

Chantilly Distribution Center I

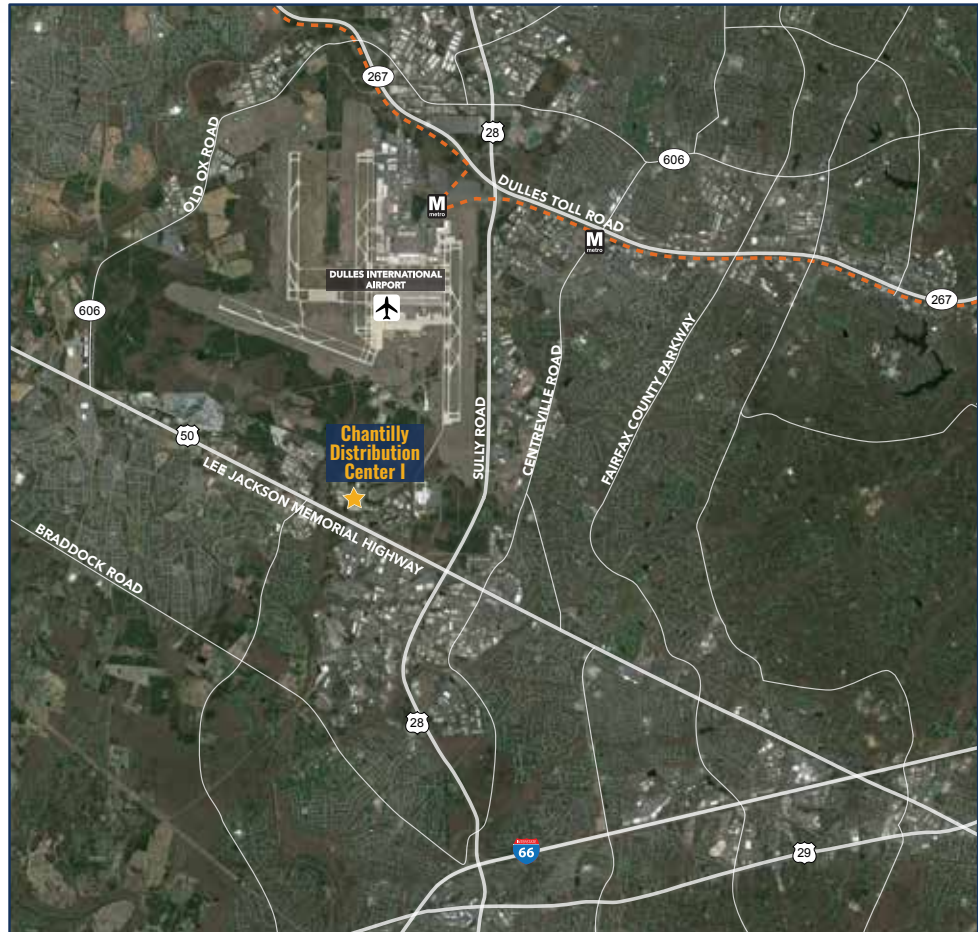
3900
STONECROFT BLVD.
CHANTILLY, VA



WAREHOUSE SPACE AVAILABLE: 20,574 SF - 67,437 SF

ACCESS TO ROUTE , ROUTE , DULLES TOLL ROAD  AND .

- Total Building: 351,000 SF
- Lease Rate: \$8.50 NNN
- I-5 Zoning (Fairfax County)
- Loading Docks (additional can be added)
- 30' Clear Height
- Column Spacing: 43' x 40'
- Parking: 1 per 1,000 SF
- Truck Court: 120' – 130'
- Electric: 3500 Amp 277/480 Volt
- Sprinkler: ESFR



