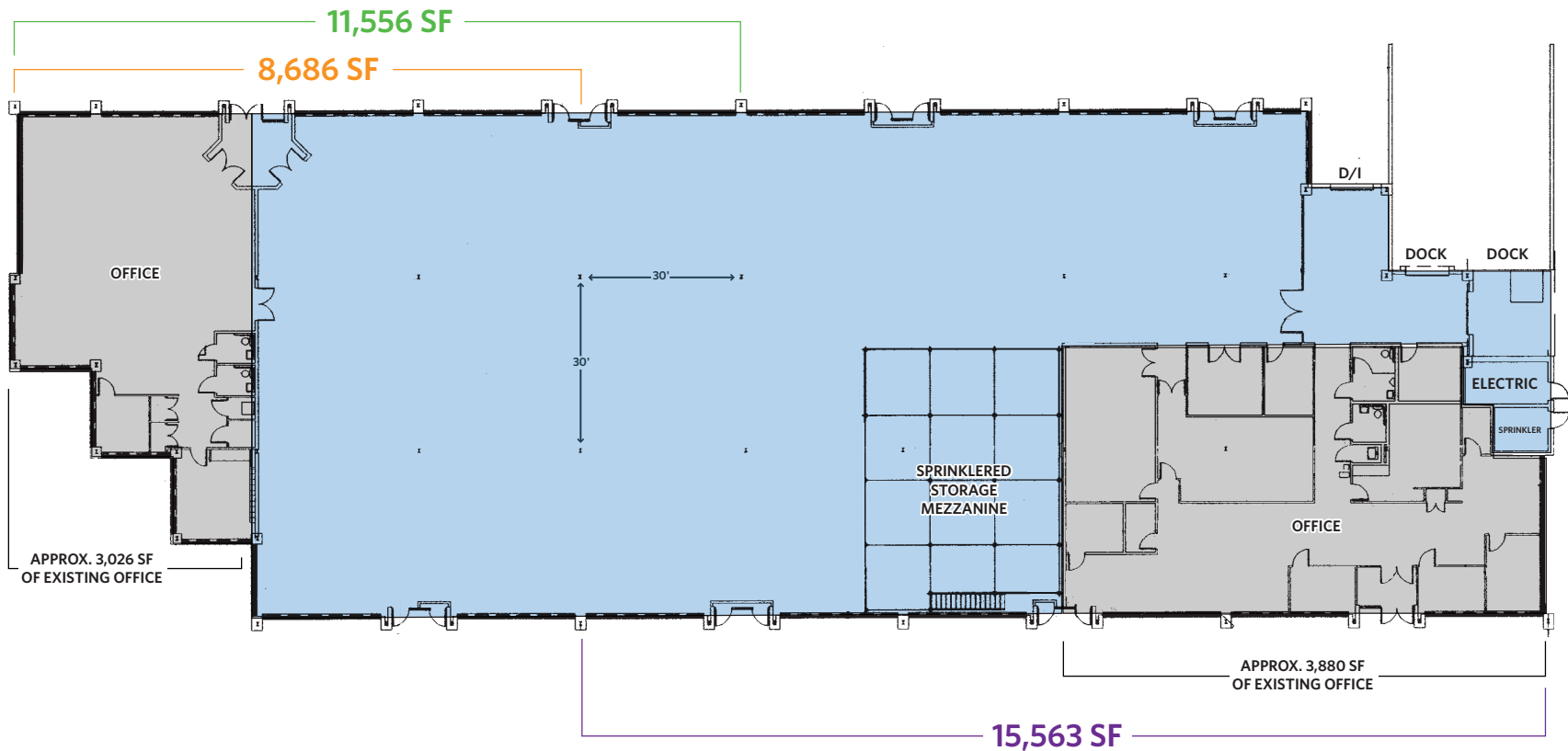
DEMISING OPTIONS

Full Building: 24,249 SF

Option A: 15,563 SF

Option B: 11,556 SF

Option C: 8,686 SF



FLOOR PLAN

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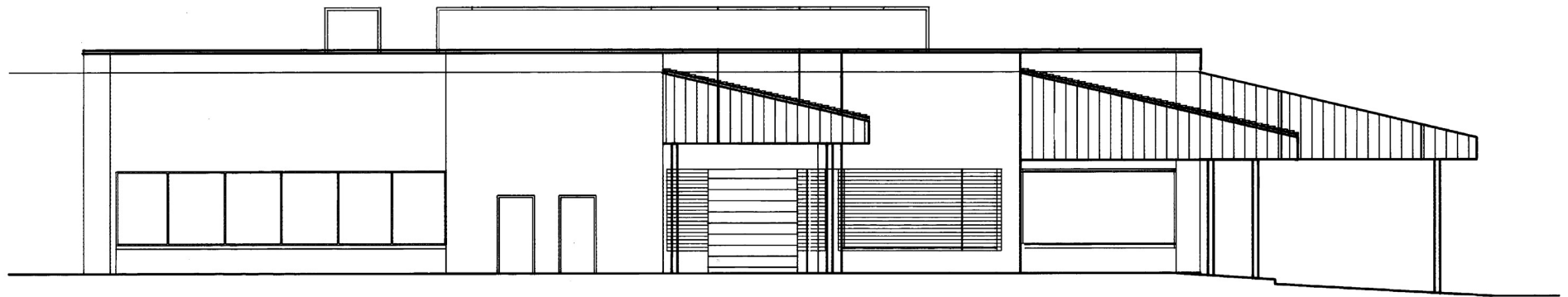
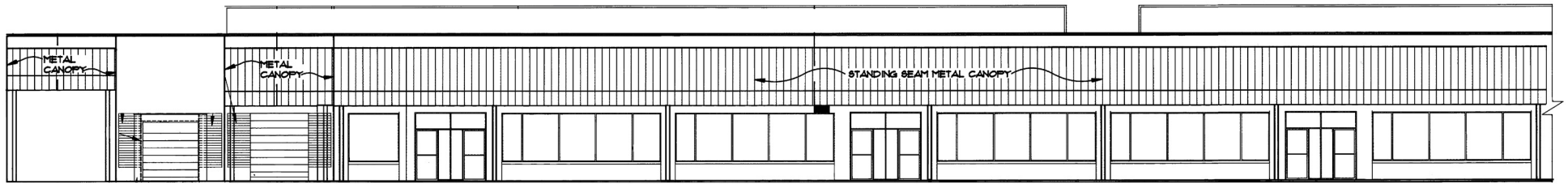
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PARTIAL WEST ELEVATION



