



PARK SIZE
408,040 SF



CEILING HEIGHT
24' - 30'



COLUMN SPACING
40' x 40'



ZONING
PD-G1



ACREAGE
36 ACRES



AIRPORT COMMERCE CENTER

22712 Commerce Center Ct,
Dulles, VA 20166 | Loudoun County

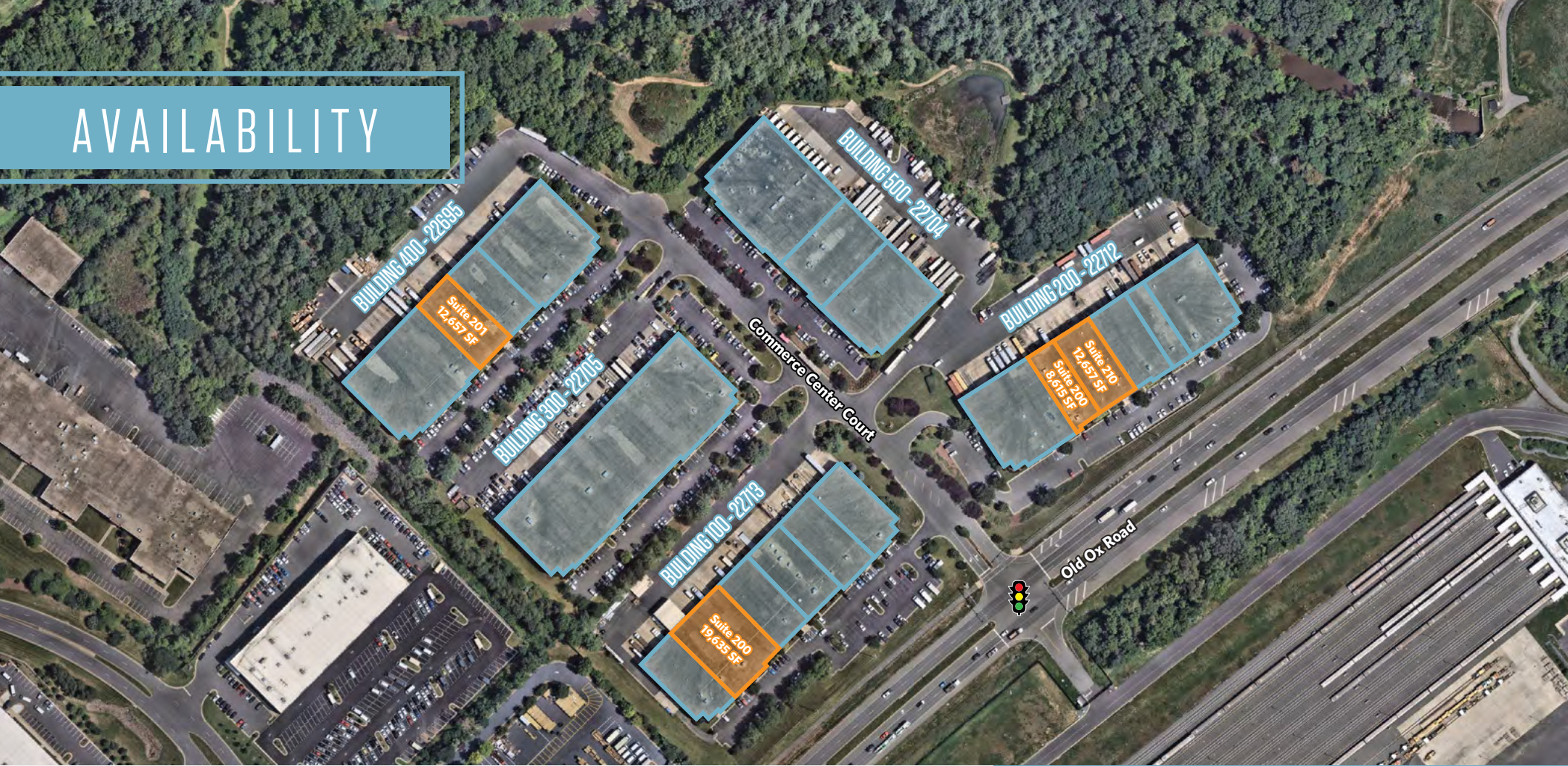
WAREHOUSE SPACE FOR LEASE

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AVAILABILITY



22712 COMMERCE CENTER CT

- Suite 200 - 8,615 SF (1,283 SF of office)
 - Three (3) Docks
- Suite 210 - 12,657 SF (3,200 SF of office)
 - Four (4) Docks
- 21,272 Contiguous SF
- \$21.00 NNN

