



**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

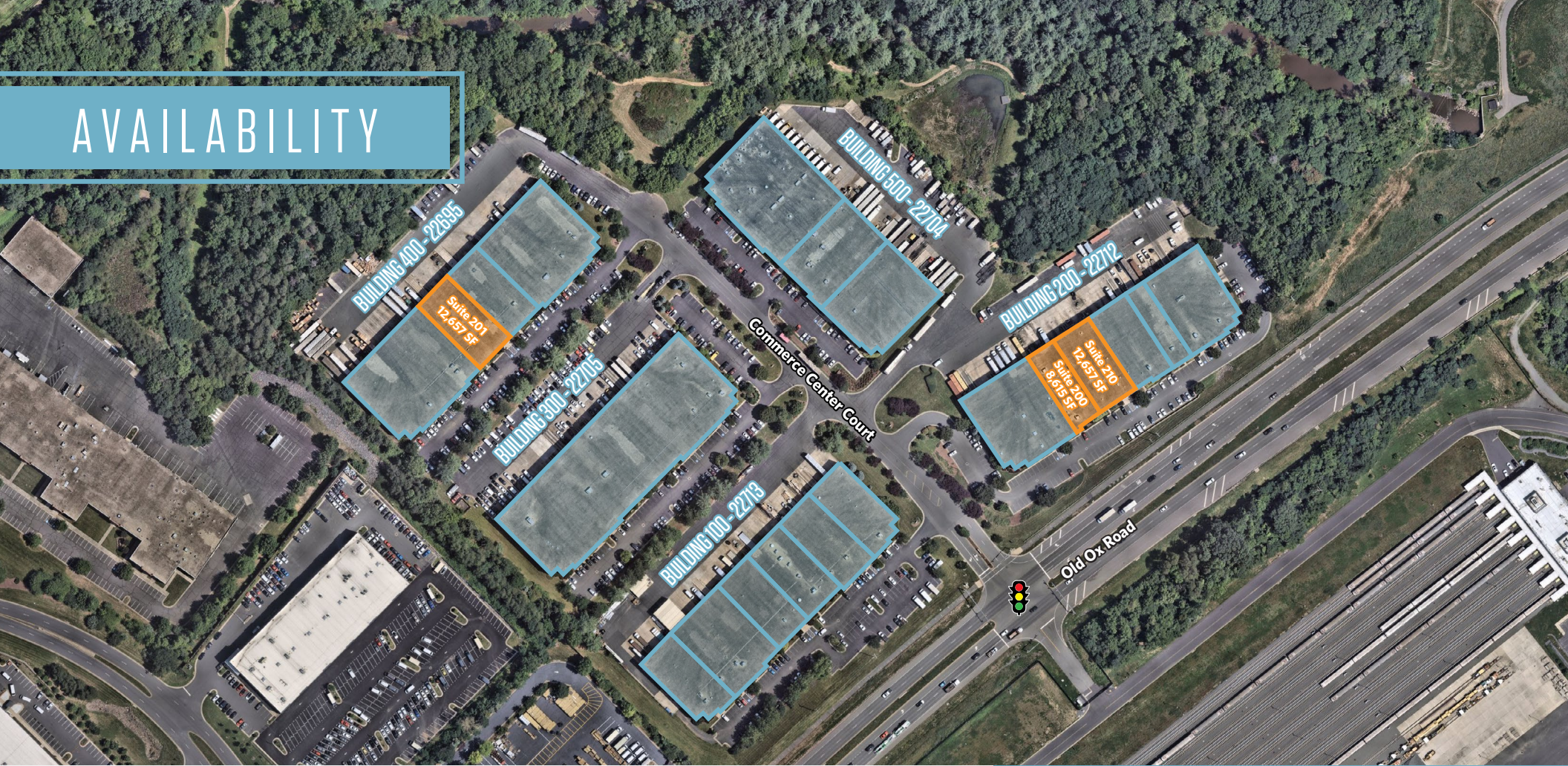
## WAREHOUSE SPACE FOR LEASE

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703-268-2735

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

**CHASE STEWART**  
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703-268-2732

# AVAILABILITY



## 22712 COMMERCE CENTER CT

- Suite 200 - 8,615 SF (1,283 SF of office)
  - Three (3) Docks
- Suite 210 - 12,657 SF (3,200 SF of office)
  - Four (4) Docks
- 21,272 Contiguous SF
- \$22.00 NNN

