

100 POWERS COURT

DULLES, VIRGINIA



56,916 SF WAREHOUSE FOR SALE & FOR LEASE

Fiber at Property | Utilities to Site | Zoned PD-IP 93 Rev.

Bob Gibbs

Executive Vice President

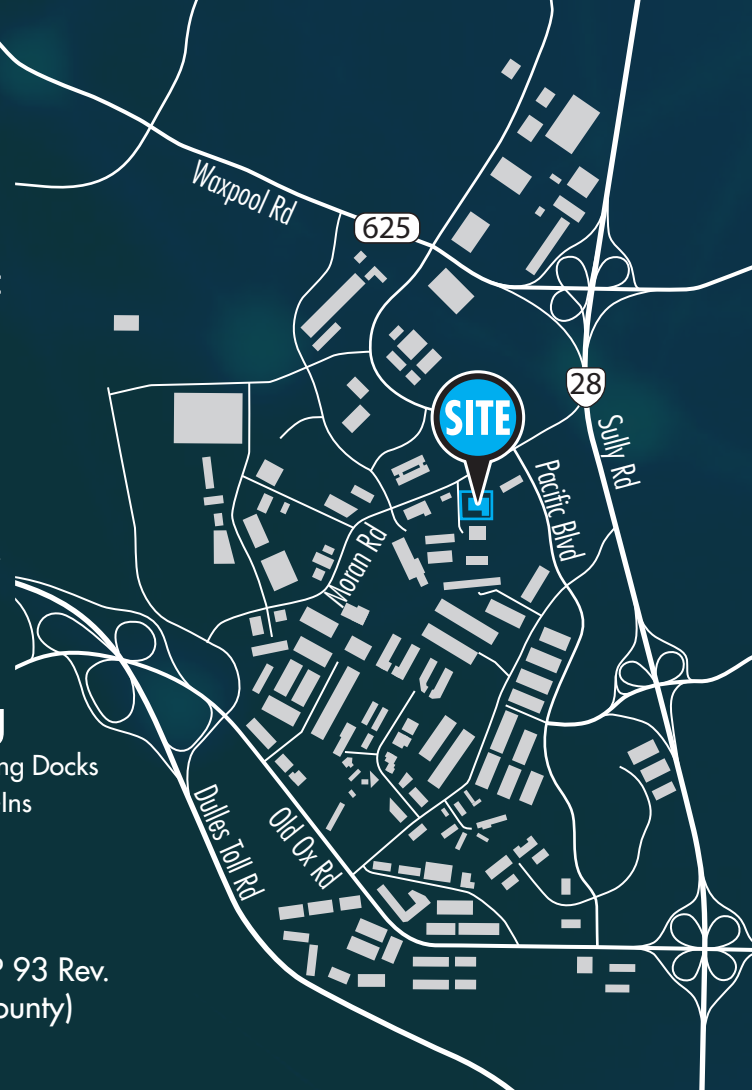
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CBRE

THE PROPERTY

100 Powers Court features 56,916 square feet of warehouse and office spaces with ample loading docks and drive-ins. The property is situated in the center of the largest data center cluster in the United States. The building sits right next to a substation and is within proximity of fiber-optic lines, presenting great potential for data center development.



