

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

50

Little River Tpke

WAREHOUSE SPACE FOR LEASE

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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

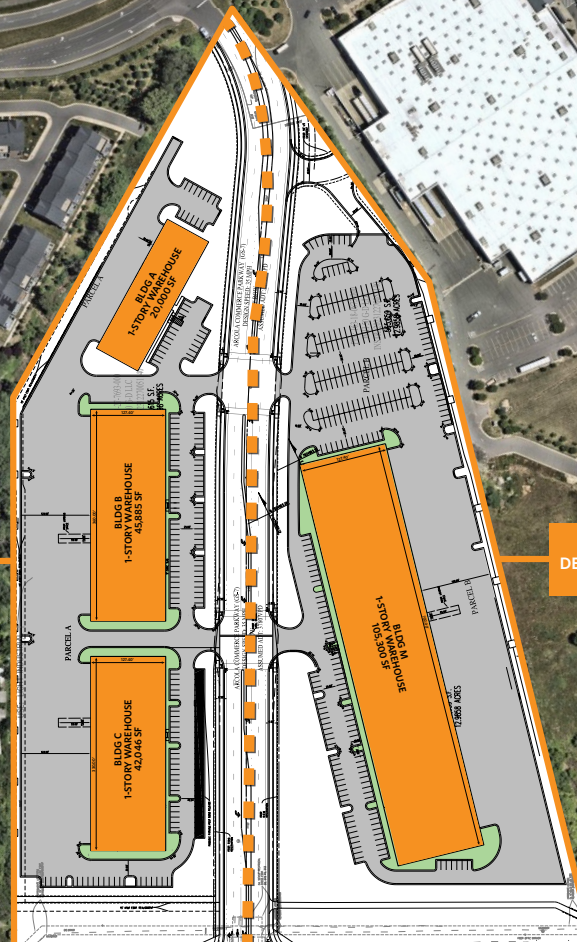
PROPERTY FEATURES

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

AVAILABILITY

PHASE I
DELIVERING Q2 2027
ZONED CLI

PHASE II
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ZONED CLI



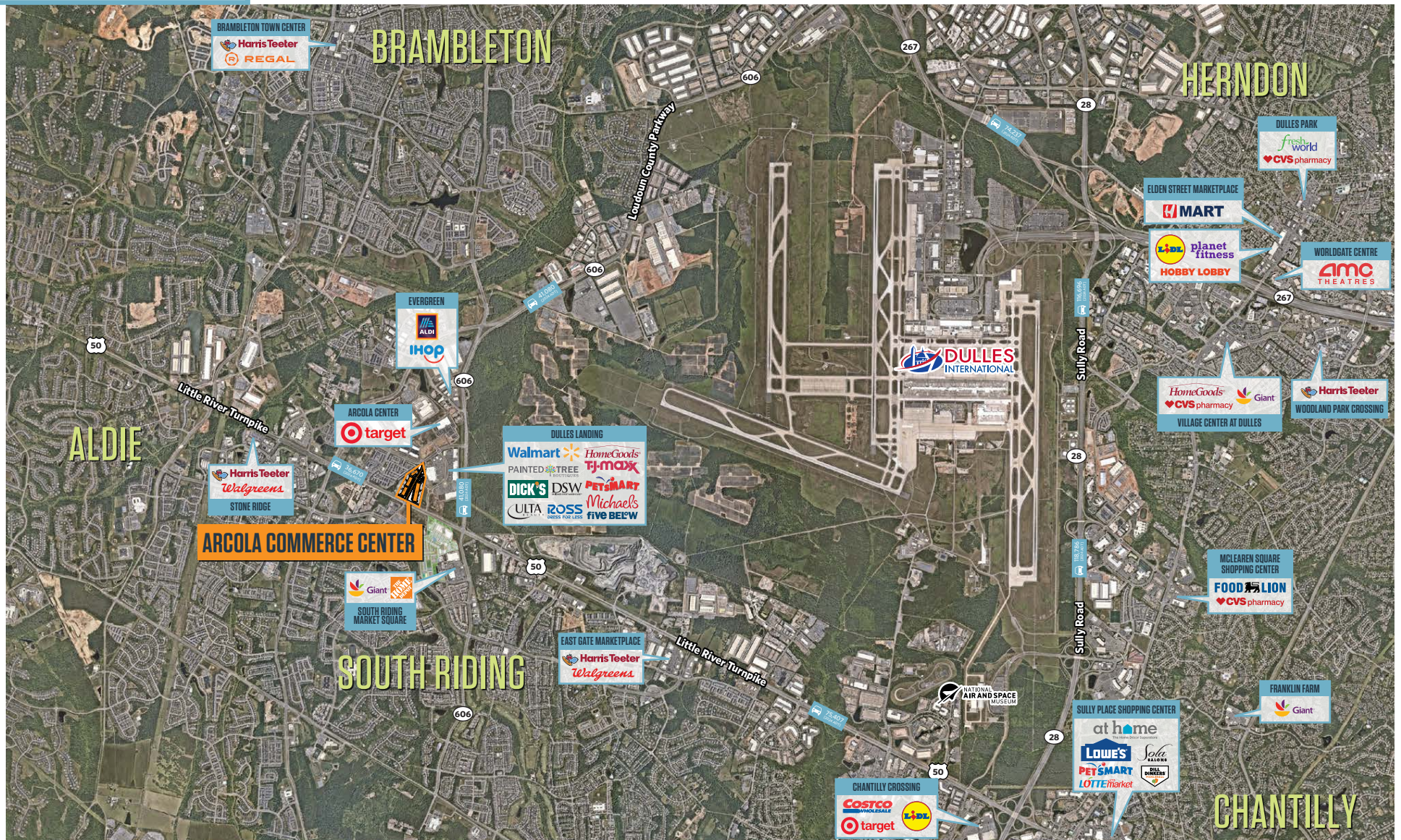
PERMITTED USES INCLUDE:

- 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

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