



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

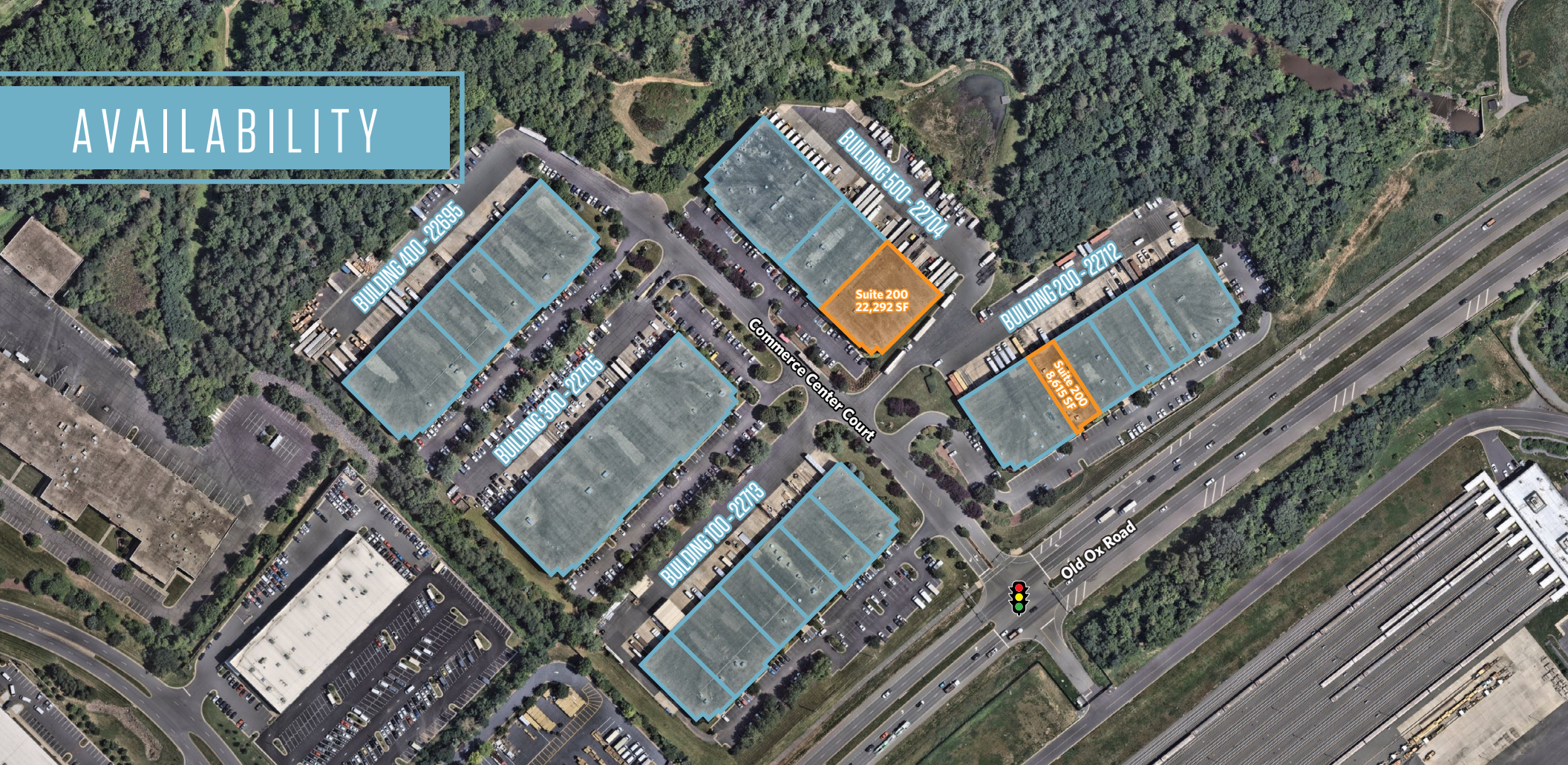
WAREHOUSE SPACE FOR LEASE

MARC TASKER
mtasker@klnb.com
703-268-2735

RYAN GOELLER
rgoeller@klnb.com
703-268-2731

CHASE STEWART
cstewart@klnb.com
703-268-2732

AVAILABILITY