Building RBA

Total SF: 56,916 SF
Warehouse: 51,186 SF
Office: 5,730 SF



Loading

Five (5) Loading Docks
Two (2) Drive-Ins



For Sale or Lease

For Sale: \$150.00 PSF
For Lease: \$10.25 NNN



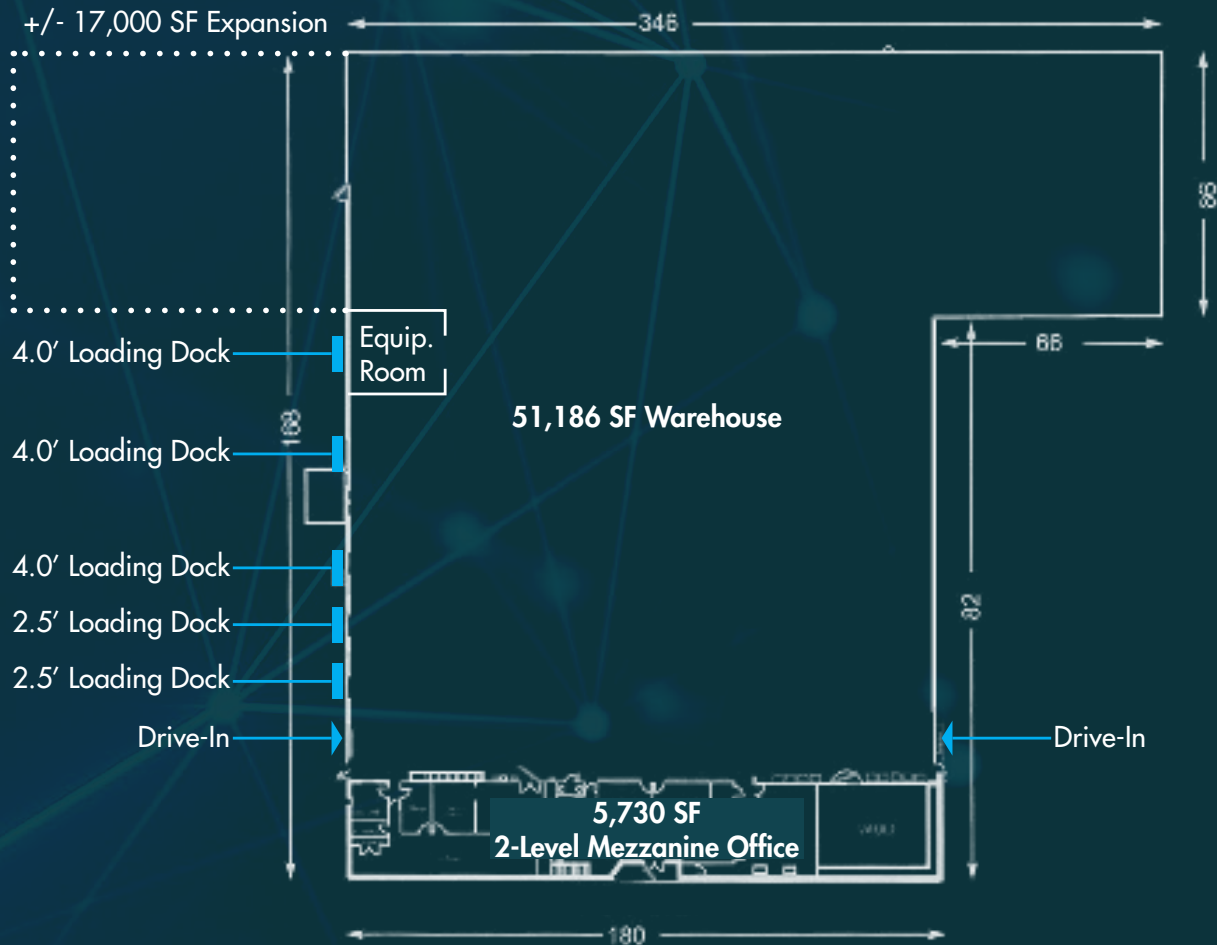
Zoning

Zoned PD-IP 93 Rev.
(Loudoun County)





