

DELIVERING Q3 2026

NOW UNDER CONSTRUCTION



CLASS A FLEX INDUSTRIAL FOR LEASE

SITE HIGHLIGHTS:

- 16,000 - 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

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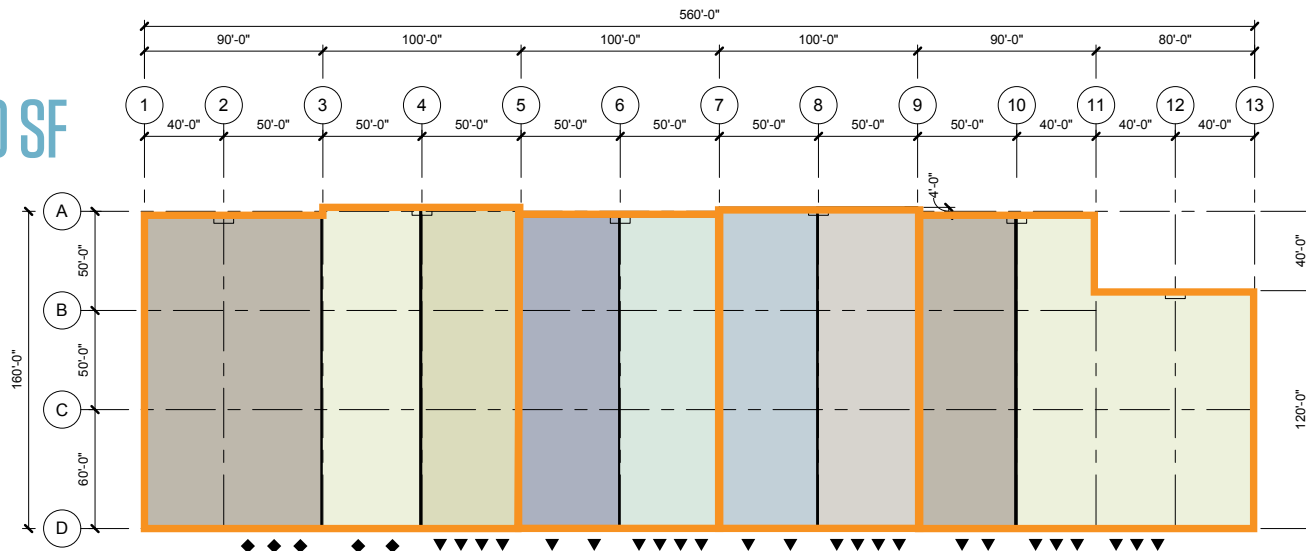
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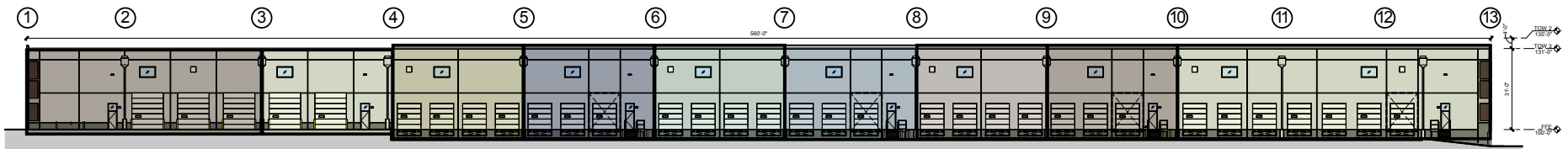


