

LEASE

44080 LITTLE RIVER TURNPIKE, CHANTILLY VA 20152
BECCA SQUARE WAREHOUSE



RENTABLE AREA:	MINIMUM 9,600 SF TO 35,200 SF
DELIVERY:	ESTIMATED 3RD QTR 2026
LEASE RATE:	\$22.00 NNN
ZONING:	LOUDOUN COUNTY CLI - PERMITTED USES INCLUDE FLEX WAREHOUSE, WHOLESALE TRADE, MANUFACTURING, OFFICE, HEALTH AND FITNESS CENTER, TRAINING/LESSONS IN DANCE, GYMNASTICS, JUDO AND SPORTS & UP TO 25% RETAIL (NO AUTOMOTIVE REPAIR)
SHELL DESCRIPTION:	DEMISED, WARM LIT SHELL, WITH POWER
CEILING HEIGHT:	24' CLEAR
SUITE SIZES:	ONE (1) END SUITES - 160' x 60' TWO (2) INTERIOR SUITES - 160' x 80'
LOADING:	FIVE (5) 12' x 14' DRIVE IN & ONE (1) 14' x 14' DRIVE IN FOUR (4) KNOCKOUT PANELS
PARKING:	ESTIMATED AT 3.18/1,000
TRAFFIC COUNT:	71,000 VEHICLES PER DAY ALONG LITTLE RIVER TPKE

Exclusive Listing By:

DAVID GUNTER
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703-544-1013 · EXT 111



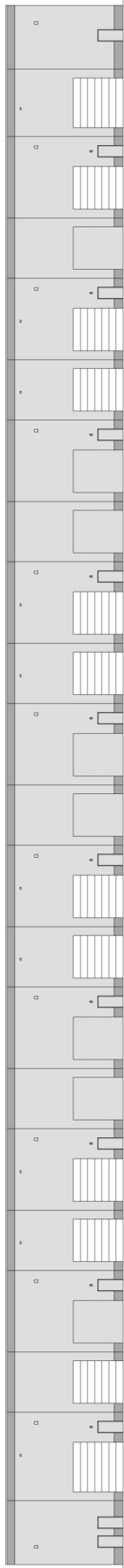
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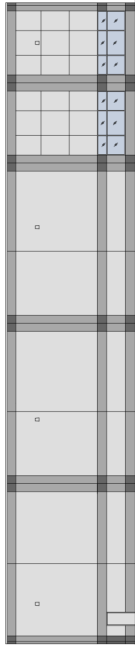
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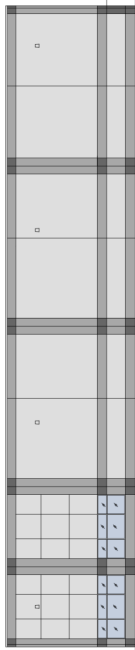
BUILDING ELEVATIONS



