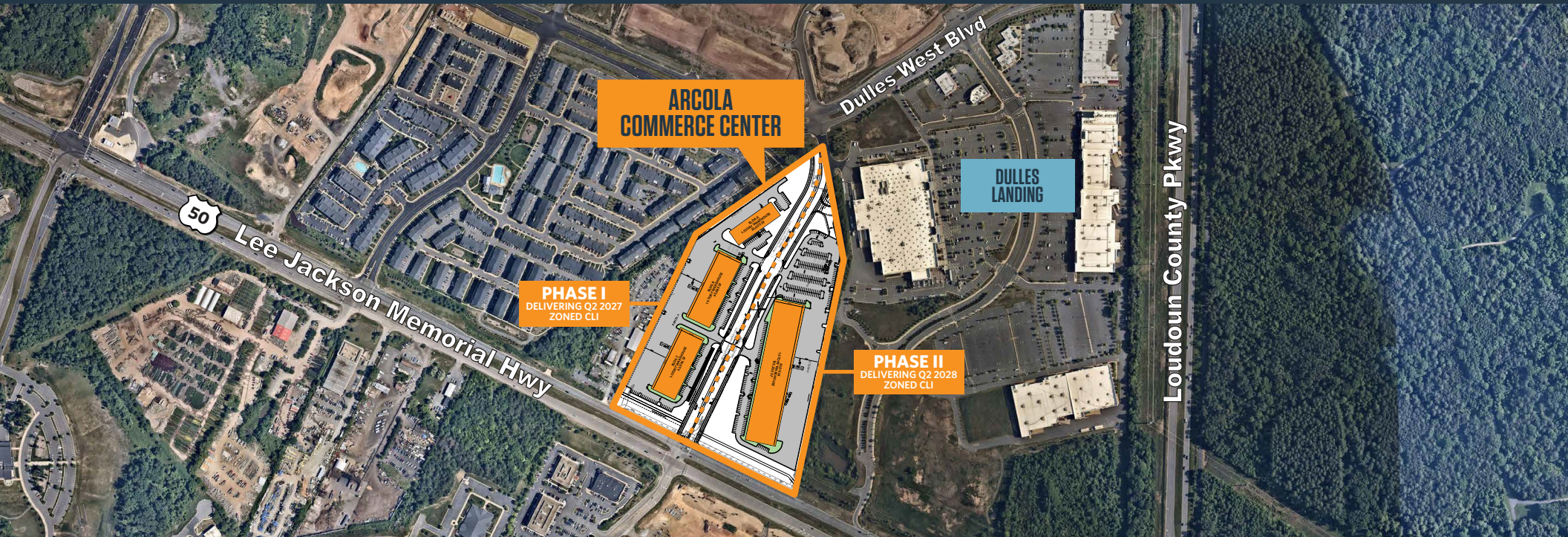




AVAILABILITY:

213,231 SF Class A Industrial Development Delivering Q2 2027- Q2 2028

- Building A: 20,000 SF
- Building B: 45,885 SF
- Building C: 42,046 SF
- Building M: 105,300 SF