22712 COMMERCE CENTER CT

- Suite 200 - 8,615 SF (1,283 SF of office)
- Three (3) Docks
- \$23.00 NNN

22704 COMMERCE CENTER CT

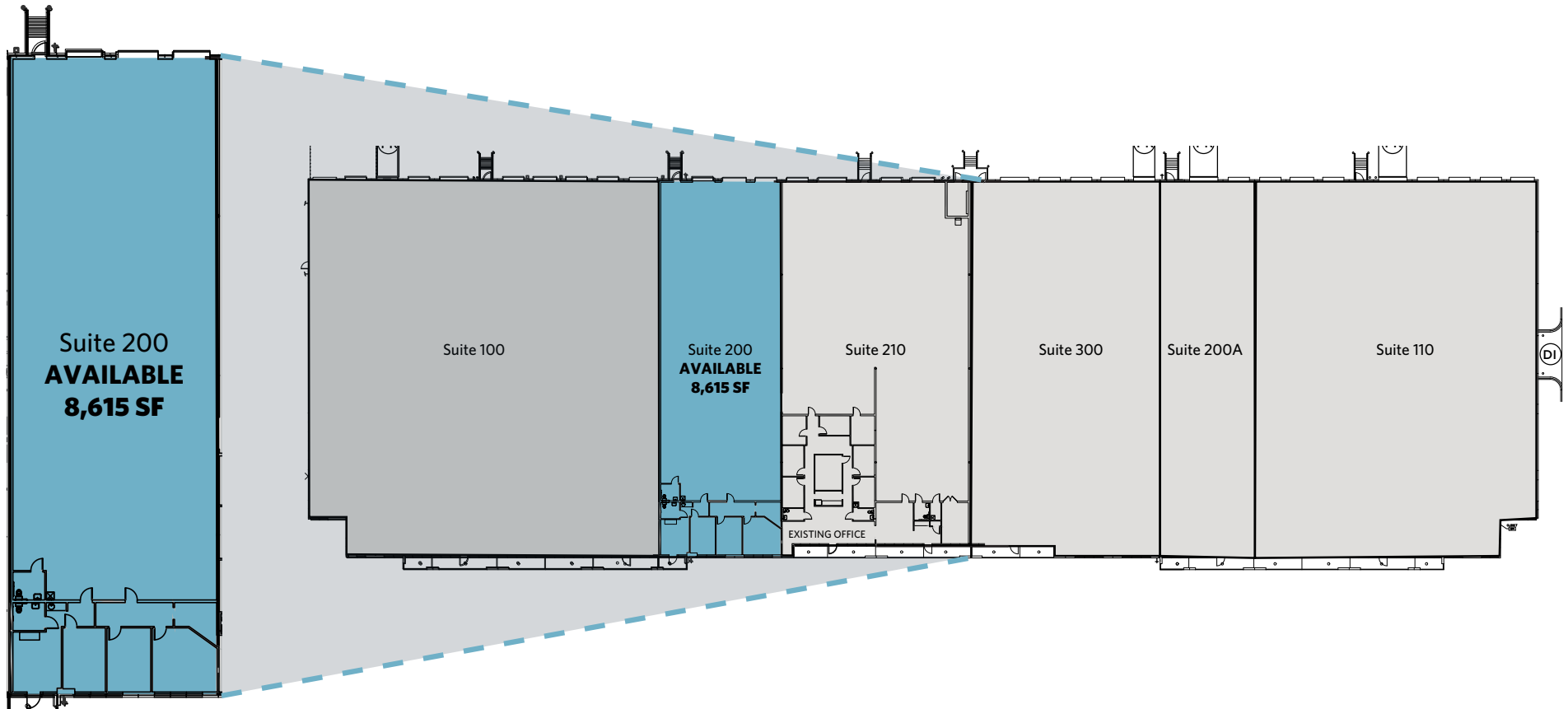
- Suite 200 - 22,292 SF (1,600 SF of office)
- Seven (7) Docks
- One (1) Ramped Drive-In
- \$23.00 NNN