AMERICAN
REALTY ADVISORS

 TRANSWESTERN®

CAULLEY DERINGER
703.749.9415
caulley.deringer@transwestern.com

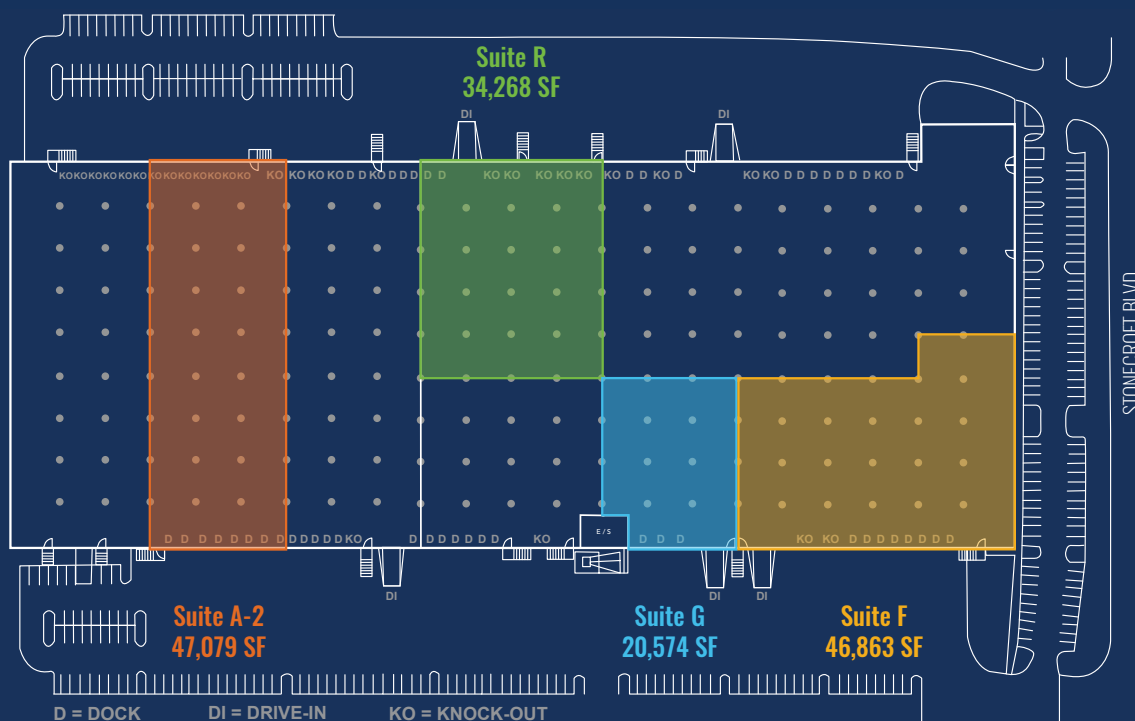
STEVE CLOUD
703.749.9455
steve.cloud@transwestern.com

Chantilly Distribution Center I

3900
STONECROFT BLVD.
CHANTILLY, VA



Chantilly Distribution Center I is a 351,000 square foot state-of-the-art industrial building built in 1996 with multiple loading doors, excellent truck turn around and access to major arteries.