NORTH ELEVATION

BUILDING ELEVATION

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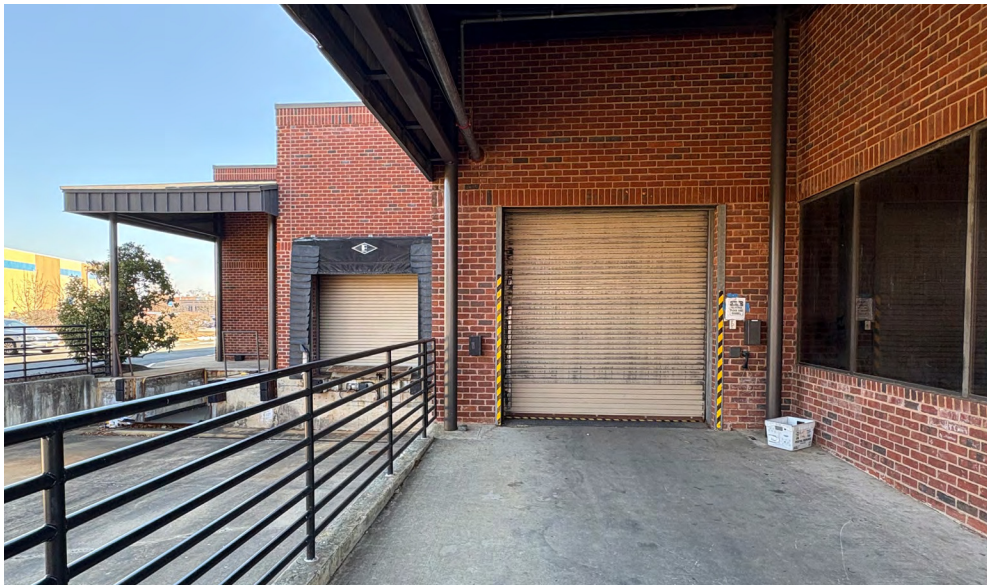
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PICTURES

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AERIALS

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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