## 22695 COMMERCE CENTER CT

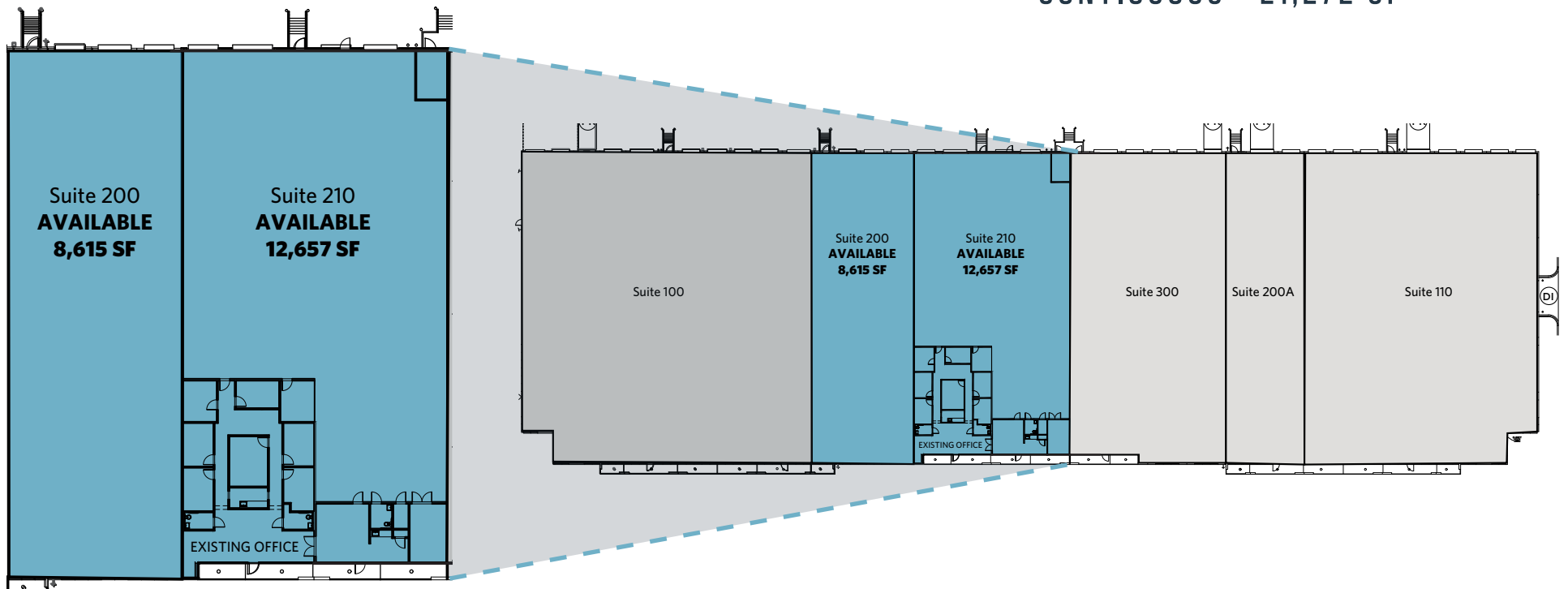
- Suite 201 - 12,657 SF
- \$22.00/NNN
- 3,200 SF of office
- Three (3) docks
- One (1) ramp

