

FLEX SUITE WITH  VISIBILITY
11,048 SF AVAILABLE



WESTECH I - 14310 SULLYFIELD CIRCLE

CHANTILLY, VA 20151

AVAILABILITIES

- 11,048 SF TOTAL
- \$10.50 NNN
- ~ 4,000 SF of Office
- One 4' dock
- One Ramped Drive-In

CAN BE DIVISIBLE:

- Suite 100A: 4,643 SF 1 Drive-in
- Suite 100B: 6,405 SF 1 Dock

 **11,048 SF
Contiguous**



AMENITIES

- Excellent frontage and signage available on Route 28
- Route 28 traffic count: 70,000 cars per day
- 3/ 1,000 parking ratio
- 15' clear warehouses
- I-5 zoning (retail allowed)
- Dock and ramped drive-in loading

FLOOR PLANS

SUITE 100A & 100B

11,048 SF TOTAL AVAILABLE