CAULLEY DERINGER
703.749.9415
caulley.deringer@transwestern.com

STEVE CLOUD
703.749.9455
steve.cloud@transwestern.com

7900 Tysons One Place | Suite 600 | McLean, VA 22102 | 703.821.0040 | www.transwestern.com



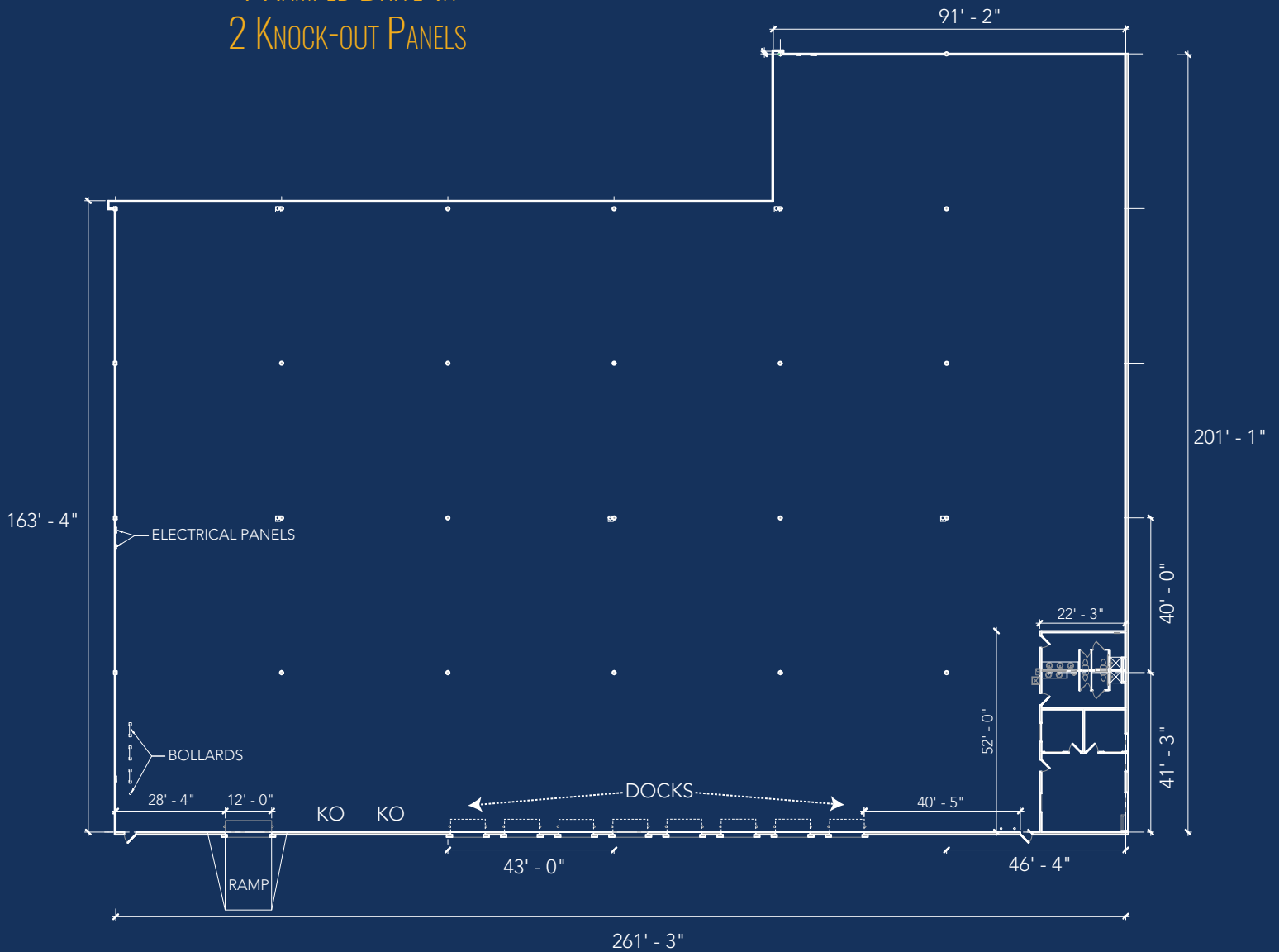
AMERICAN
REALTY ADVISORS

Chantilly Distribution Center I

3900
STONECROFT BLVD.
CHANTILLY, VA

SUITE F - As BUILT
46,863 SF

8 LOADING DOCKS
1 RAMPED DRIVE-IN
2 KNOCK-OUT PANELS



CAULLEY DERINGER
703.749.9415
caulley.deringer@transwestern.com

STEVE CLOUD
703.749.9455
steve.cloud@transwestern.com

7900 Tysons One Place | Suite 600 | McLean, VA 22102 | 703.821.0040 | www.transwestern.com



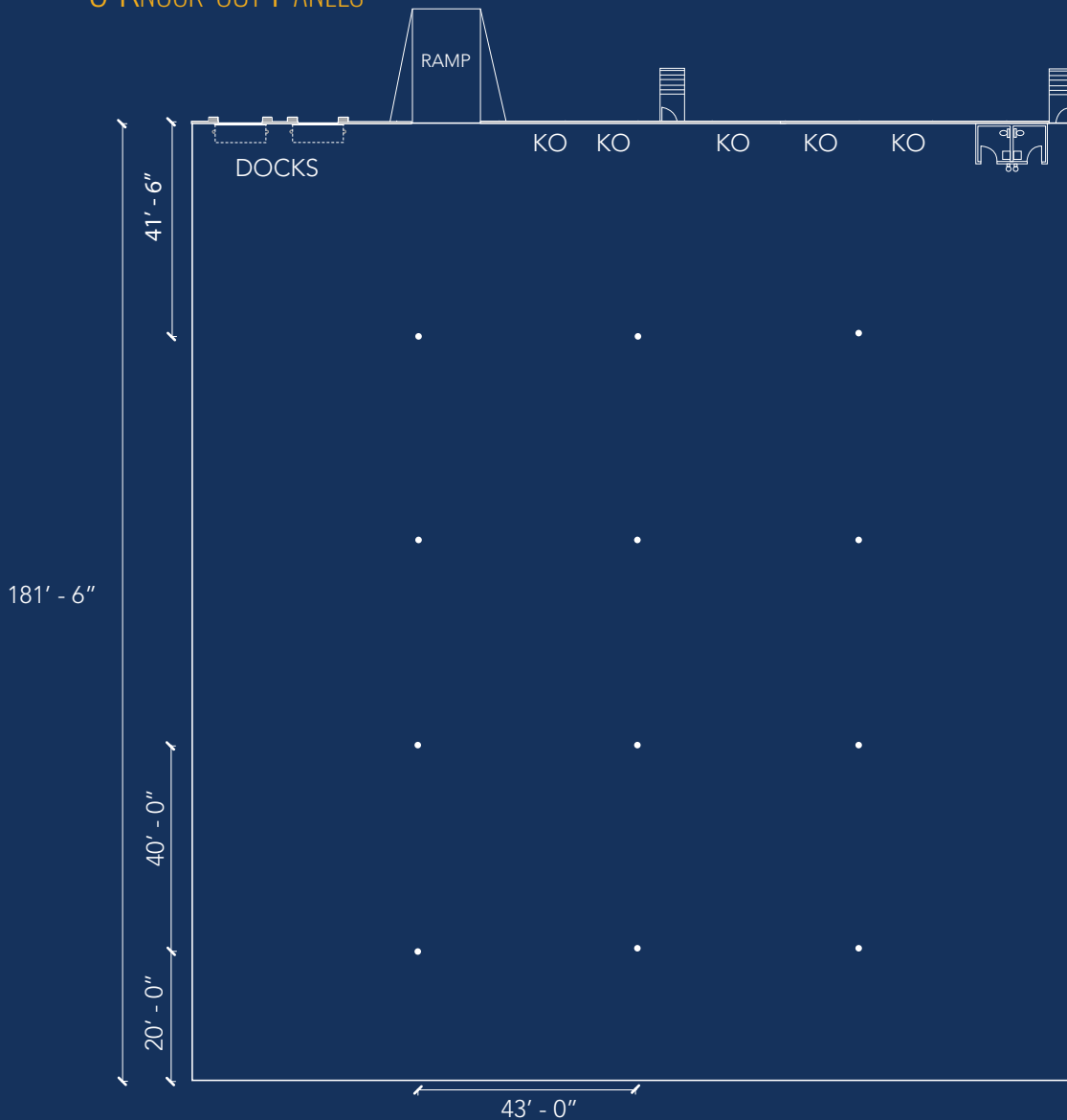
AMERICAN