## 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

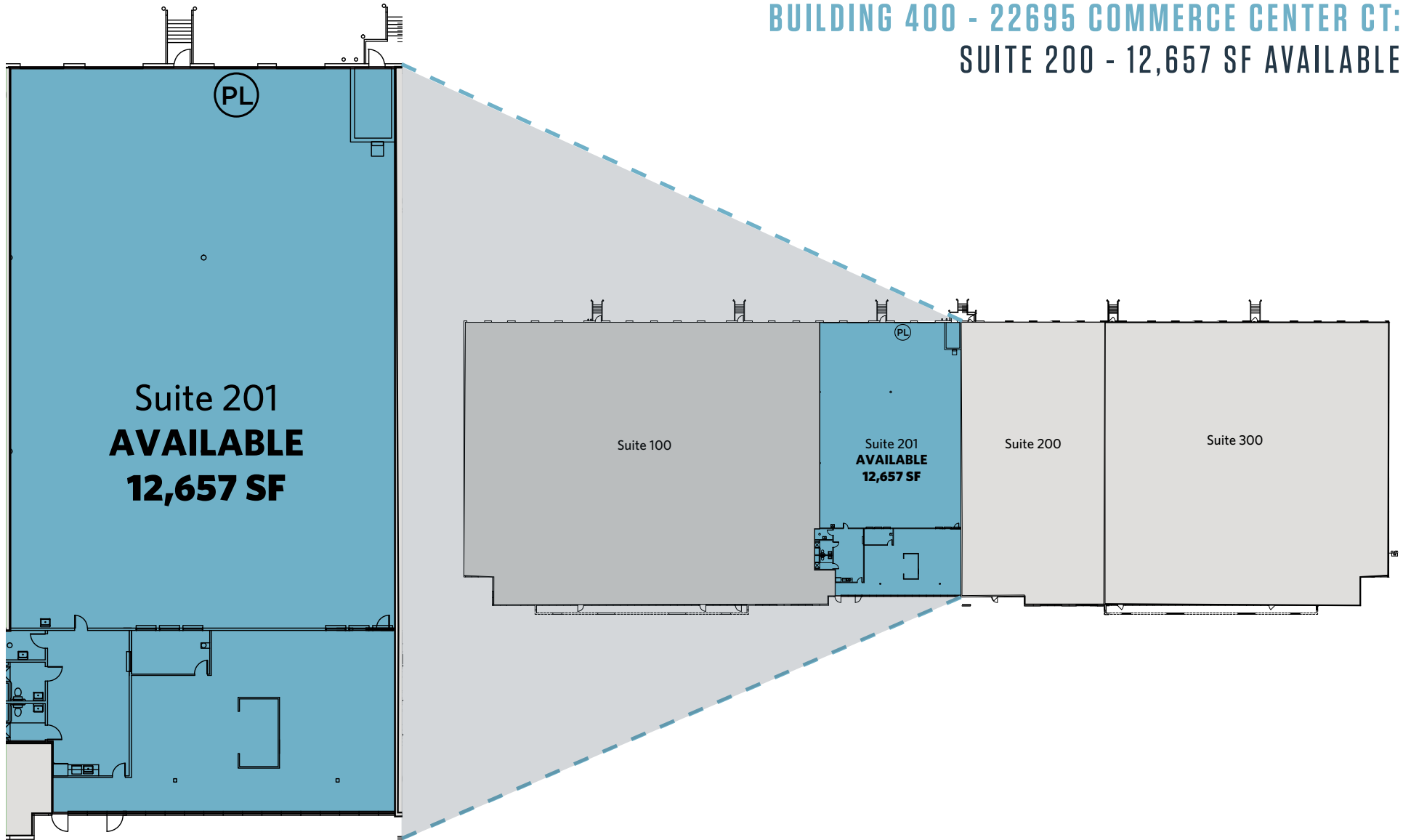
# PLAN

**BUILDING 200 - 22712 COMMERCE CENTER CT:**  
**SUITE 200 - 8,615 SF AVAILABLE**  
**SUITE 210 - 12,657 SF AVAILABLE**  
**CONTIGUOUS - 21,272 SF**



# PLAN

## BUILDING 400 - 22695 COMMERCE CENTER CT: SUITE 200 - 12,657 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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