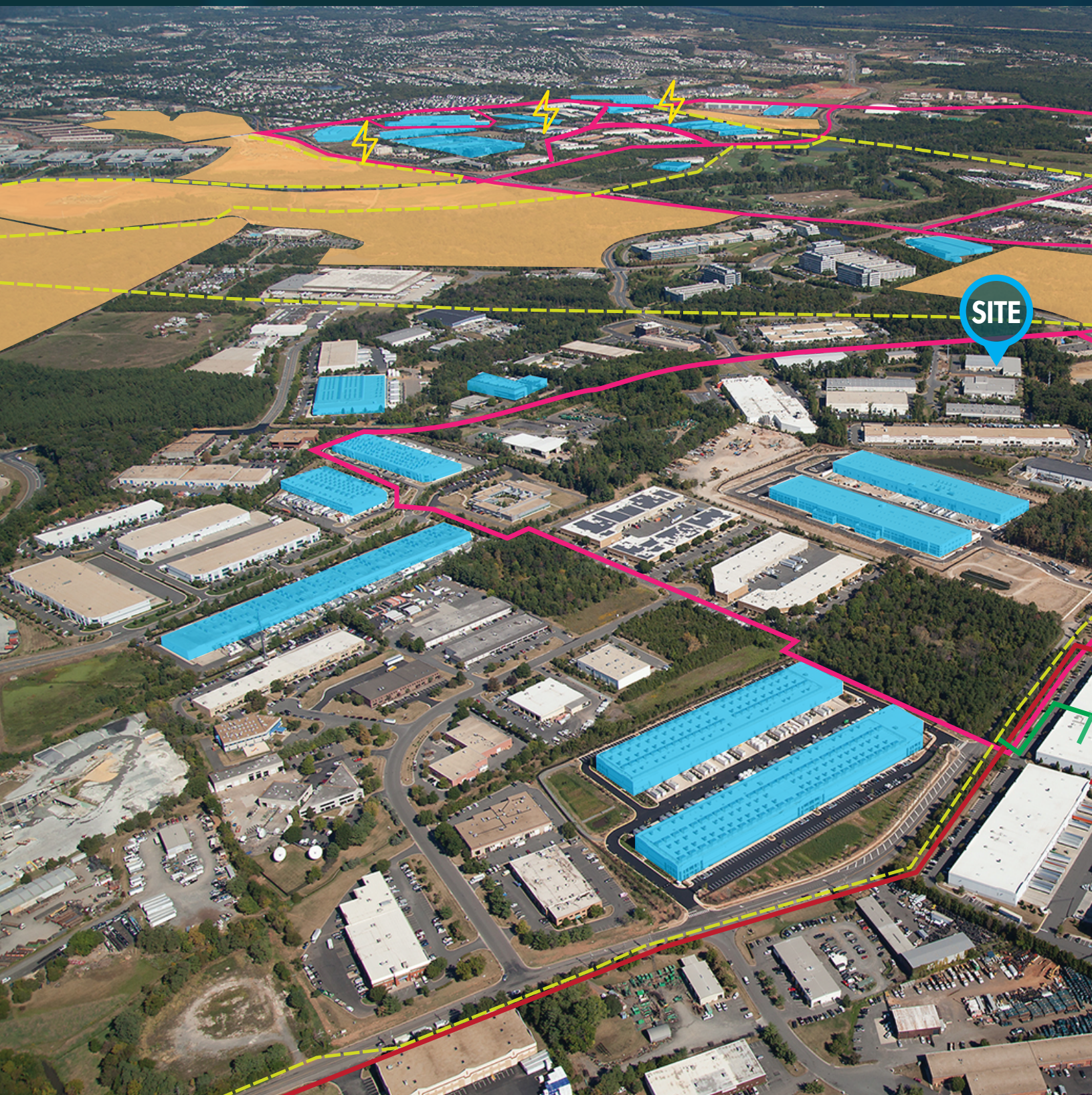
FLOOR PLAN



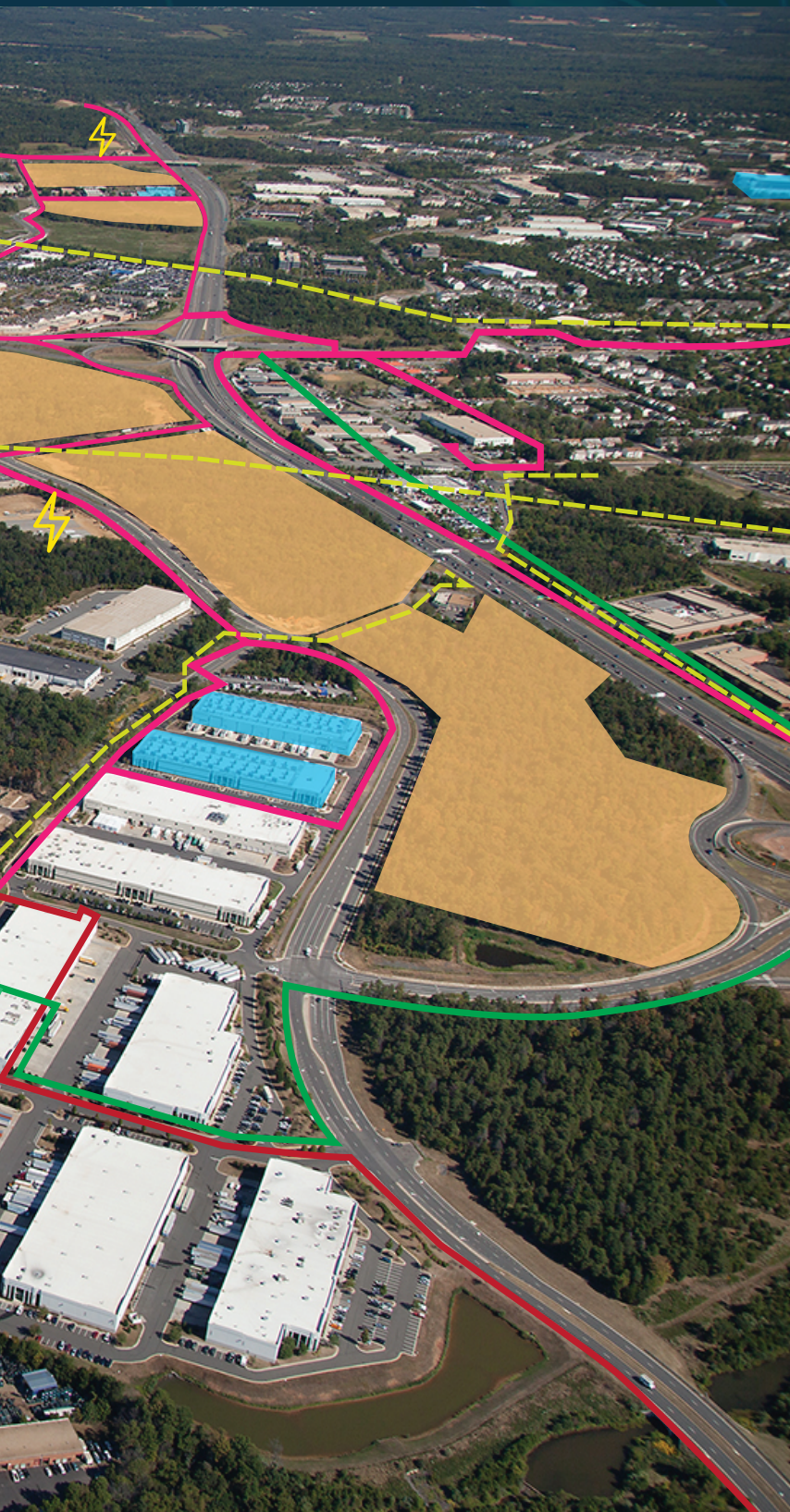
BUILDING HIGHLIGHTS

- ▶ Building Total SF: 56,916 SF
- ▶ Warehouse: 51,186 SF
- ▶ Office: 5,730 SF
- ▶ Parcel Size: 4.0 Acres
- ▶ Year Built: 1985, Expanded in 2003
- ▶ Zoning: PD-IP 93 R (Loudoun County)
- ▶ Springkler: Wet
- ▶ Parking: +/- 80 Parking Spots
- ▶ Three (3) Loading Docks 4'
- ▶ Two (2) Loading Docks 2.5'
- ▶ Two (2) Drive-Ins with Drive-Through capability
- ▶ Column Spacing: 50' x 60'
- ▶ Clear Height: 22'
- ▶ Additional FAR to expand +/-17,000 SF
- ▶ Power: 2,400 Amp 480 Volt Service with 120 Circuit breakers
- ▶ Backup Power: 15 KW Generac Generator

PART OF THE LARGEST DATA CENTER



CLUSTER IN THE UNITED STATES



DATA CENTER

In the past few years we have seen a steady increase in data center demand in the US. The Northern Virginia area is home to one of the world's largest clusters of data centers, and an estimated 70% of internet traffic passes through this area. With excellent connectivity and located in the data center hub region, 100 Powers Court presents an ideal opportunity for data center development.

