

DELIVERING Q3 2026

NOW UNDER CONSTRUCTION



## CLASS A FLEX INDUSTRIAL FOR LEASE

### SITE HIGHLIGHTS:

- 24,000 - 86,400 SF
- Full Building or Flexible Suite Options Available
- Column Spacing: 50 FT
- Zoning: PEC-Flex/Industrial, Town of Leesburg
- Clear Height: 24 FT
- Docks: 24
- Drive-ins: 5
- Easy Access to Dulles Greenway, Route 15, Downtown Leesburg
- Signage Opportunity - Route 7 Visibility

### PERMITTED USES:

- Trade and Contractor Services
- Assembly and Production
- Research and Development Facilities
- Building and Construction Materials
- Warehouse
- Distribution

**JEFF TARAE**

jtarae@klnb.com  
703-268-2741

**RYAN GOELLER, CCIM**

rgoeller@klnb.com  
703-268-2731

**CHASE STEWART, CCIM**

cstewart@klnb.com  
703-268-2732

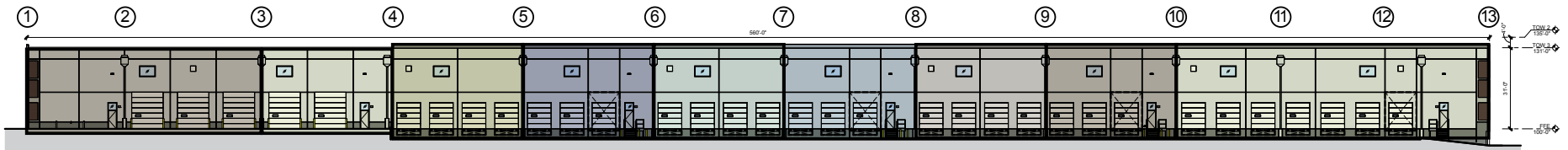
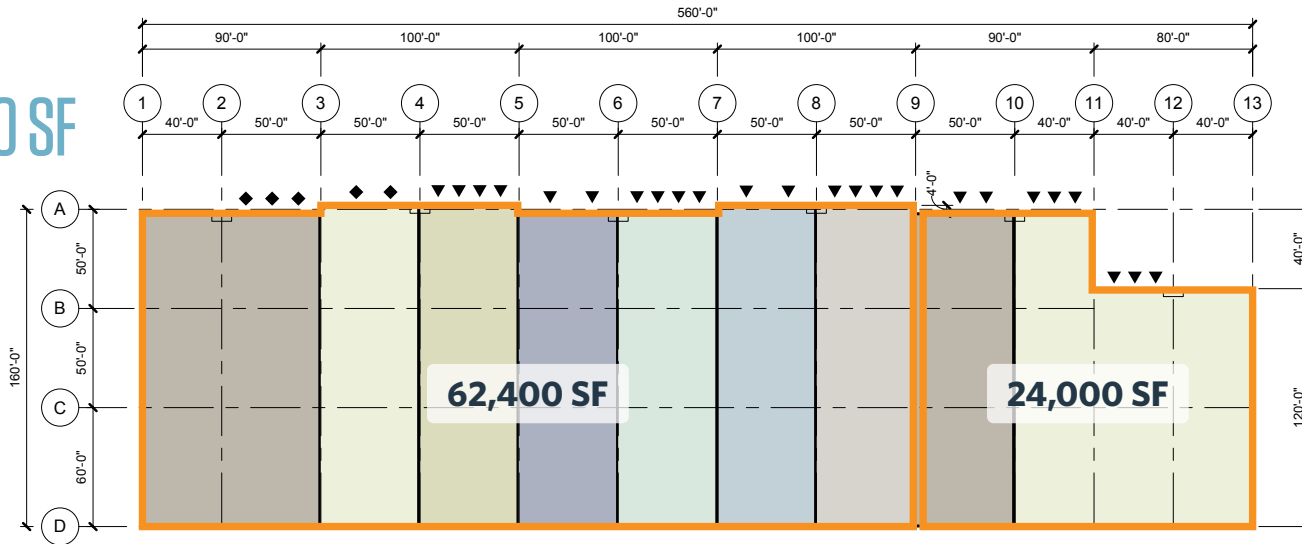
# PLANS

# WESTPARK TECH

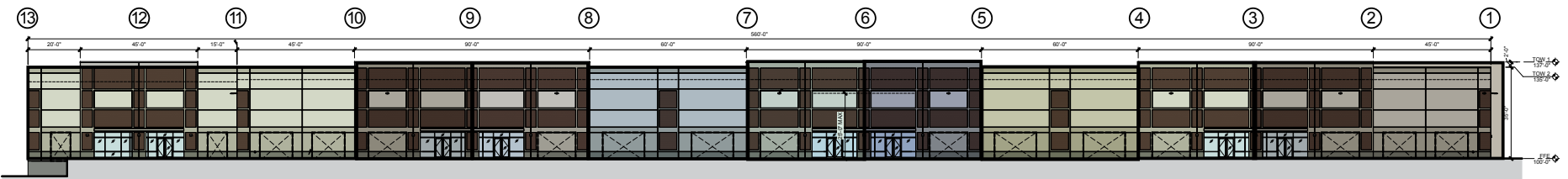
59 CLUBHOUSE DR SW., LEESBURG, VA 20175, LOUDOUN COUNTY

