

FOR LEASE

PREMIER BUSINESS PARK

11900 - 11920 BALLS FORD ROAD

445,500 SF INDUSTRIAL SPACE



BUILDING HIGHLIGHTS



- Bays break at flexible increments
- Premises are delivered as warm-lit and demised
- Multiple docks and drive-in doors including one (1) oversized (20'W x 14'H)
- 24' Clear
- Column spacing 40' by 40'
- 60' Concrete apron
- Class IV Commodity, ESFR with Fire Pump
- 2,000amp, 277/480v, 3 phase
- 4 Lamp T8, 8'-0" Strip Fixtures
- Zoned M-1 (Industrial)
- Abundant parking
- Large truck courts



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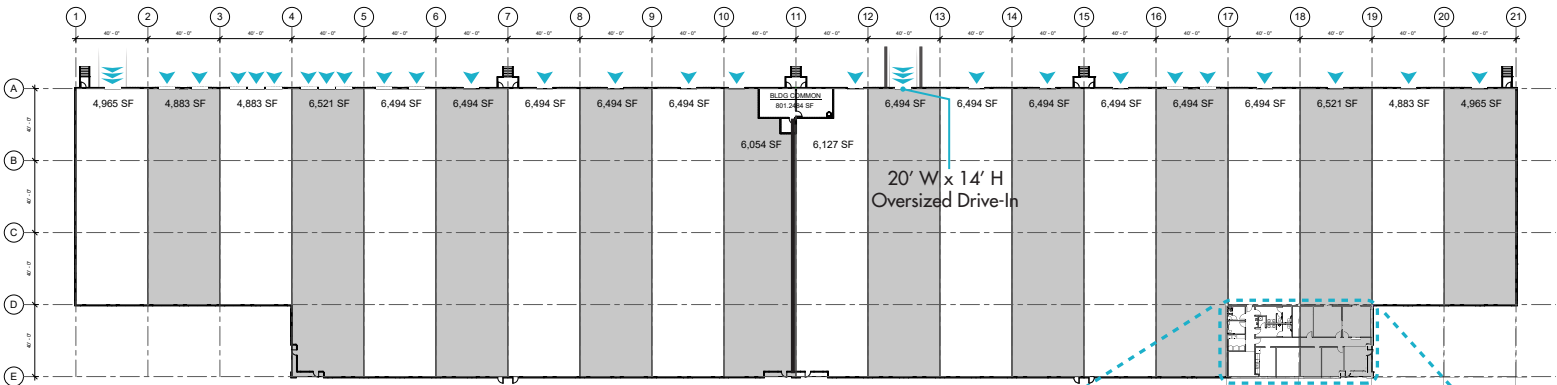
CBRE