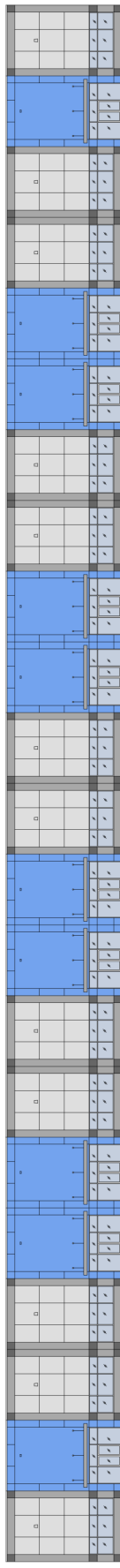
REAR ELEVATION



LEFT SIDE ELEVATION

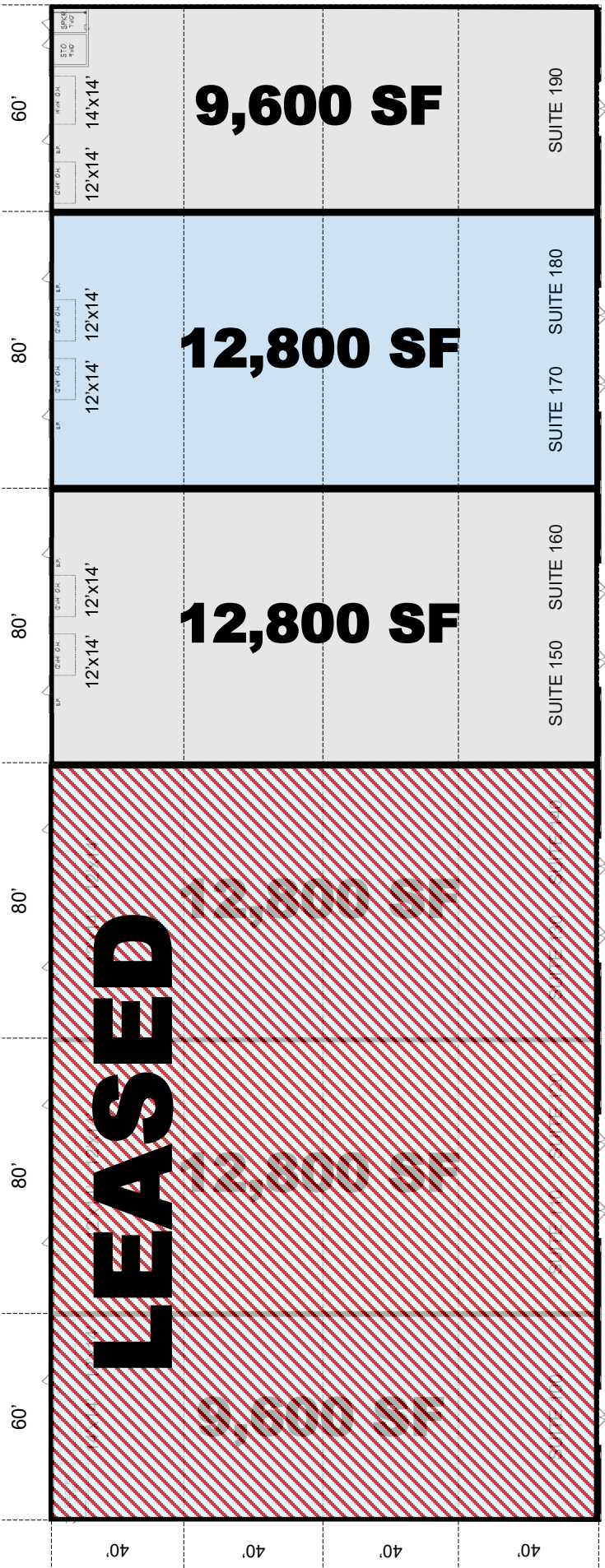


RIGHT SIDE ELEVATION



FRONT ELEVATION

FLOOR PLAN

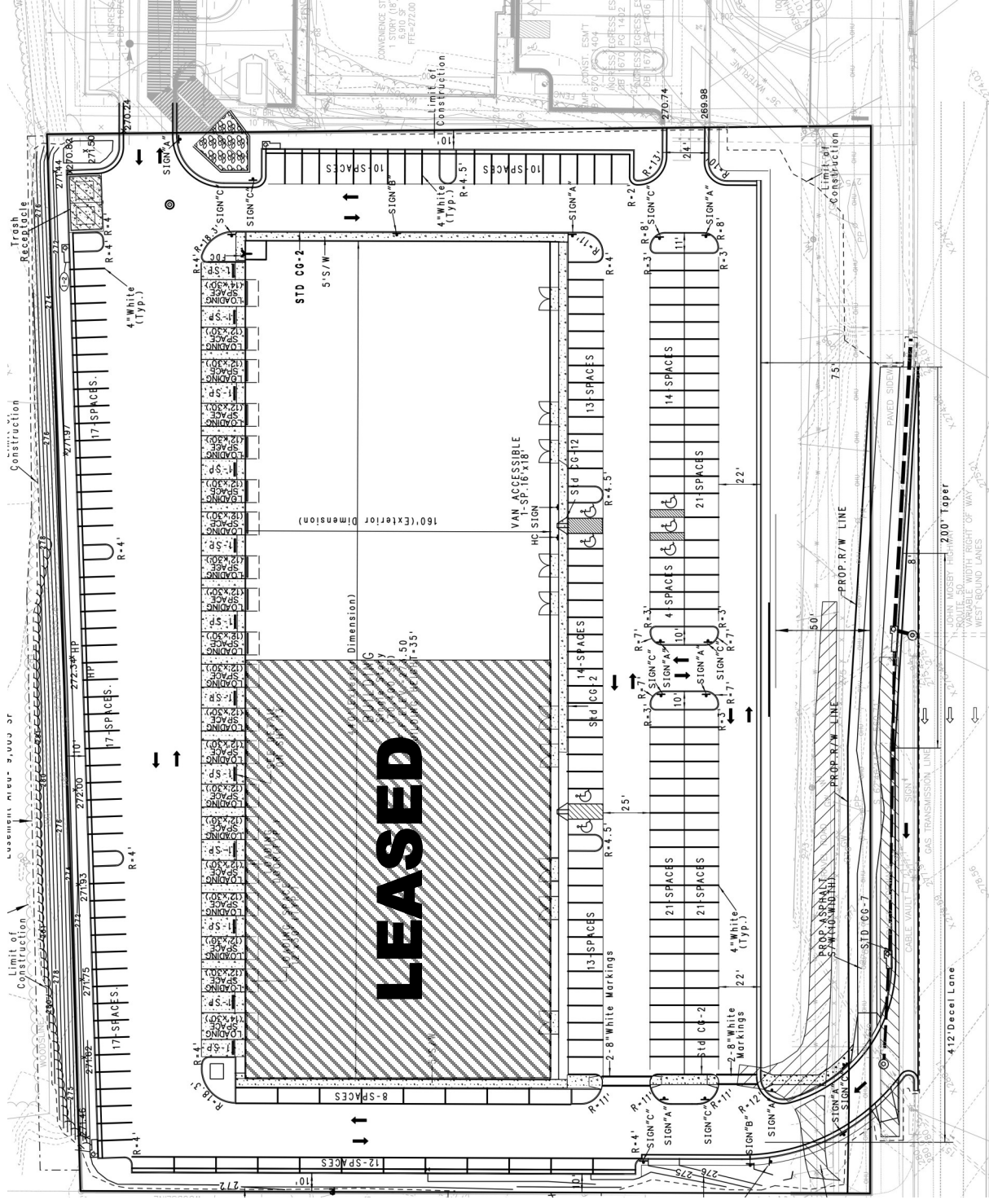


***Column Spacing:**

One (1) Exterior suites 60' clear span (column free)