AVAILABLE:
16,000 - 86,400 SF

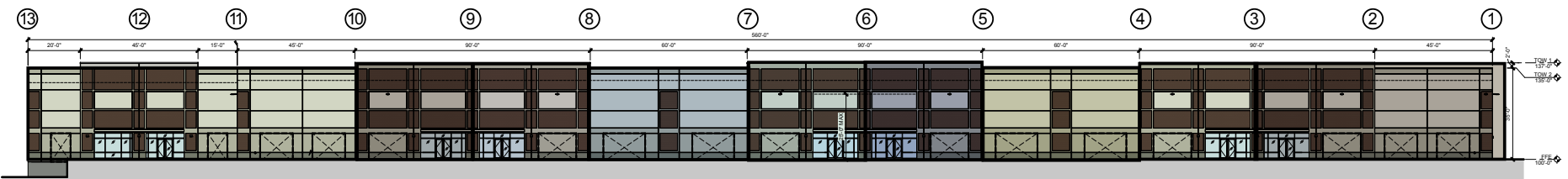
◆ DRIVE-IN ▼ DOCK DOOR



HYPOTHETICAL DEMISING



BACK OF BUILDING



FRONT OF BUILDING

MAP

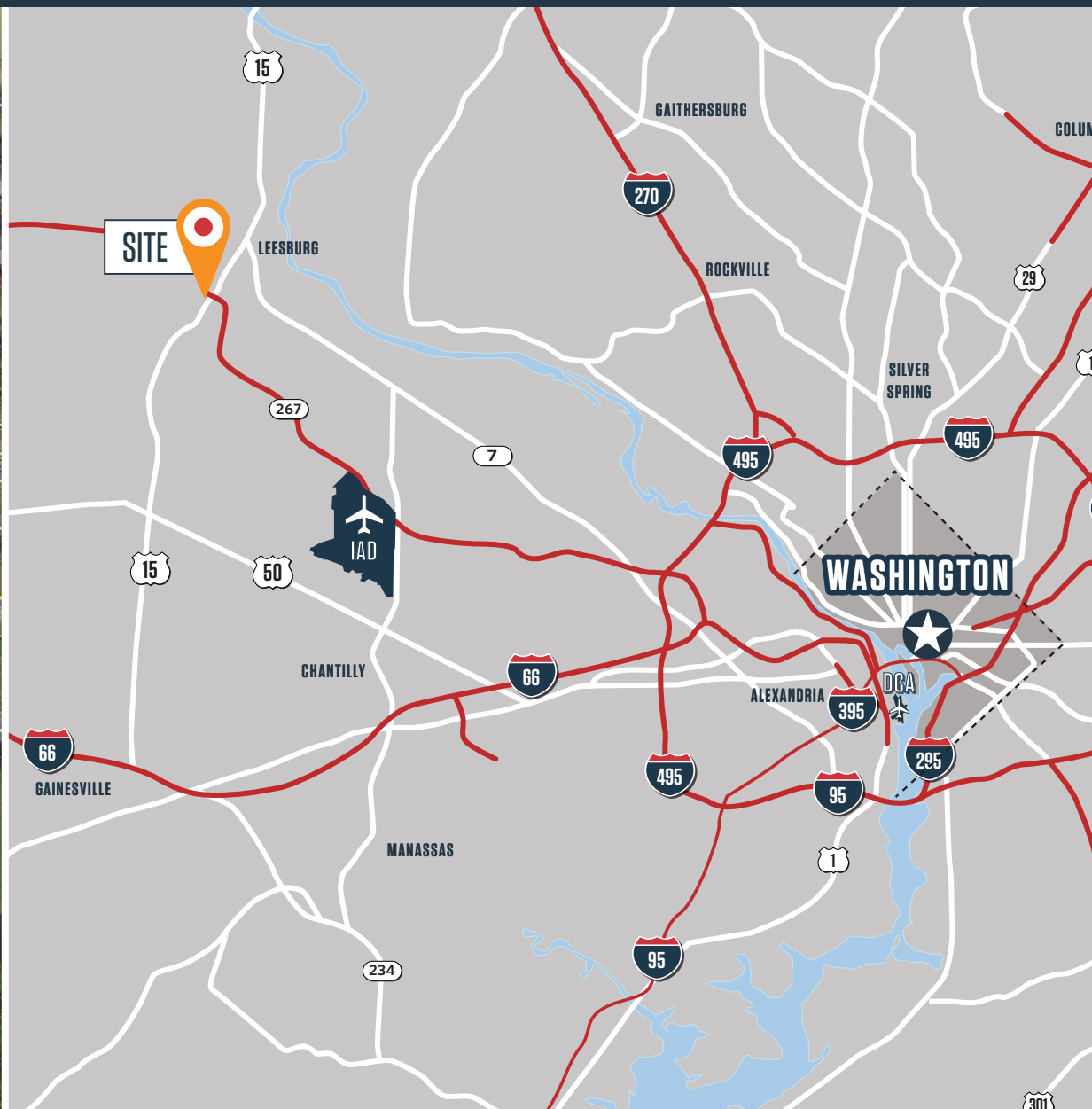
WESTPARK TECH

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



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