

# ARCOLA COMMERCE CENTER

Rt. 50 & Dulles Landing Dr,  
Dulles, VA 20166 | Loudoun County

**ARCOLA  
COMMERCE CENTER**

**PHASE I**  
DELIVERING Q2 2027  
ZONED CLI

**PHASE II**  
DELIVERING Q2 2028  
ZONED CLI

DULLES LANDING

606

Loudoun County Pkwy

Little River Tpke

50

## WAREHOUSE SPACE FOR LEASE

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**RYAN GOELLER, CCIM**  
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703-268-2731

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**213,231 SF CLASS A INDUSTRIAL DEVELOPMENT  
DELIVERING Q2 2027-Q2 2028**

- Building A: 20,000 SF
- Building B: 45,855 SF
- Building C: 42,046 SF
- Building M: 105,300 SF

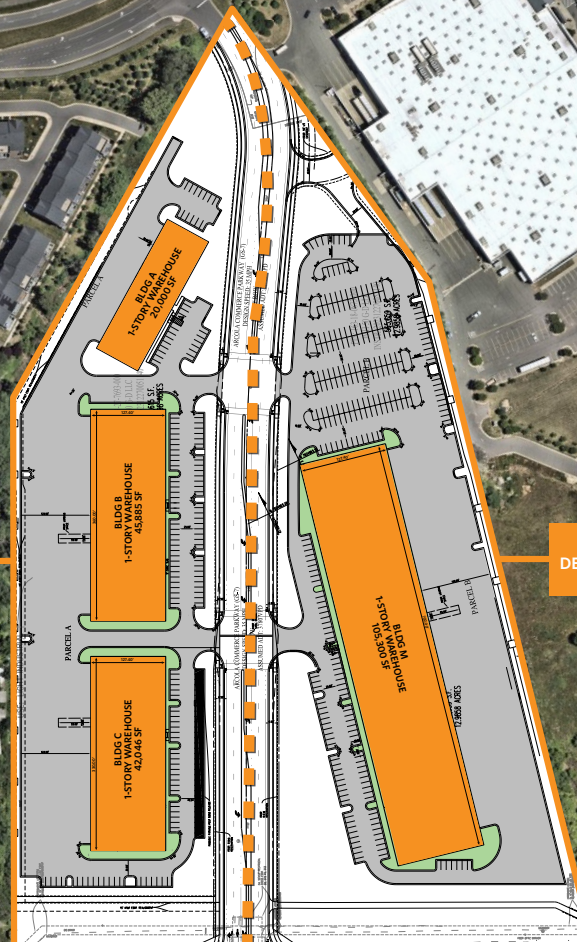
### PROPERTY FEATURES

- Zoned CLI
- Build to suit opportunities
- Parking Ratio: 1.46/1,000
- Dock Loading
- 120' Truck Courts

