

Class A Industrial For Sublease
NEW BUILDING

76,020 SF
Full Building Available



Sublease through 11/30/2027

AVAILABLE IMMEDIATELY

44211 Mercure Circle, Dulles, VA 20166



JLL Metro DC Industrial

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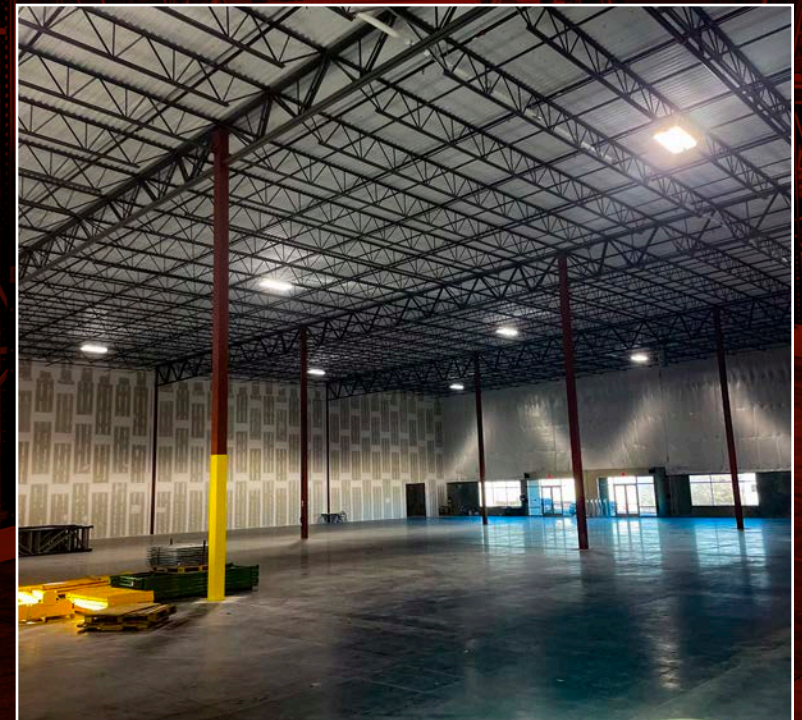
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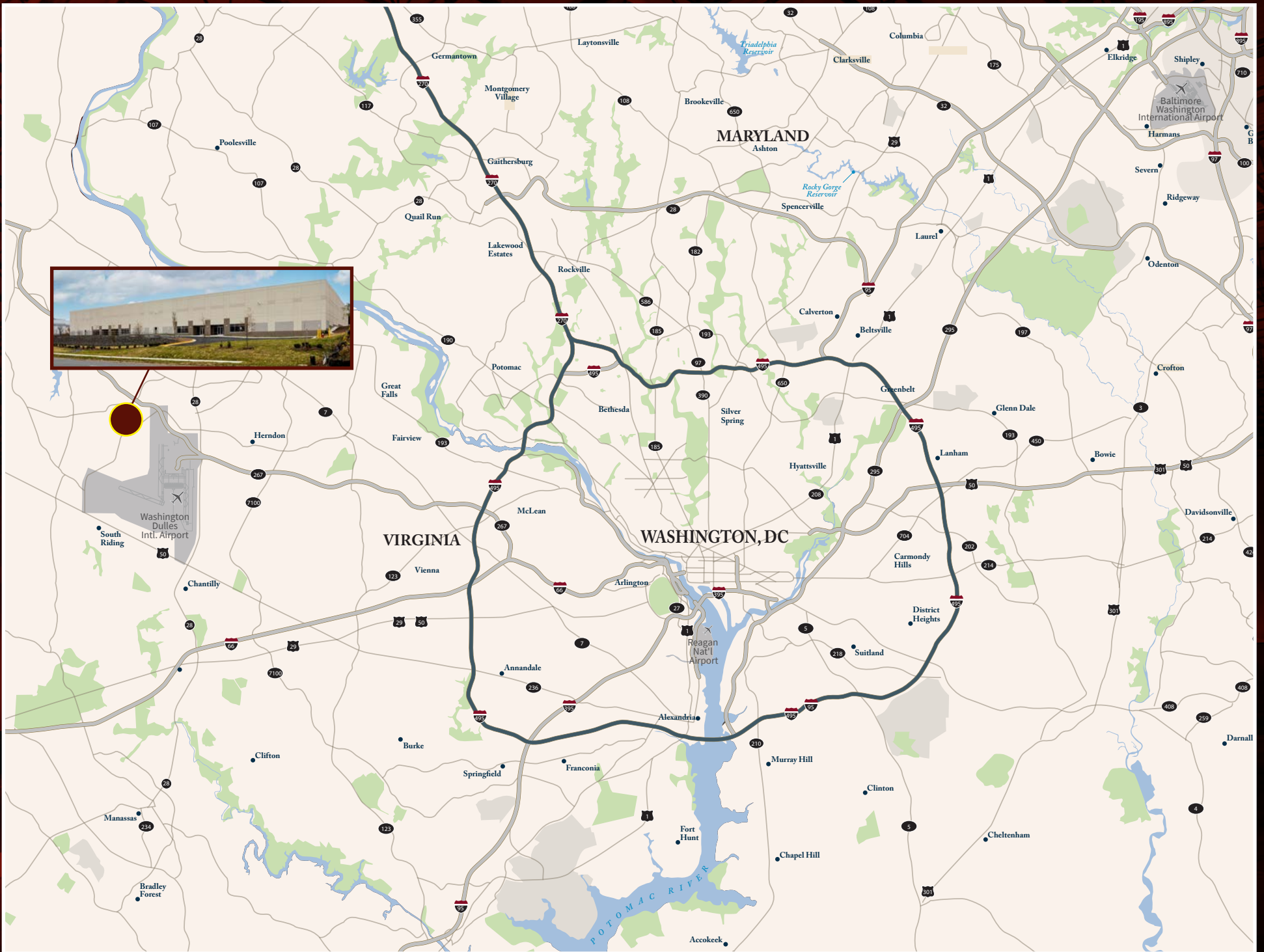
Property Highlights

- 76,020 SF
- 17 docks
 - > 17 w/EOD levelers
 - > 8 w/docks seals
- 2 Drive-ins (10'x12')
- 32' Clear Ceiling
- 52x50 Column Spacing
- ESFR Sprinkler
- Existing demising wall (43%/57% split)
- Two sets of restrooms
- Security system
- 102 auto parking
- 22 trailer drops



45,000 SF of existing racking available





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For more leasing information,
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