REALTY ADVISORS

Chantilly Distribution Center I

3900
STONECROFT BLVD.
CHANTILLY, VA

SUITE R - As BUILT
34,268 SF

2 LOADING DOCKS
1 RAMPED DRIVE-IN
5 KNOCK-OUT PANELS



CAULLEY DERINGER
703.749.9415
caulley.deringer@transwestern.com

STEVE CLOUD
703.749.9455
steve.cloud@transwestern.com

7900 Tysons One Place | Suite 600 | McLean, VA 22102 | 703.821.0040 | www.transwestern.com



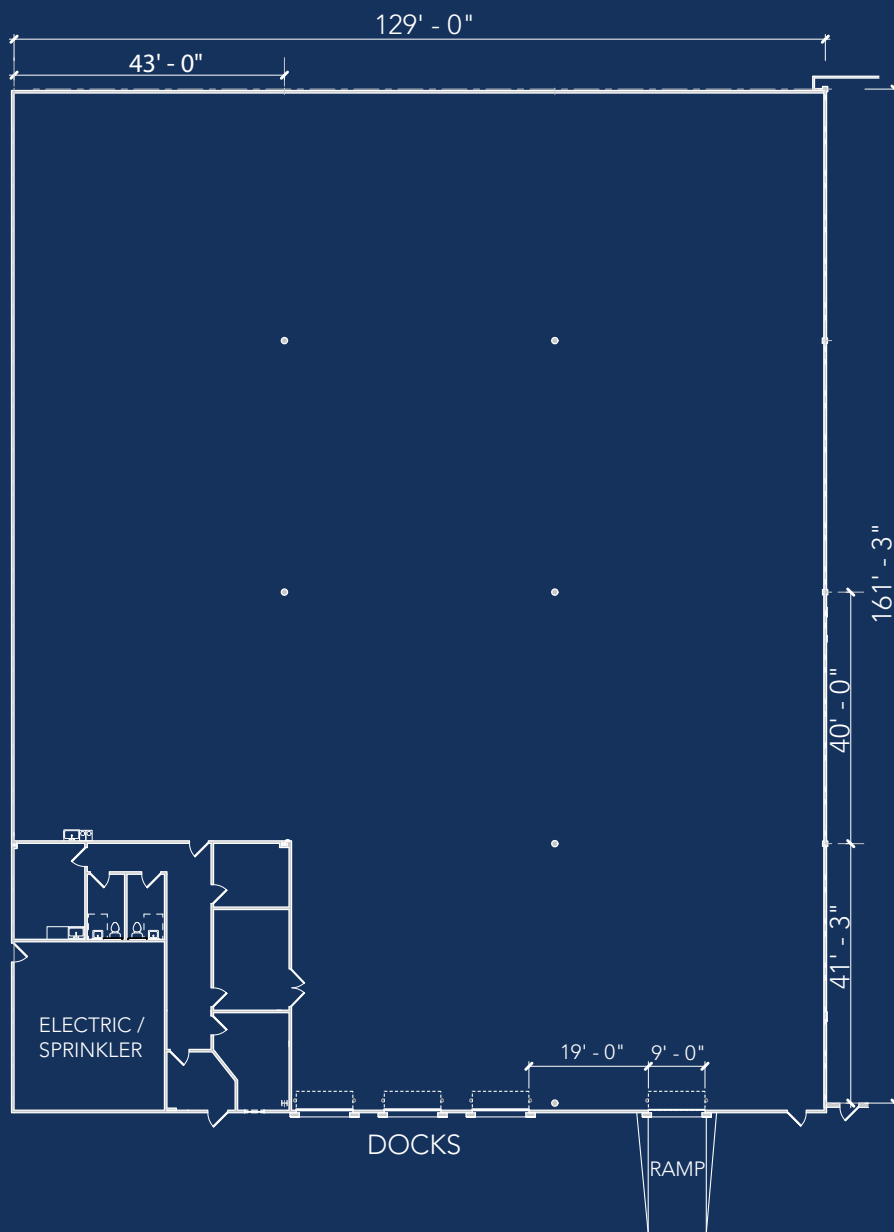
AMERICAN
REALTY ADVISORS

Chantilly Distribution Center I

3900
STONECROFT BLVD.
CHANTILLY, VA

SUITE G - As BUILT
20,574 SF

3 LOADING DOCKS
1 RAMPED DRIVE-IN



 **TRANSWESTERN**[®]

CAULLEY DERINGER
703.749.9415
caulley.deringer@transwestern.com

STEVE CLOUD
703.749.9455