Two (2) Interior suites 80' clear span (column free)

SITE PLAN

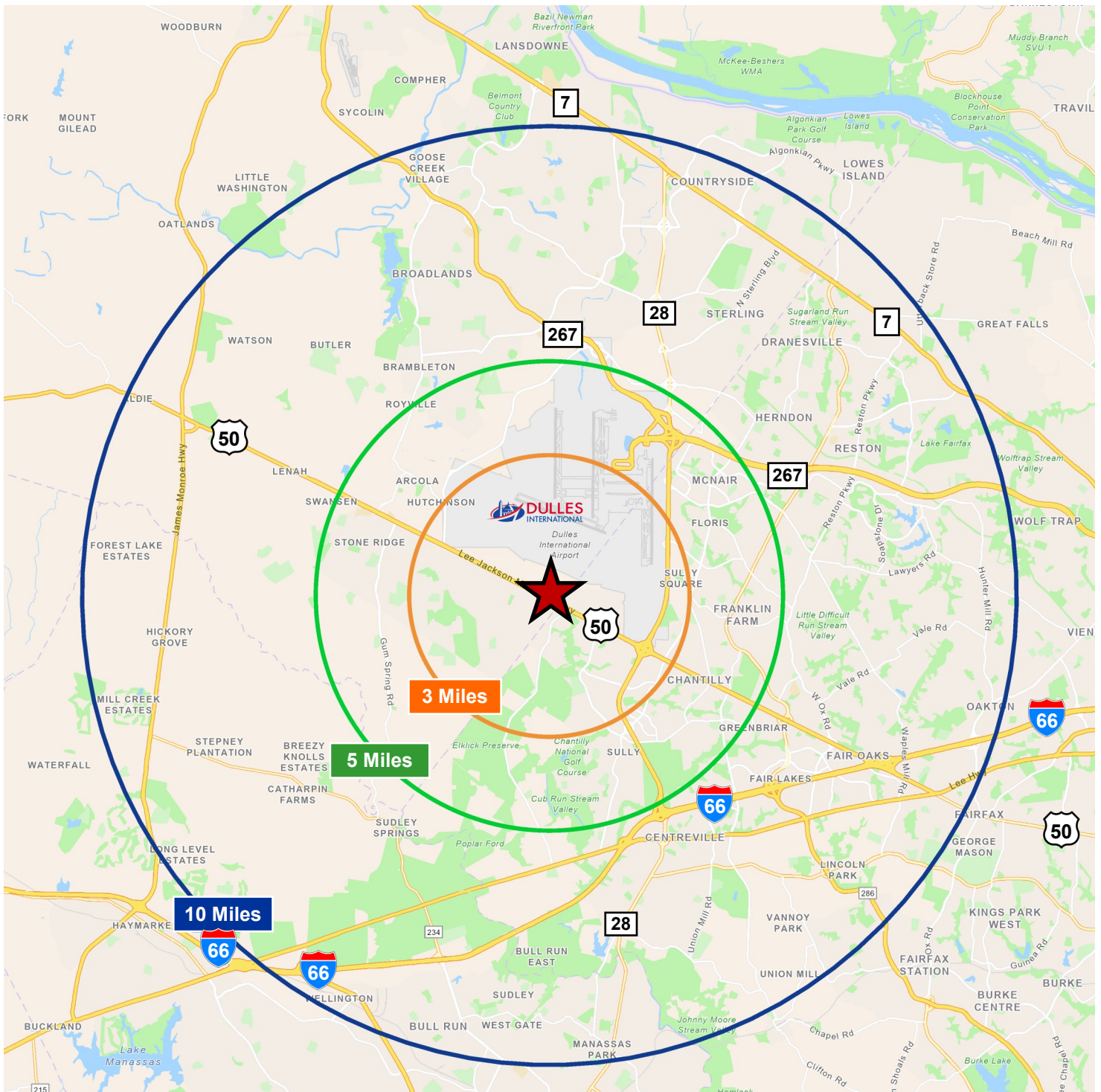


Little River Turnpike (Route 50) 71,000 VPD



3, 5, 10 MILE RADIUS

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