-  Existing Data Center
-  Data Center *(Under Development)*

FIBER

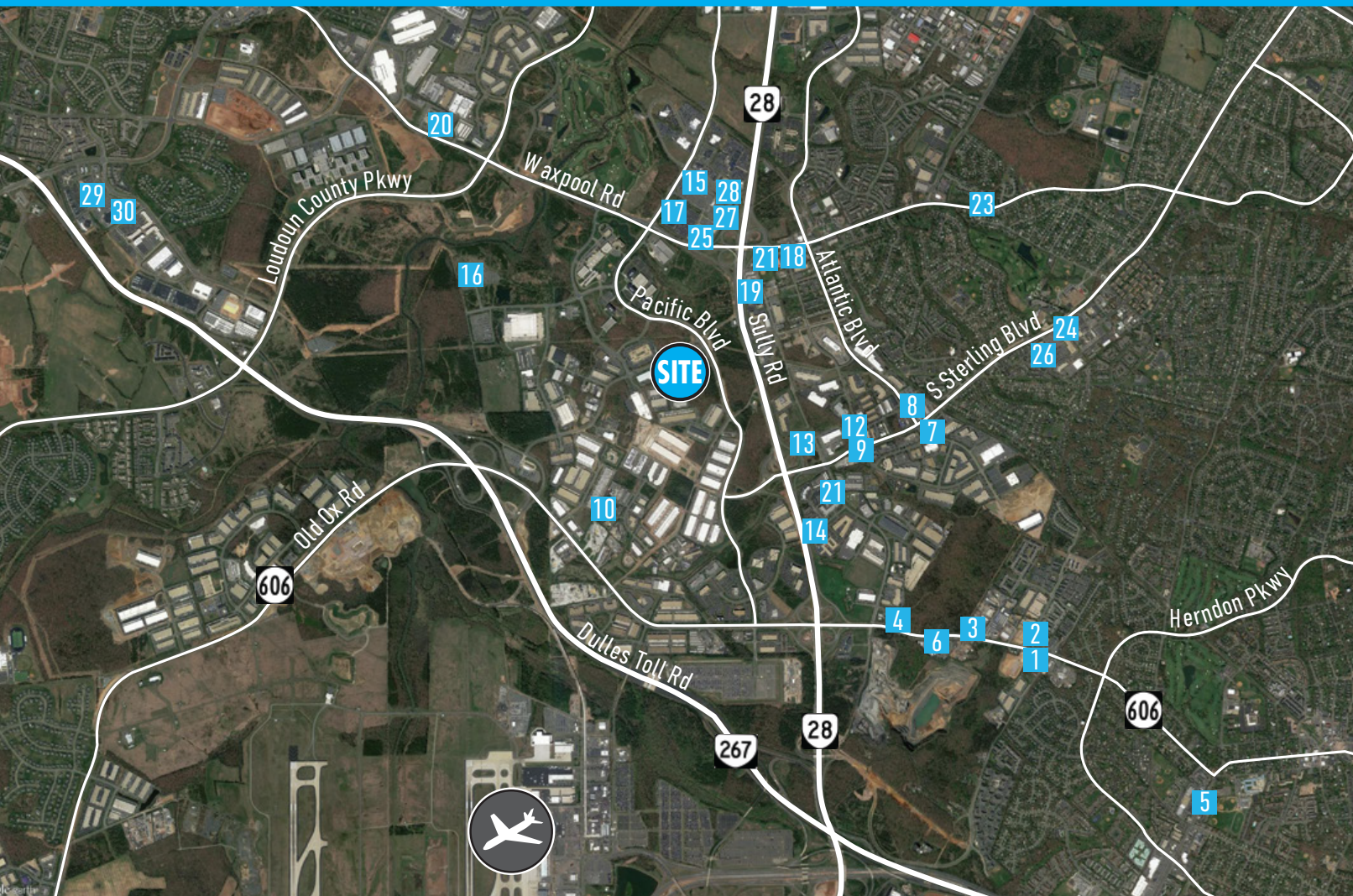
-  Summit IG
-  XO Communications
-  Zayo Metro