22713 COMMERCE CENTER CT

- Suite 200 - 19,635 SF
- \$21.00/NNN
- 4,041 SF of office
- Seven (7) docks
- One (1) drive-in

22695 COMMERCE CENTER CT

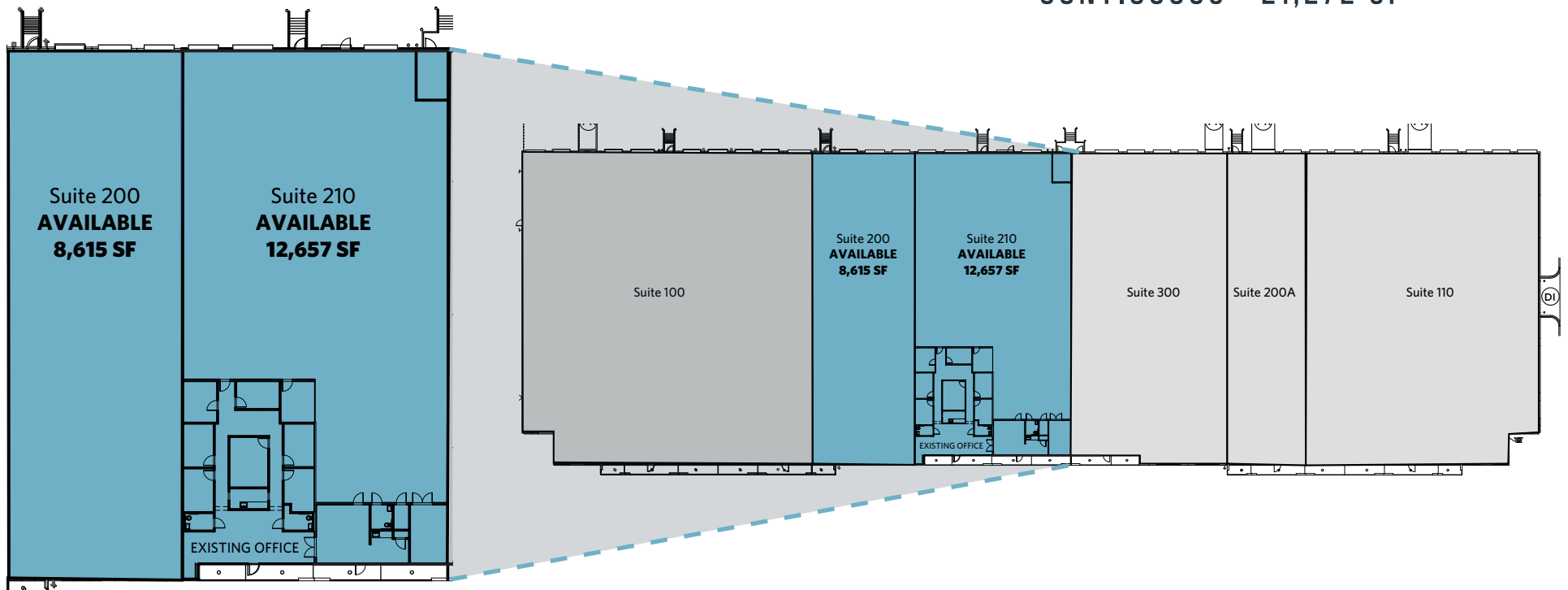
- Suite 201 - 12,657 SF
- \$21.00/NNN
- 3,200 SF of office
- Three (3) docks
- One (1) ramp