# AVAILABILITY

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DELIVERING Q2 2027  
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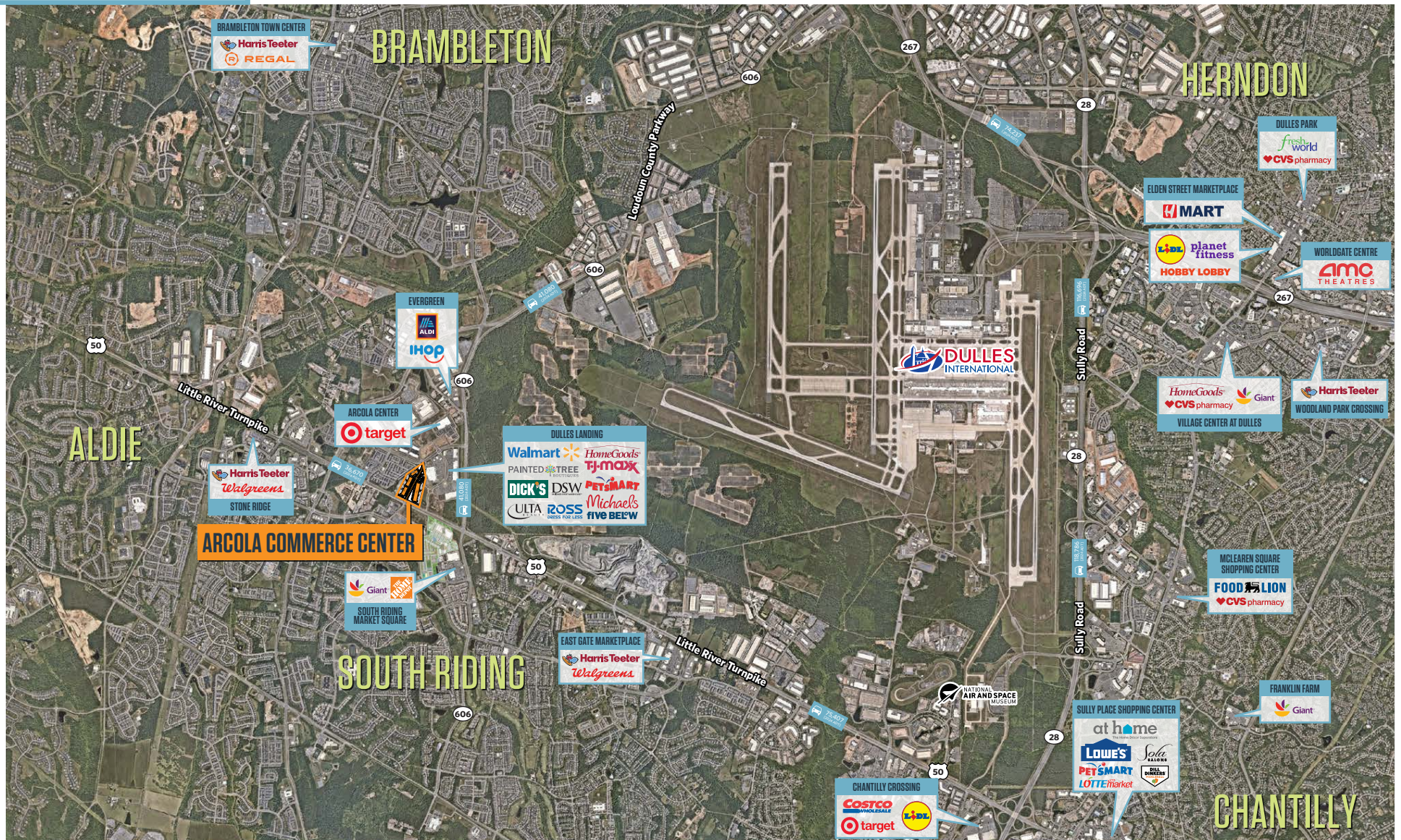
## PERMITTED USES INCLUDE:

- Conference and Training Center
- Educational Institution
- Establishments for assembly, fabrication, processing, manufacturing
- Flex/industrial uses
- Printing Services
- Research, experimental testing or development
- Warehousing facility
- Wholesale trade establishment

## NOTABLE HIGHLIGHTS

- Immediate proximity to Loudoun County Parkway (Route 606)
- Excellent access to the Route 50 corridor and Northern Virginia's major employment centers
- Adjacent to Dulles Landing, an 800,000 SF retail center
- Surrounded by established and growing residential communities including South Riding and Arcola

# AERIAL



# LOCATION

**SITE**

ARCOLA

DULLES INTERNATIONAL AIRPORT

50



## PROXIMITY TO:

Dulles Int'l Airport ..... 3.5 MI  
Interstate 495 ..... 16.4 MI  
Interstate 270 ..... 21.1 MI  
Interstate 95 ..... 21.6 MI  
Washington, D.C. .... 26.3 MI

**NAI** klnb

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**For More Information, Please Contact:**

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