

WAREHOUSE SPACE FOR LEASE IN DULLES

UP TO 6,336 SF OF FLEX SPACE ALONG THE DULLES LOOP



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DONOHUE

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DULLES TRADE CENTER 1
Industrial Park

FOR LEASE: 23480 ROCK HAVEN WAY

- **Suite 130** - 4,723 SF of Office and Warehouse + 1,613 SF Mezzanine
- 6,336 SF of Flex Space Consisting of 3/4 Office, Open Area, and Mezzanine & 1/4 Warehouse Space
- Available with 60-90 Days Notice
- Located in Dulles Trade Center 1, Minutes from Loudoun County Parkway, Route 50, Route 28 and the Dulles Greenway
- Highly Accessible, Convenient, and Strategic Location Along Dulles Loop
- Adjacent to the Western Boundary of Dulles International Airport - Quick Drive to the Main Terminal
- Ample Free Surface Parking

FLOORPLANS & AVAILABILITY



SUITE 130

Availability	60-90 Days
Office/Warehouse SF	4,723 SF
Mezzanine SF	1,613 SF
Total SF	6,336 SF

BUILDING DETAILS

- Pre-Built Mezzanine in All Units
- 24' Ceiling Clearance - 4' Loading Docks
- Column Spacing 40' by 40'
- 180' Truck Court
- One 200 AMP277/480
- One Step Down Transformer
- Independently Metered Utilities



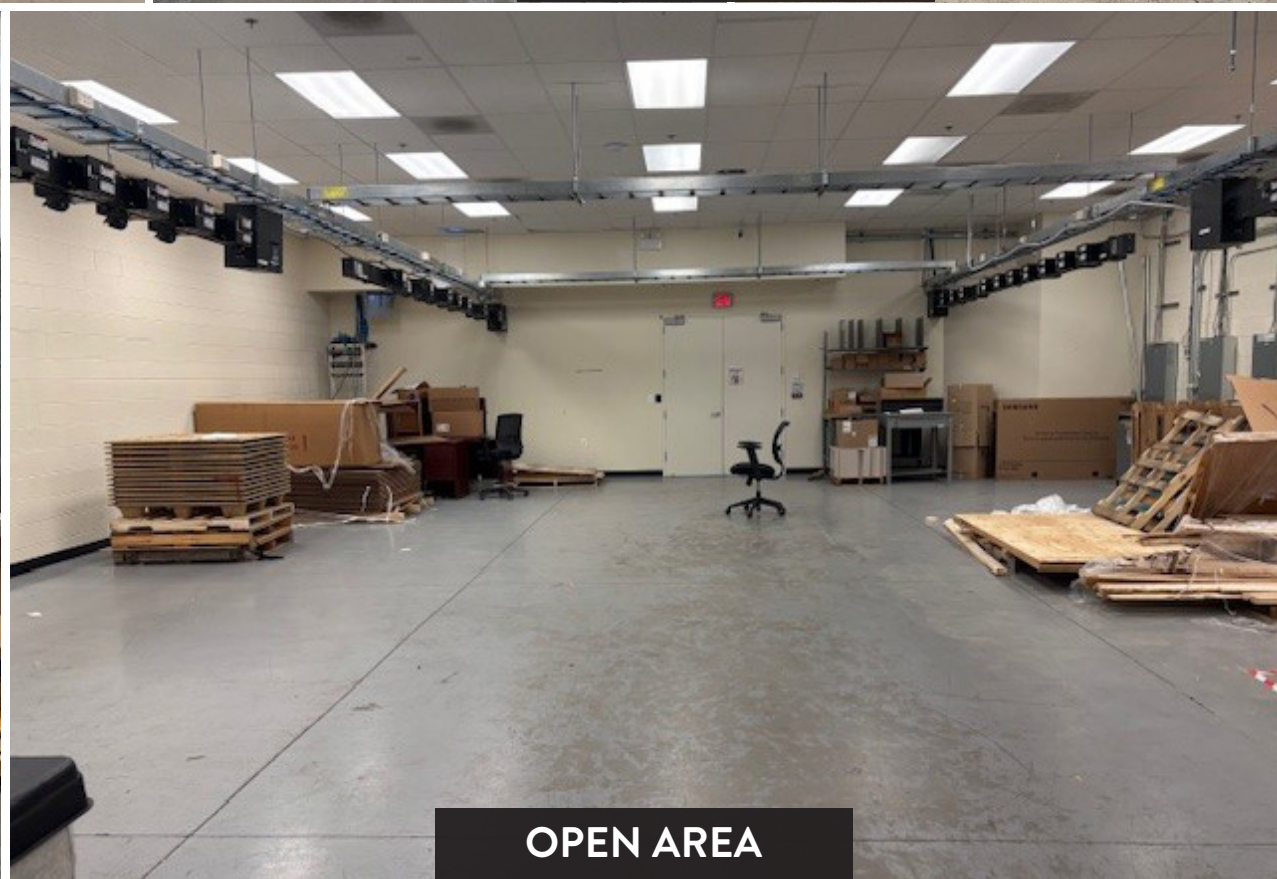
OFFICE



DOCKS



WAREHOUSE



OPEN AREA

CONTACT US

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