

4003-4005 WESTFAX DRIVE

Chantilly, VA 20151

Industrial/Flex For Lease

4,400 - 8,800 SF



Leasing Information:
703.522.4600

Eamon McCrann **Jack Pezzulla**
703.284.5861 703.284.5864
emccrann@lpc.com jpezzulla@lpc.com

Lincoln

1530 Wilson Boulevard
Suite 200
Arlington, VA 22209

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Industrial/Flex For Lease

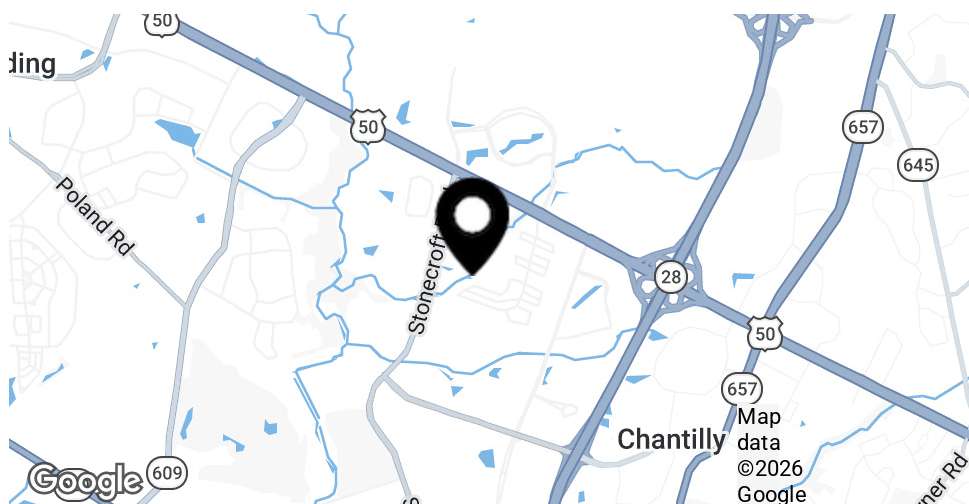
4,400 - 8,800 SF



Property Highlights

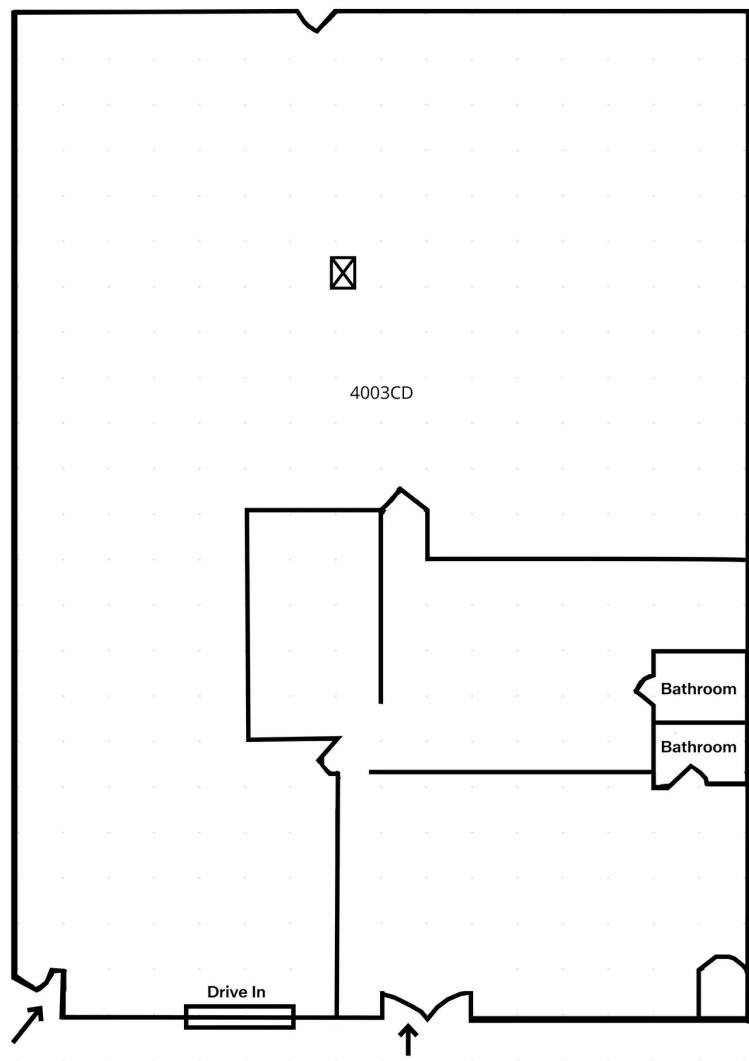
- 18' Clear Height
- 30' x 45' Column Spacing
- Main electrical service is provided by 120/208 volt or 277/480 volt, three phase, four wire main distribution panel
- Fully wet sprinkler system with hardwire smoke/fire alarms

