

DELIVERING Q3 2026

NOW UNDER CONSTRUCTION



CLASS A FLEX INDUSTRIAL FOR LEASE

SITE HIGHLIGHTS:

- 24,000 - 86,400 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
- Signage Opportunity - Route 7 Visibility

PERMITTED USES:

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

JEFF TARAE

jtarae@klnb.com
703-268-2741

TYLER CUMBERLAND

tcumberland@klnb.com
703-268-2720

RYAN GOELLER

rgoeller@klnb.com
703-268-2731

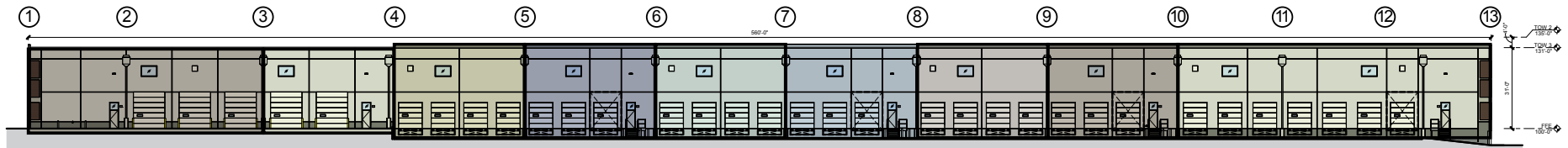
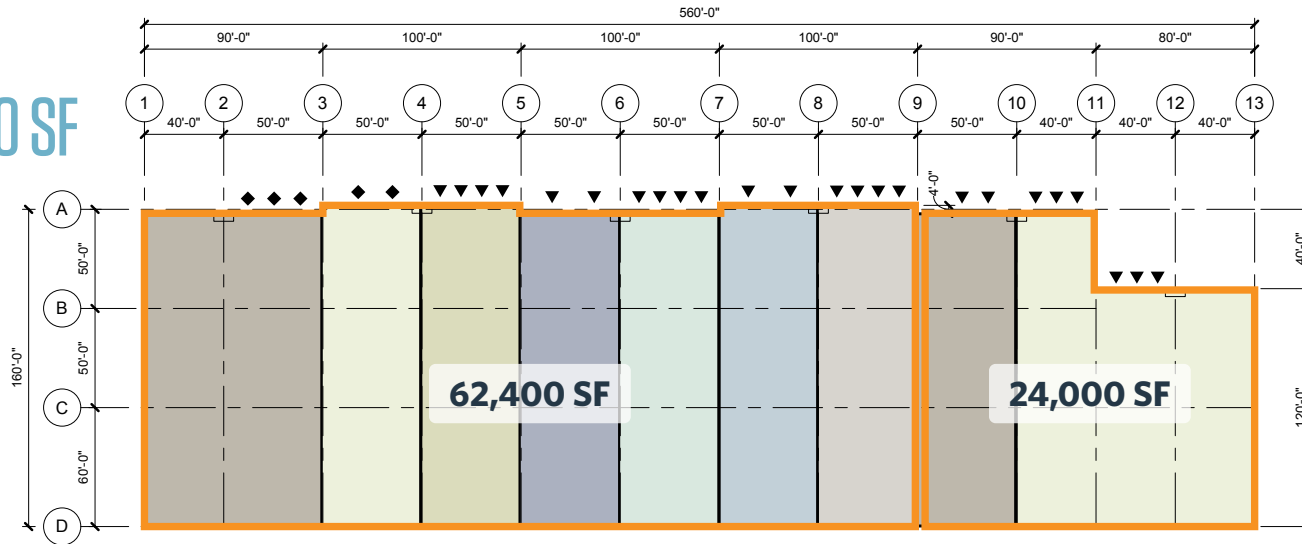
CHASE STEWART