POWER

-  Power Line
-  Substation

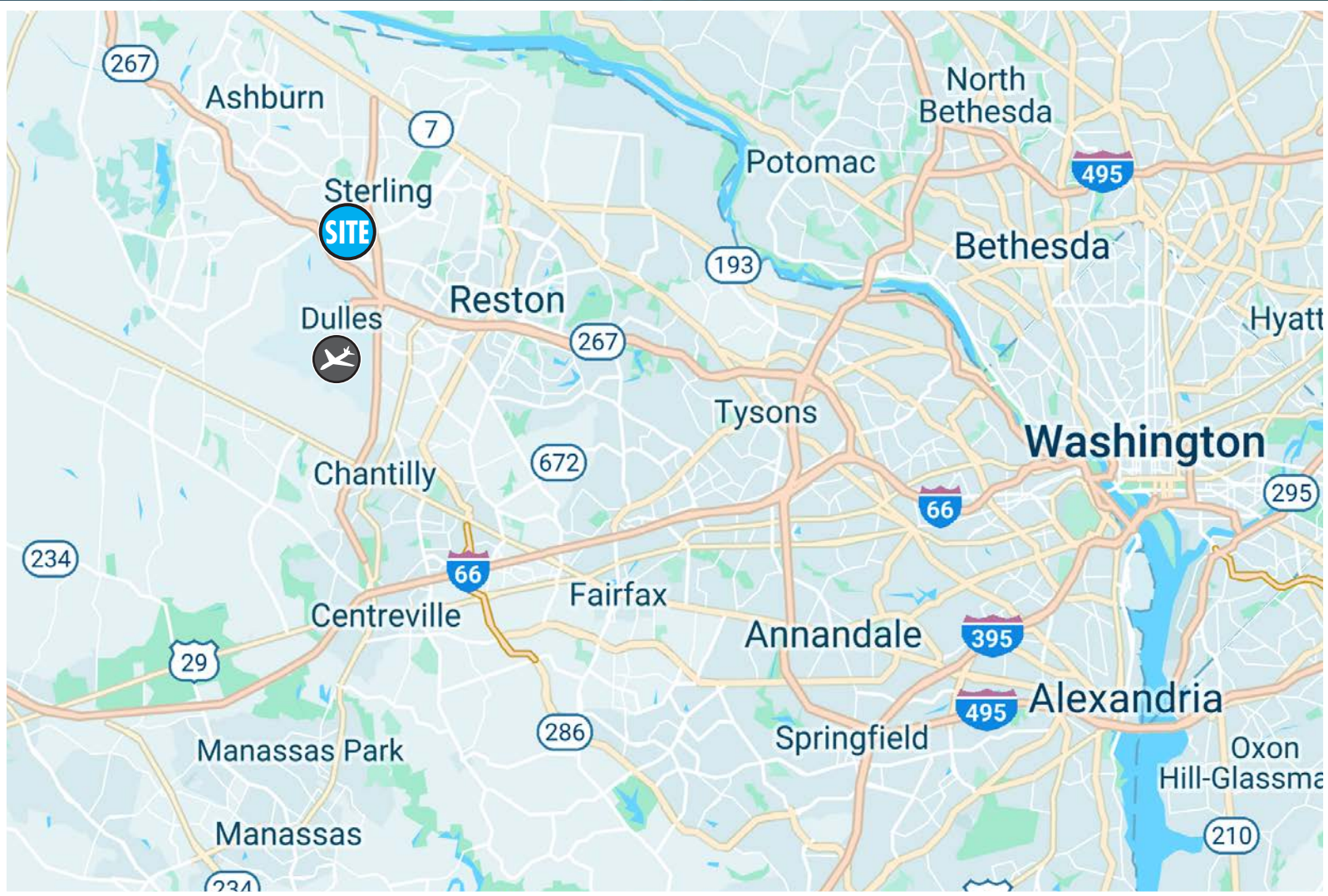


LOCATION AMENITIES



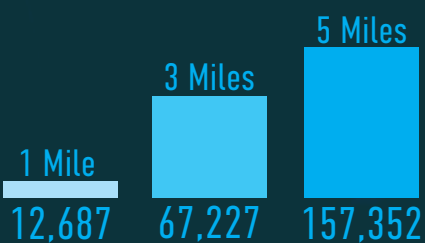
- | | | |
|-----------------|-----------------------------------|-----------------------|
| 1 7-Eleven | 11 Enterprise Rent-a-Car | 21 Subway |
| 2 Dunkin Donuts | 12 Olympus Gym & Fitness | 22 Papa Johns Pizza |
| 3 Meineke | 13 Spring Hill Suites by Marriott | 23 Sunoco Gas Station |
| 4 Burger King | 14 Shell Gas Station | 24 KFC |
| 5 McDonalds | 15 Target | 25 Chick-fil-A |
| 6 U-Haul | 16 Lifetime Athletic | 26 Safeway |
| 7 BB&T Bank | 17 Wegmans | 27 PNC Bank |
| 8 Dominos | 18 Buffalo Wild Wings | 28 Petco |
| 9 Exxon | 19 Emilio's Brick Oven Pizza | 29 Giant |
| 10 Holiday Inn | 20 Five Guys | 30 Home Depot |

AREA MAPS



2020 DEMOGRAPHICS

DAYTIME EMPLOYEES



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNT





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