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

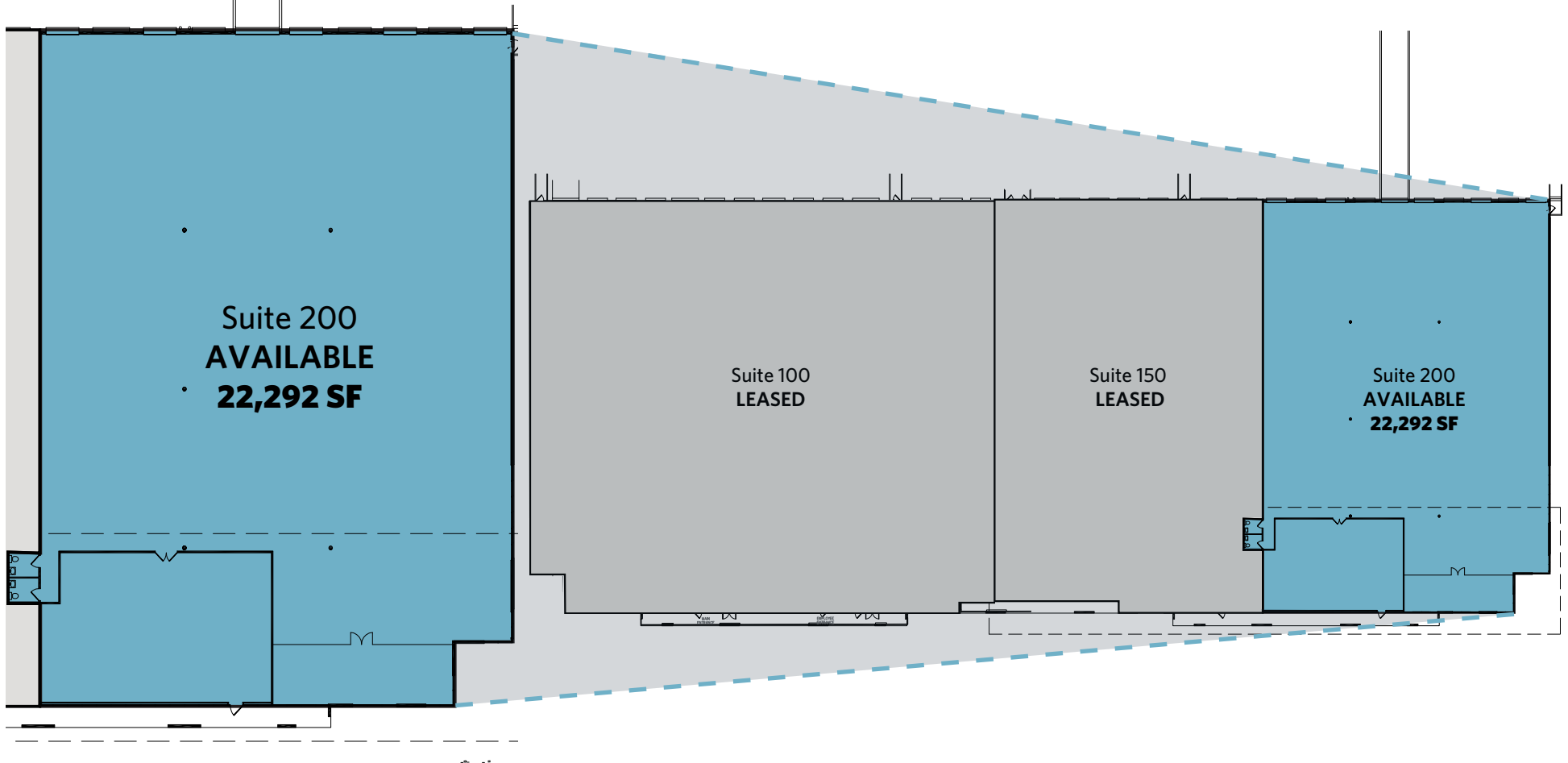
PLAN

BUILDING 200 - 22712 COMMERCE CENTER CT: SUITE 200 - 8,615 SF AVAILABLE



PLAN

**BUILDING 500 - 22704 COMMERCE CENTER CT:
SUITE 200 - 22,292 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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703-268-2732

8065 Leesburg Pike, Suite 700 | Tysons, VA 22182

klnb.com

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