steve.cloud@transwestern.com

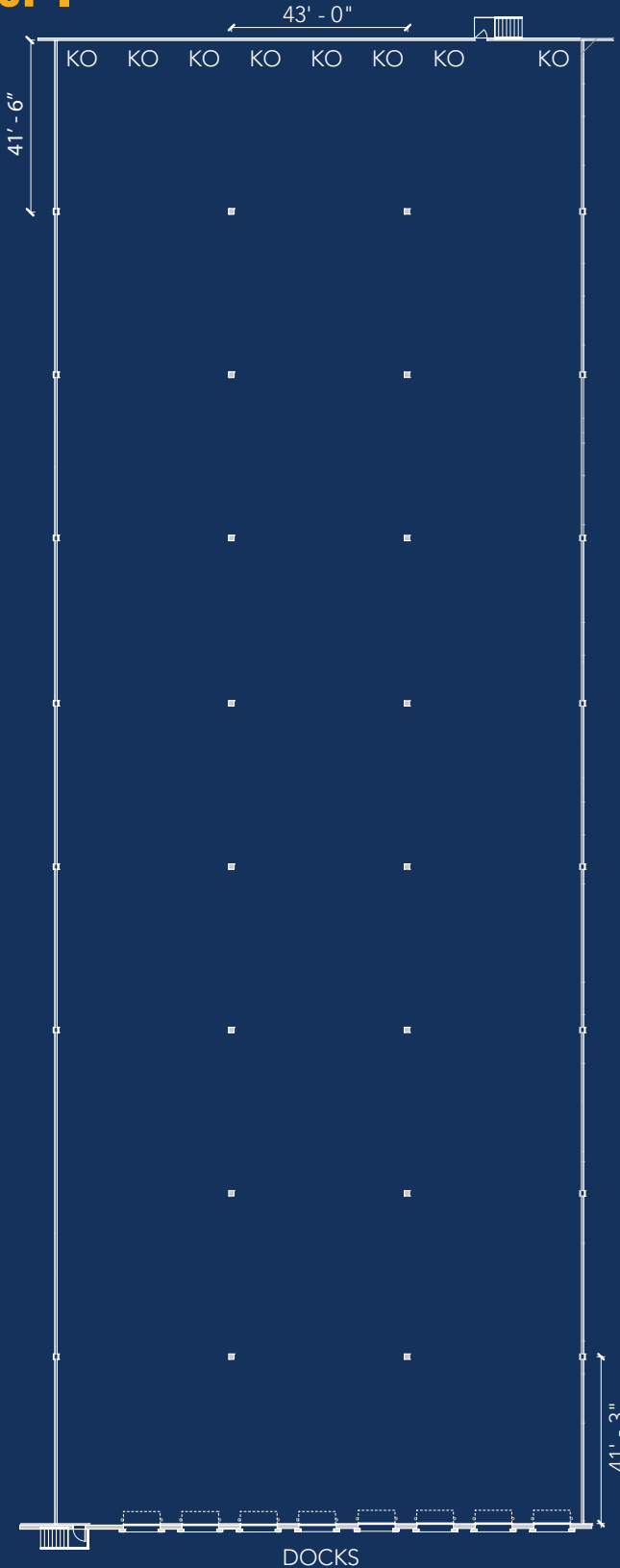
7900 Tysons One Place | Suite 600 | McLean, VA 22102 | 703.821.0040 | www.transwestern.com



AMERICAN
REALTY ADVISORS

Chantilly Distribution Center I

3900
STONECROFT BLVD.
CHANTILLY, VA



SUITE A-2 - As BUILT
47,079 SF

8 LOADING DOCKS
8 KNOCK-OUT PANELS



CAULLEY DERINGER
703.749.9415
caulley.deringer@transwestern.com

STEVE CLOUD
703.749.9455
steve.cloud@transwestern.com

7900 Tysons One Place | Suite 600 | McLean, VA 22102 | 703.821.0040 | www.transwestern.com



AMERICAN
REALTY ADVISORS

Chantilly Distribution Center I



Access to major Northern Virginia roadways including; Dulles Toll Road, I-66, Route 28, and Route 50.

Strong amenity base along Route 50.

27 miles from Washington D.C.

Approximately 6 miles from Dulles Airport.

AMENITIES



TRANSWESTERN®

CAULLEY DERINGER
703.749.9415
caulley.deringer@transwestern.com

STEVE CLOUD
703.749.9455
steve.cloud@transwestern.com

7900 Tysons One Place | Suite 600 | McLean, VA 22102 | 703.821.0040 | www.transwestern.com



AMERICAN
REALTY ADVISORS

Chantilly Distribution Center I

3900
STONECROFT BLVD.
CHANTILLY, VA



CAULLEY DERINGER
703.749.9415
caulley.deringer@transwestern.com

STEVE CLOUD
703.749.9455
steve.cloud@transwestern.com

7900 Tysons One Place | Suite 600 | McLean, VA 22102 | 703.821.0040 | www.transwestern.com



AMERICAN
REALTY ADVISORS