NOTABLE HIGHLIGHTS

- Rear loaded 115' - 120' independent truck court with multiple dock positions.
- Signalized entry with Rt. 606 frontage
- Ample vehicle parking up to a ratio of 1.8/1,000 SF

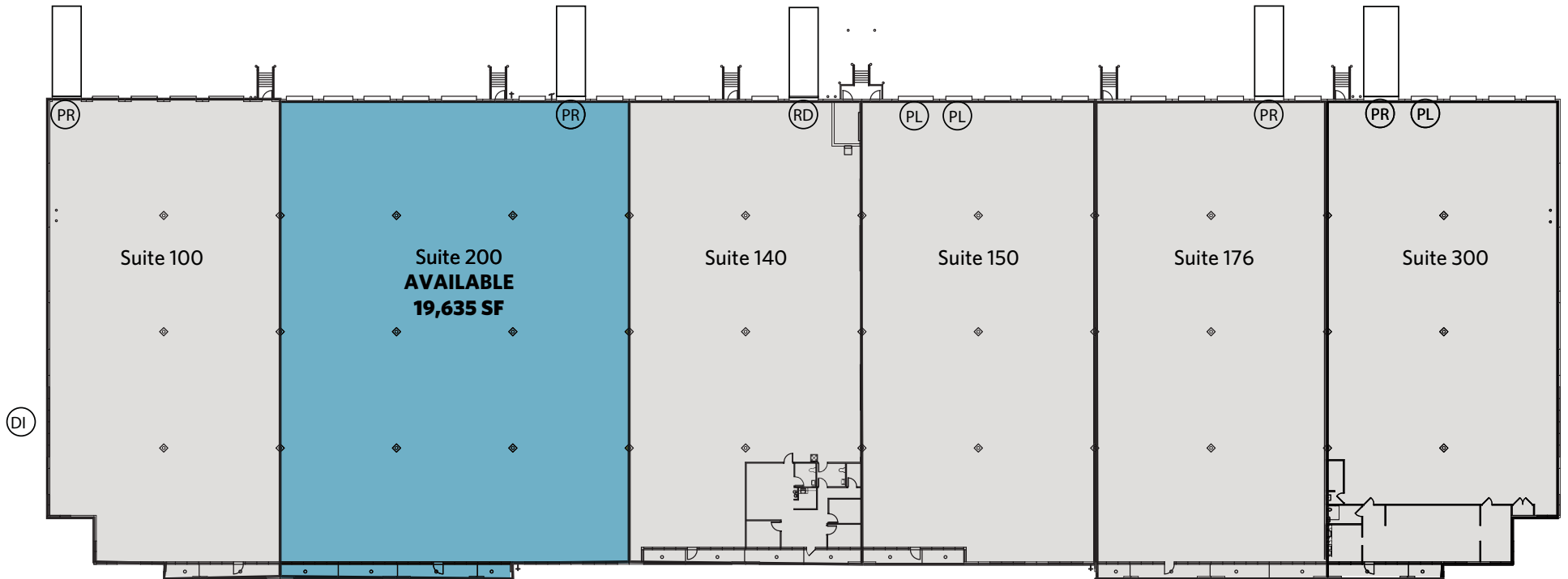
PLAN

BUILDING 200 - 22712 COMMERCE CENTER CT:
SUITE 200 - 8,615 SF AVAILABLE
SUITE 210 - 12,657 SF AVAILABLE
CONTIGUOUS - 21,272 SF