AVAILABLE:  
24,000 - 86,400 SF

◆ DRIVE-IN ▼ DOCK DOOR



BACK OF BUILDING



FRONT OF BUILDING

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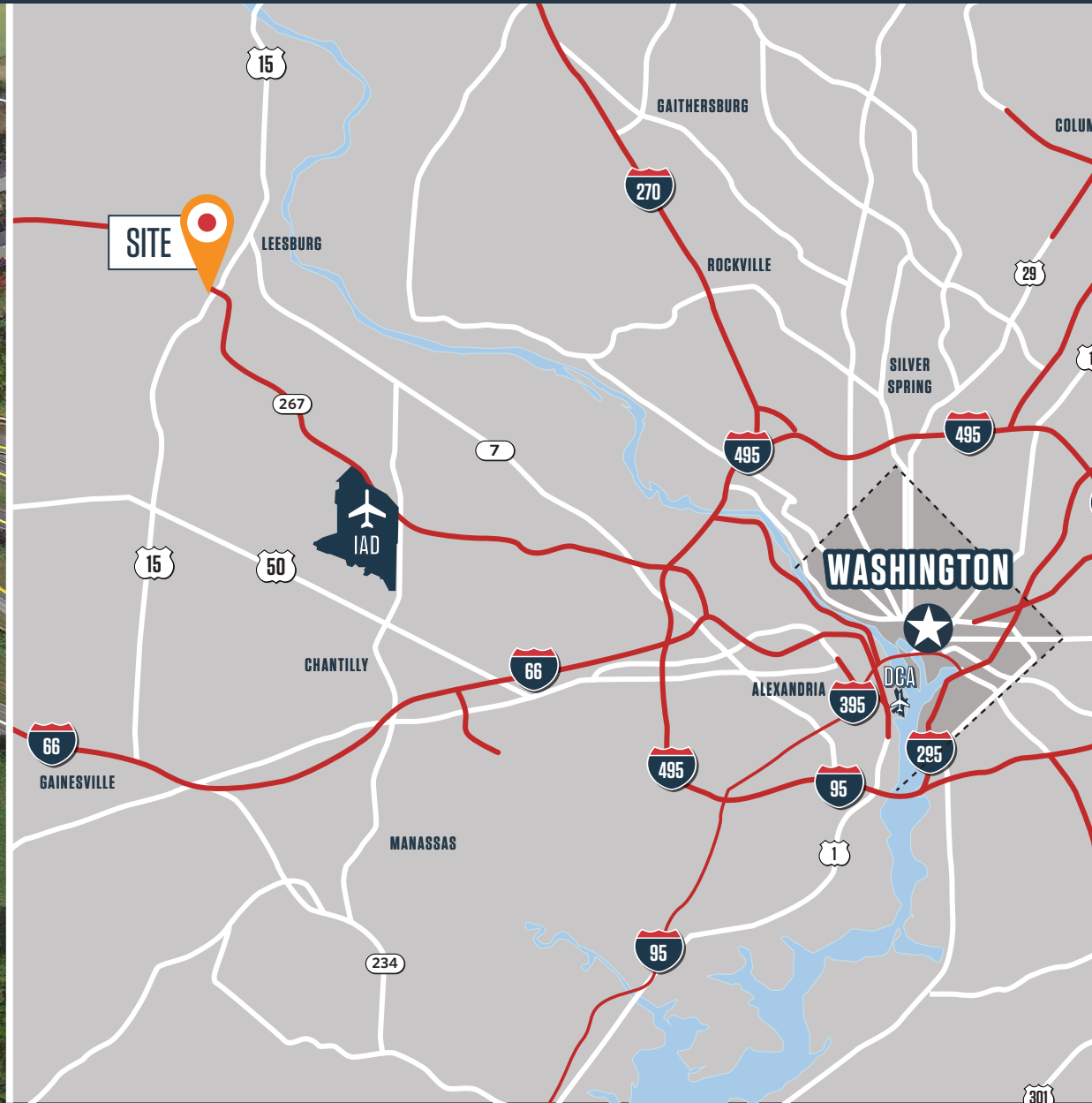
# MAP

## WESTPARK TECH

59 CLUBHOUSE DR SW., LEESBURG, VA 20175, LOUDOUN COUNTY



1 MILE TO LEESBURG  
12 MILES TO DULLES INTERNATIONAL AIRPORT  
15.5 MILES TO RESTON  
32 MILES TO WINCHESTER  
22.5 MILES TO TYSONS



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## FOR MORE INFORMATION, PLEASE CONTACT:

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8065 Leesburg Pike, Suite 700, Tysons, VA 22182

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**klnb.com**



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