Availabilities	SF	Lease Rate	Date Available
4005A	4,400 SF	Negotiable	Immediately
4003CD	8,800 SF	Negotiable	Immediately



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Suite	Size	Lease Rate	Description
4003CD	8,800 SF	Negotiable	18' Clear Height. 30' x 45' Column Spacing. 18' Clear Height. 30' x 45' Column Spacing. 1 Drive-in (at-grade). Conditioned Office/Showroom (~800sf). 2 Unisex Bathrooms.

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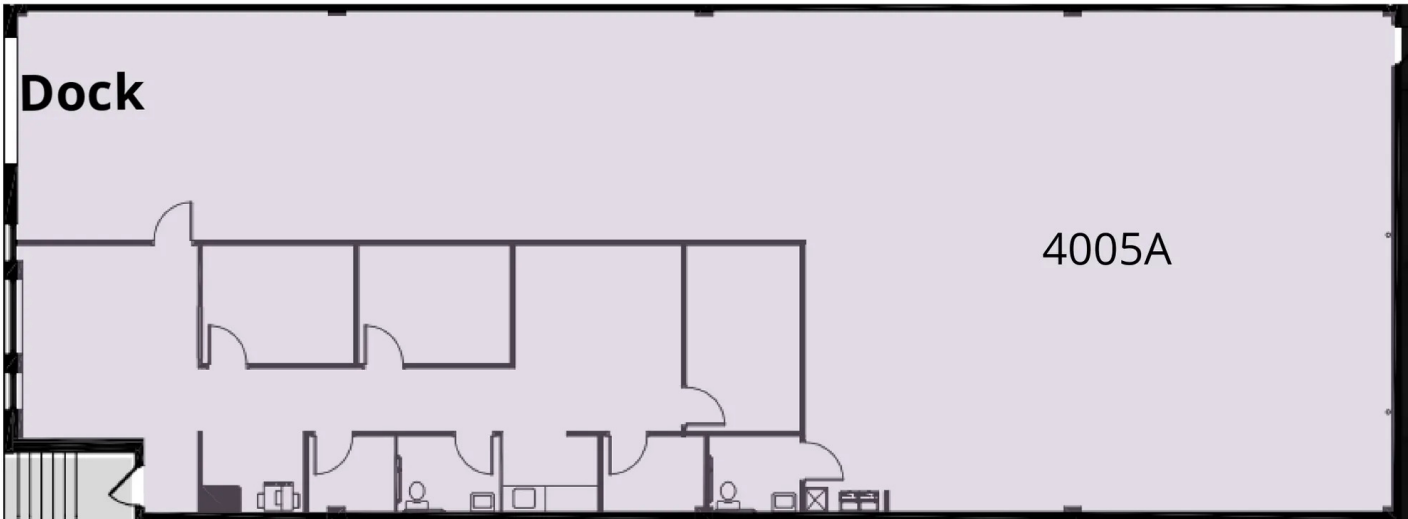
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A | 4,400 SF
4,400 SF



Suite	Size	Lease Rate	Description
■ 4005A	4,400 SF	Negotiable	18' Clear Height. 30' x 45' Column Spacing. 1 Loading Dock. Conditioned Office Build Out (~1000sf). 2 Unisex Bathrooms (1 in Warehouse, 1 in Office).