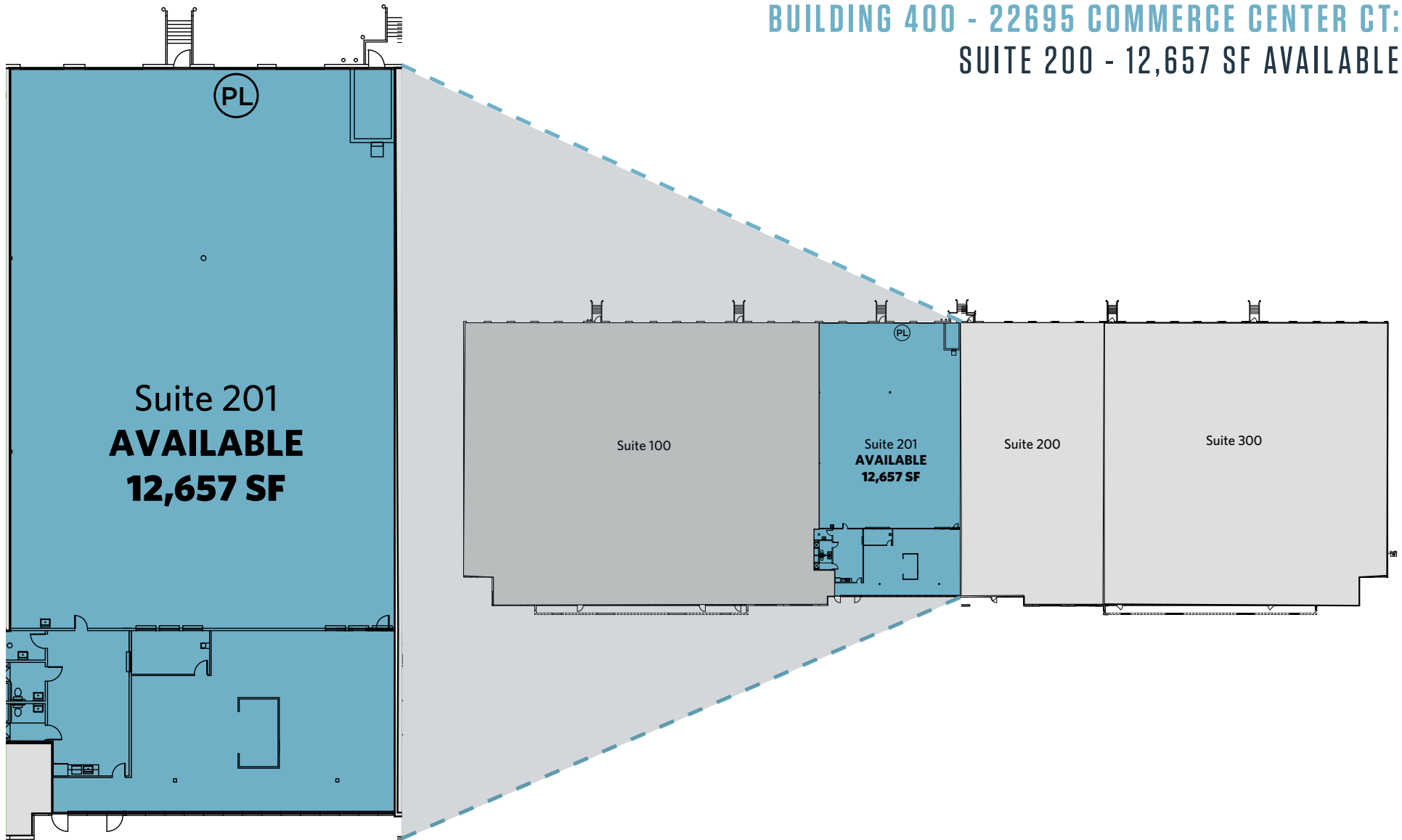
PLAN

BUILDING 100 - 22713 COMMERCE CENTER CT: SUITE 200 - 19,635 SF AVAILABLE



PLAN

BUILDING 400 - 22695 COMMERCE CENTER CT: SUITE 200 - 12,657 SF AVAILABLE



PHOTOS



LOCATION

SITE

DULLES INTERNATIONAL AIRPORT

WASHINGTON, D.C.

REAGAN NATIONAL AIRPORT



PROXIMITY TO:

- Dulles Int'l Airport 2.5 MI
- Interstate 495 14.3 MI
- Interstate 270 17.2 MI
- Interstate 95 21.0 MI
- Washington, D.C. 23.8 MI

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For More Information, Please Contact:

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