

# CAPE COURT

Loudoun Parkway Commons 44710 Cape Court, Unit 112, Ashburn, VA  
Loudoun County



## FOR SALE - FLEX/WAREHOUSE

### AVAILABILITY:

11,200 SF of Flex Warehouse

- 2,800 SF of existing showroom w/ 2,800 SF of Mezzanine Office
- 5,600 SF of production/warehouse
- Available 8/1/2024

### HIGHLIGHTS:

- Great location fronting the Loudoun County Parkway within Beaumeade Corporate Park
- Minutes to Rt. 28, 7 and the Dulles Toll Road
- 12' x 14' Drive In loading
- 24' Clear warehouse
- Surrounded by numerous high-profile tenants and amenities
- Ample parking

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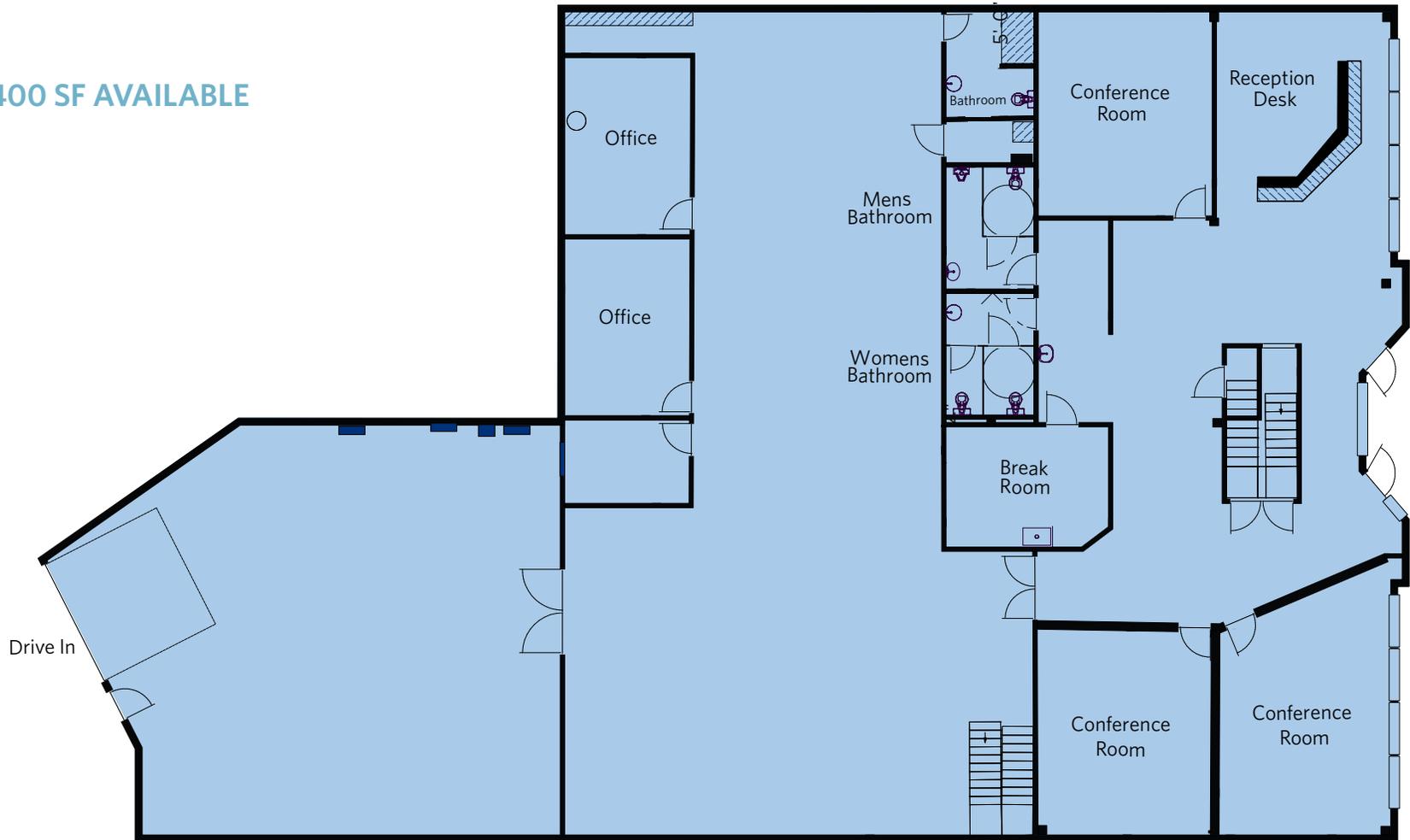
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1ST FLOOR | 8,400 SF AVAILABLE



FLOOR PLAN

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2ND FLOOR MEZZANINE | 2,800 SF AVAILABLE



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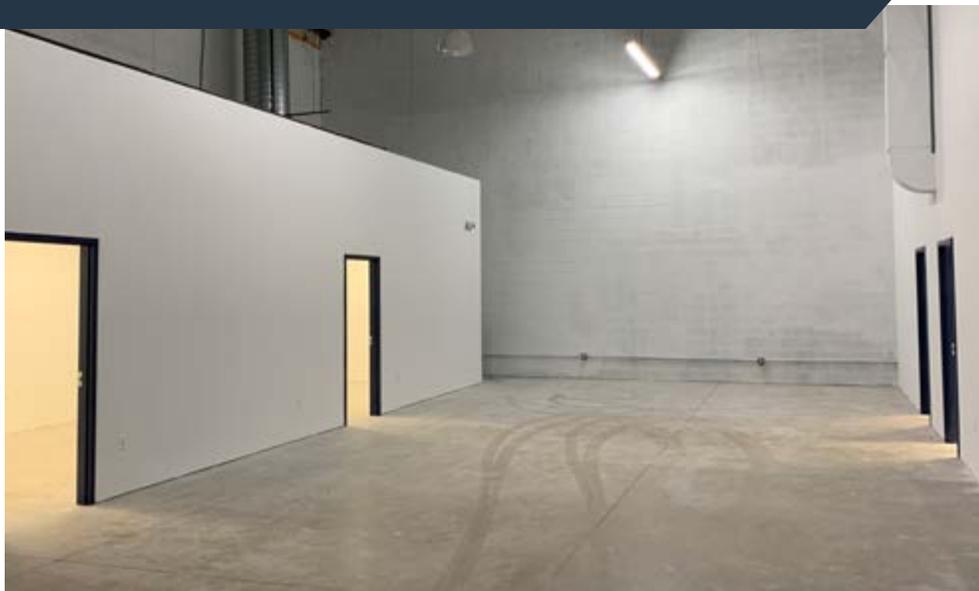
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PHOTOS

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## AERIAL/MAP OVERVIEW

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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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