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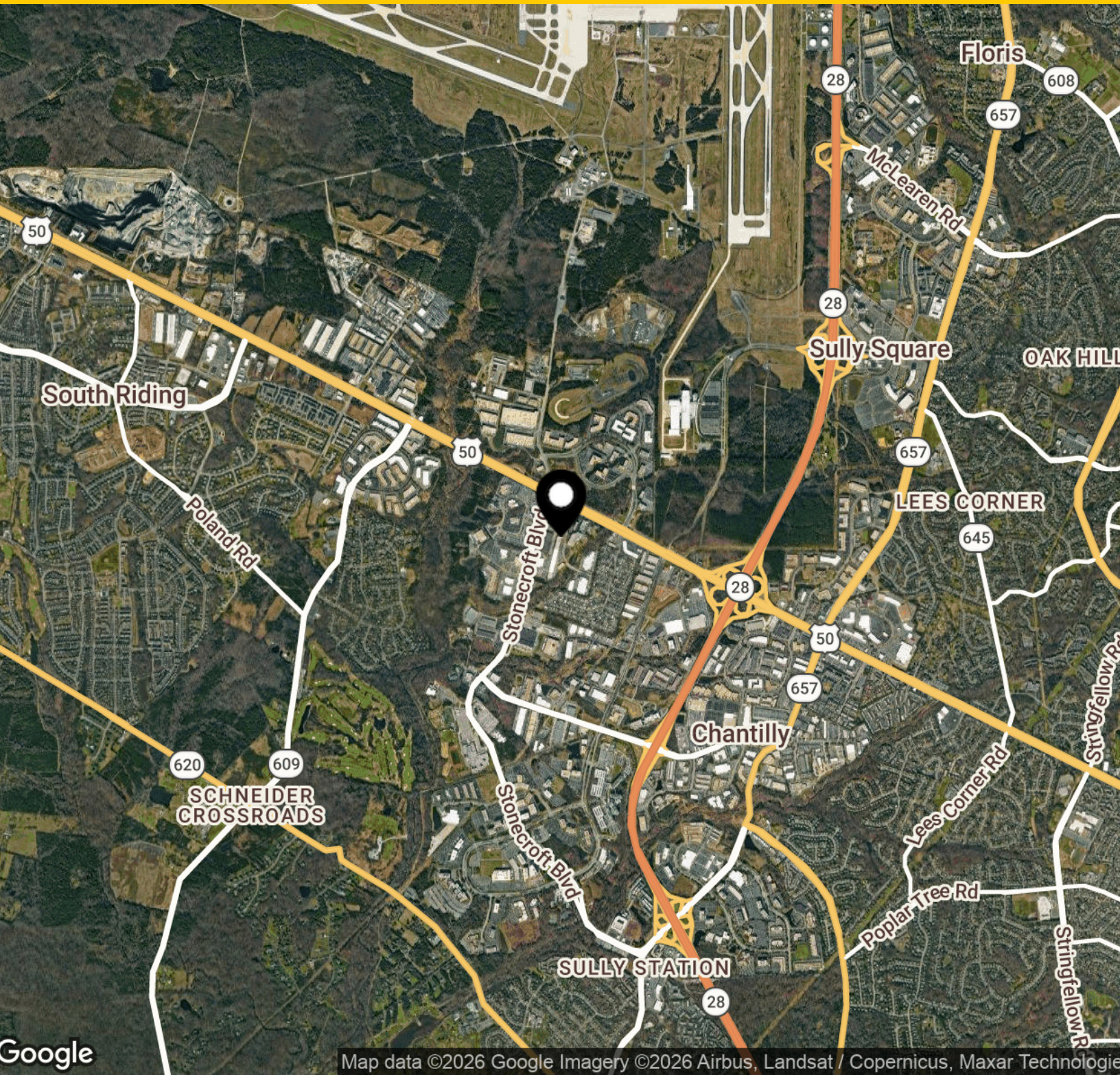
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Map

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