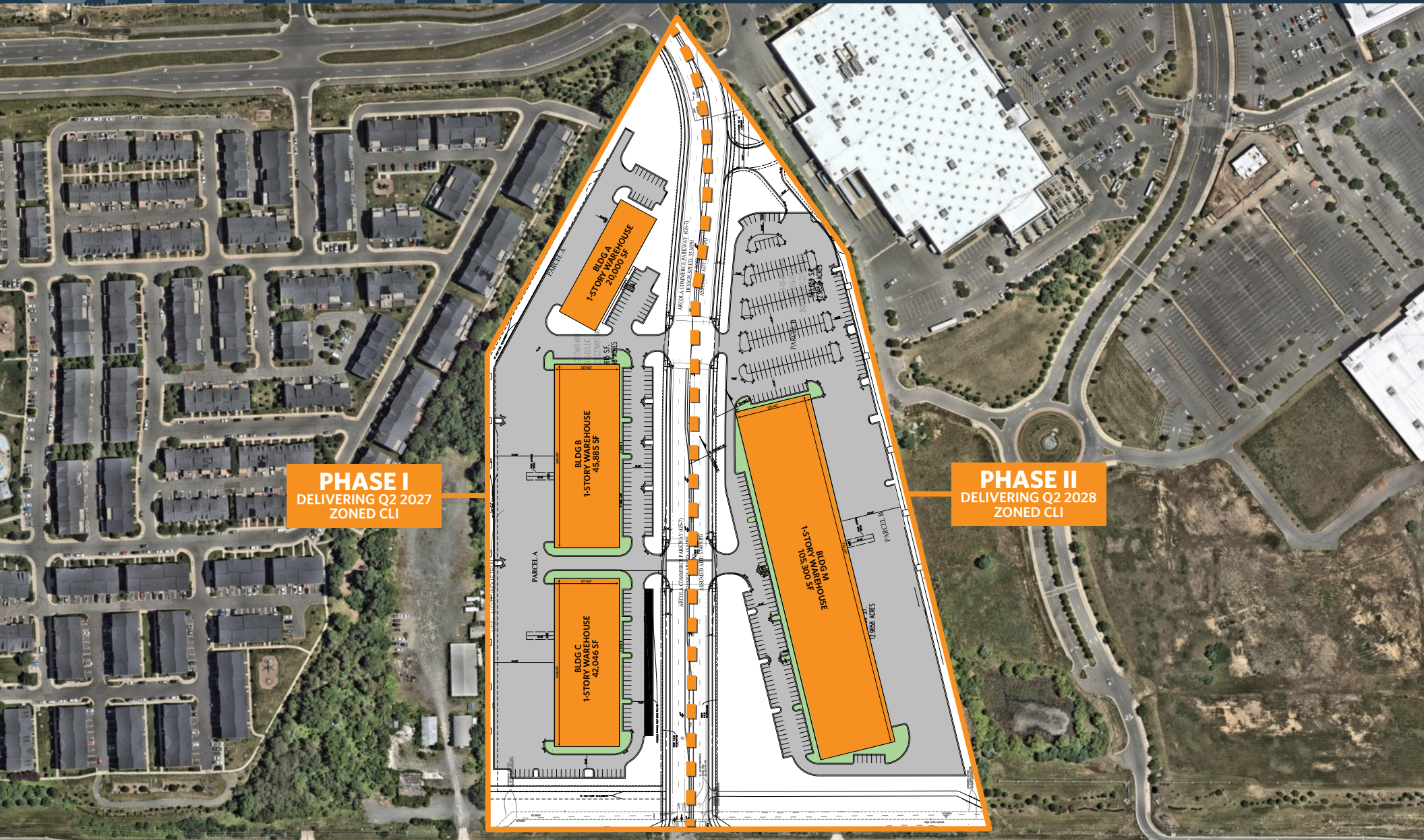
PROPERTY FEATURES:

- Zoned CLI
 - Flexible zoning accommodating a mix of light industrial, industrial-related business, office and supporting commercial uses
- Build to suit opportunities available
- Prominent Route 50 / Dulles Landing Drive location
- Immediate proximity to Loudoun County Parkway (Route 606)
- Excellent access to the Route 50 corridor and Northern Virginia's major employment centers
- 15 Minutes from Washington Dulles International Airport
- Adjacent to Dulles Landing, an 800,000 SF retail center
- Surrounded by established and growing residential communities including South Riding and Arcola
- Nearby retail, restaurants and employee amenities
- Parking Ratio: 1.46/1,000
- Dock Loading
- 120' Truck Courts
- Permitted Uses Include:
 - Conference and Training Center
 - Educational Institution
 - Establishments for assembly, fabrication, processing, manufacturing
 - Flex/industrial uses
 - Printing service
 - Research, experimental, testing or development
 - Warehousing facility
 - Wholesale trade establishment

SITE PLAN

ARCOLA COMMERCE CENTER

RT. 50 & DULLES LANDING DR., DULLES, VA 20166, LOUDOUN COUNTY



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AERIAL





ARCOLA COMMERCE CENTER

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CLICK TO VIEW PROPERTY WEBSITE

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