cstewart@klnb.com
703-268-2732

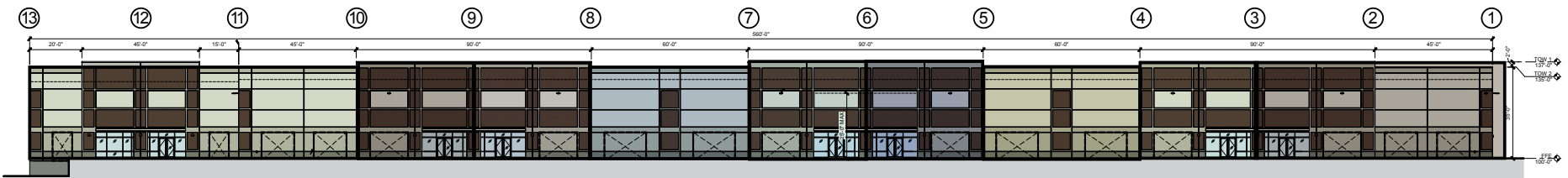


AVAILABLE:
24,000 - 86,400 SF

◆ DRIVE-IN ▼ DOCK DOOR



BACK OF BUILDING



FRONT OF BUILDING

JEFF TARAE

jtarae@klnb.com
703-268-2741

TYLER CUMBERLAND

tcumberland@klnb.com
703-268-2720

RYAN GOELLER

rgoeller@klnb.com
703-268-2731

CHASE STEWART

cstewart@klnb.com
703-268-2732

MAP

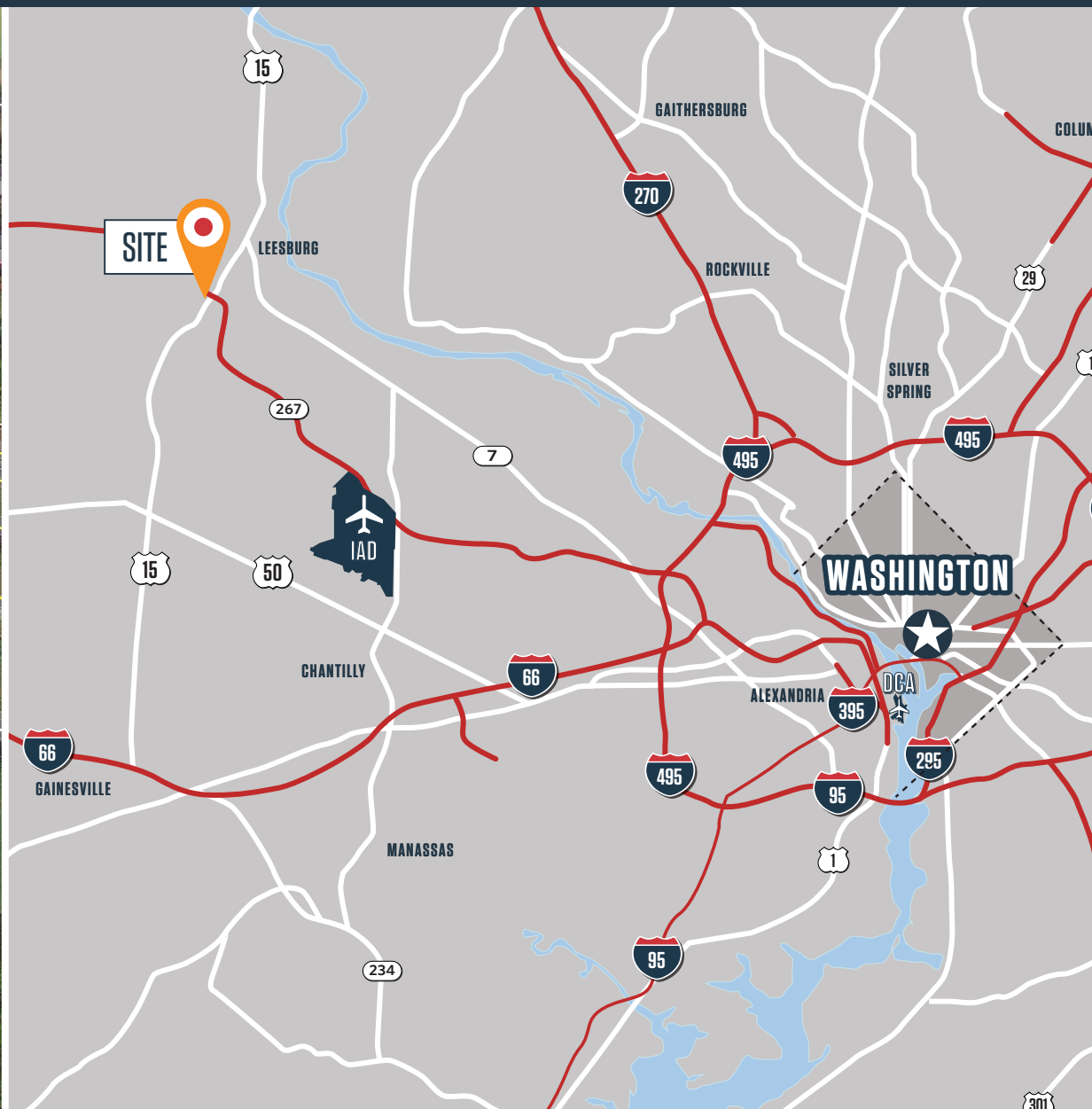
WESTPARK TECH

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

24,000 - 86,400 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



JEFF TARAE

jtarae@klnb.com
703-268-2741

TYLER CUMBERLAND

tcumberland@klnb.com
703-268-2720

RYAN GOELLER

rgoeller@klnb.com
703-268-2731

CHASE STEWART

cstewart@klnb.com
703-268-2732

NAI klnb



WESTPARK TECH

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

FOR MORE INFORMATION, PLEASE CONTACT:

JEFF TARAE

jtarae@klnb.com
703-268-2741

TYLER CUMBERLAND

tcumberland@klnb.com
703-268-2720

RYAN GOELLER

rgoeller@klnb.com
703-268-2731

CHASE STEWART

cstewart@klnb.com
703-268-2732

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

klnb.com



instagram.com/klnbcre



linkedin.com/company/klnb



facebook.com/KLNBCRE

CLICK TO VIEW PROPERTY WEBSITE

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.