FLOOR PLANS

BUILDING ONE

11920 BALLS FORD ROAD

▼ Dock Door ≡ Drive-in



WAREHOUSE - 117,975 SF

121,200 SF (Divisible) | 24' Clear

25 Docks | 2 Drive-ins (1 Oversized: 20'W x 14'H)

2,000amp - 277/480v | 40' x 40' Column Spacing

OPEX: \$2.12 PSF | Asking Rate: \$8.75 NNN

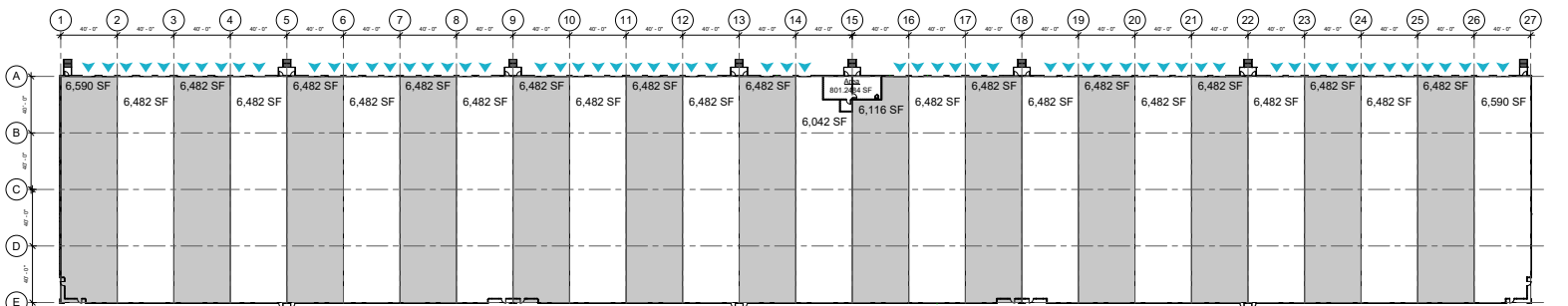


OFFICE - 3,225 SF

BUILDING TWO

11910 BALLS FORD ROAD

▼ Dock Door ≡ Drive-in



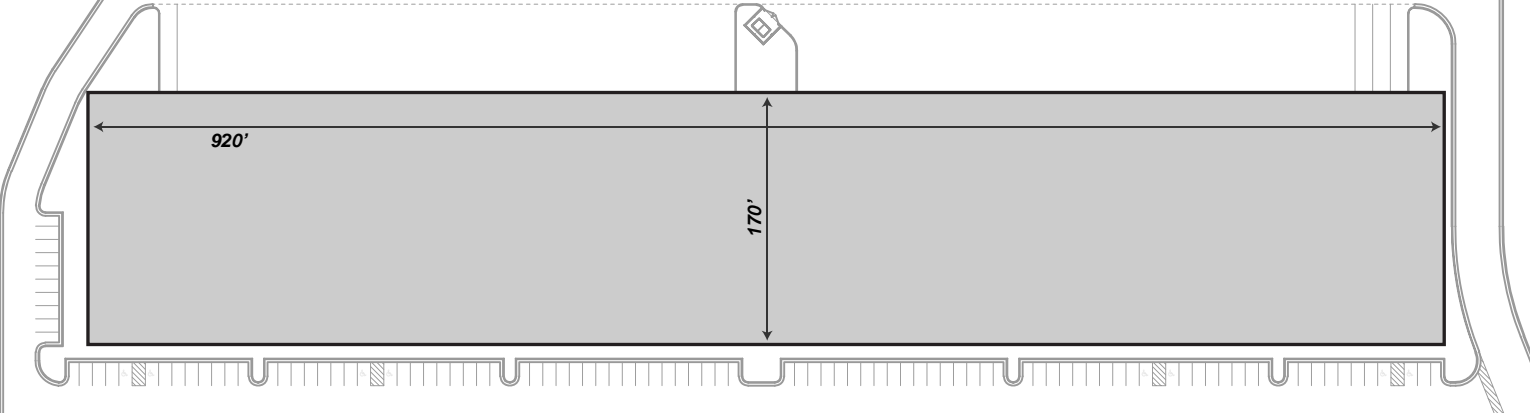
167,900 SF (Divisible) | 62 Docks | 24' Clear | 2,000amp - 277/480v

40' x 40' Column Spacing | OPEX: \$2.12 PSF | Asking Rate: \$8.75 NNN

FLOOR PLANS

BUILDING THREE (PROPOSED)

11900 BALLS FORD ROAD

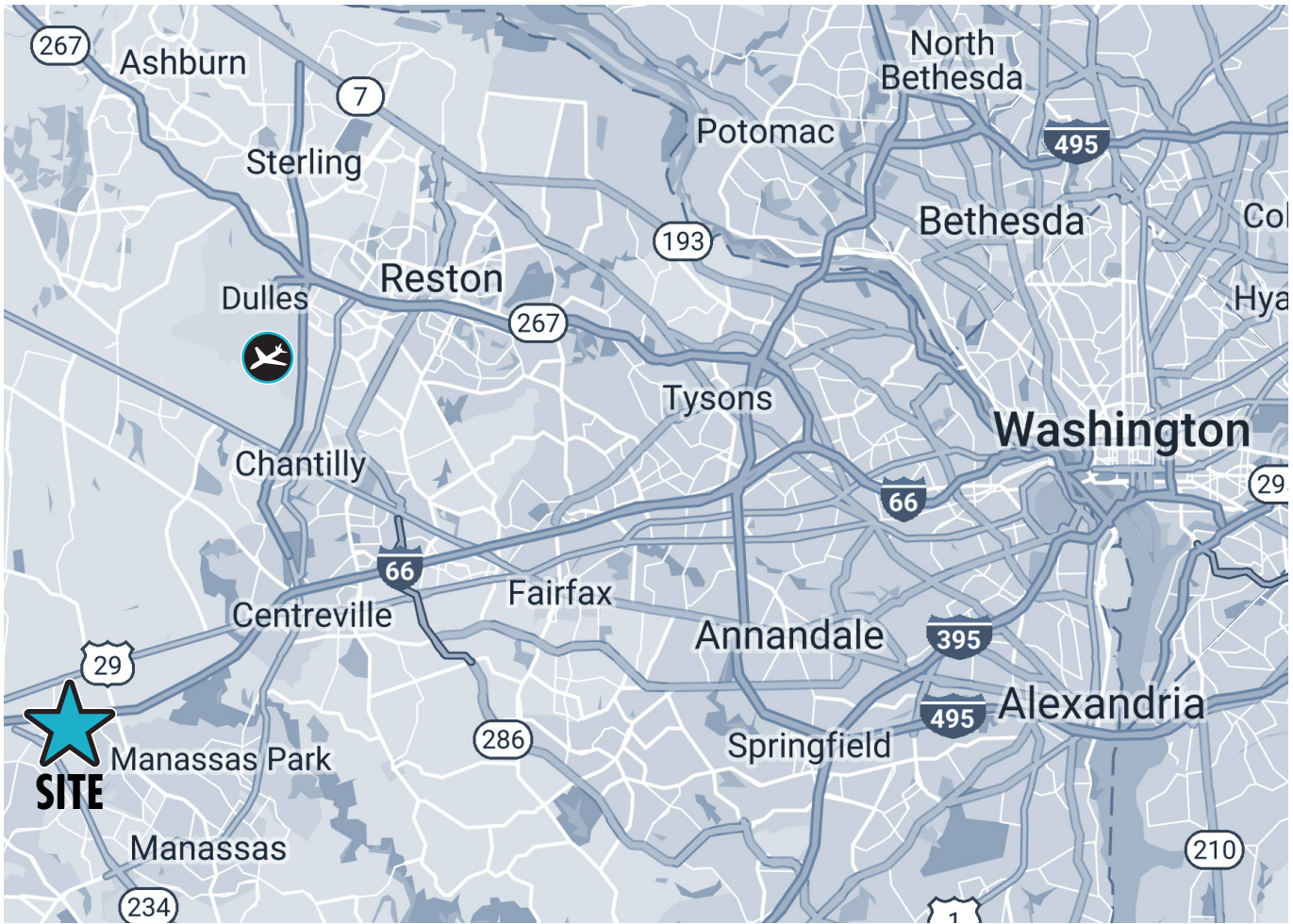


156,400 SF (Proposed)

MICRO AERIAL



LOCATION MAP



DISTANCE TO

Route 234	1 Mile	Dulles International Airport	13 Miles
Interstate 66	1.5 Miles	Interstate 495	19 Miles
Route 29	2 Miles	Interstate 95	22 Miles
Route 50	12 Miles	Washington DC	34 Miles

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