

# AIRPORT COMMERCE CENTER

22695 - 22713 Commerce Center Court, Dulles, VA 20166  
Loudoun County



## WAREHOUSE SPACE FOR LEASE

### AVAILABILITY:

22695 Commerce Center Court  
Suite 100 | 32,402 SF

- \$9.00 PSF
- 5,800 SF of Existing Office
- Thirteen (13) Docks

22712 Commerce Center Court  
Suite 100 | 23,787 SF

- \$10.75 PSF, NNN
- 13,300 SF of Existing Office
- Nine (9) Docks & One (1) Ramped Drive-In

### PROPERTY FEATURES:

- Rear loaded 115' - 120' independent truck court with multiple dock positions
- 40' x 40' column spacing, tinted storefront glass along building front, 24' clear, attractive tilt up construction
- New signalized entry in 2018
- Ample vehicle parking up to a ratio of 1.8/1,000 SF



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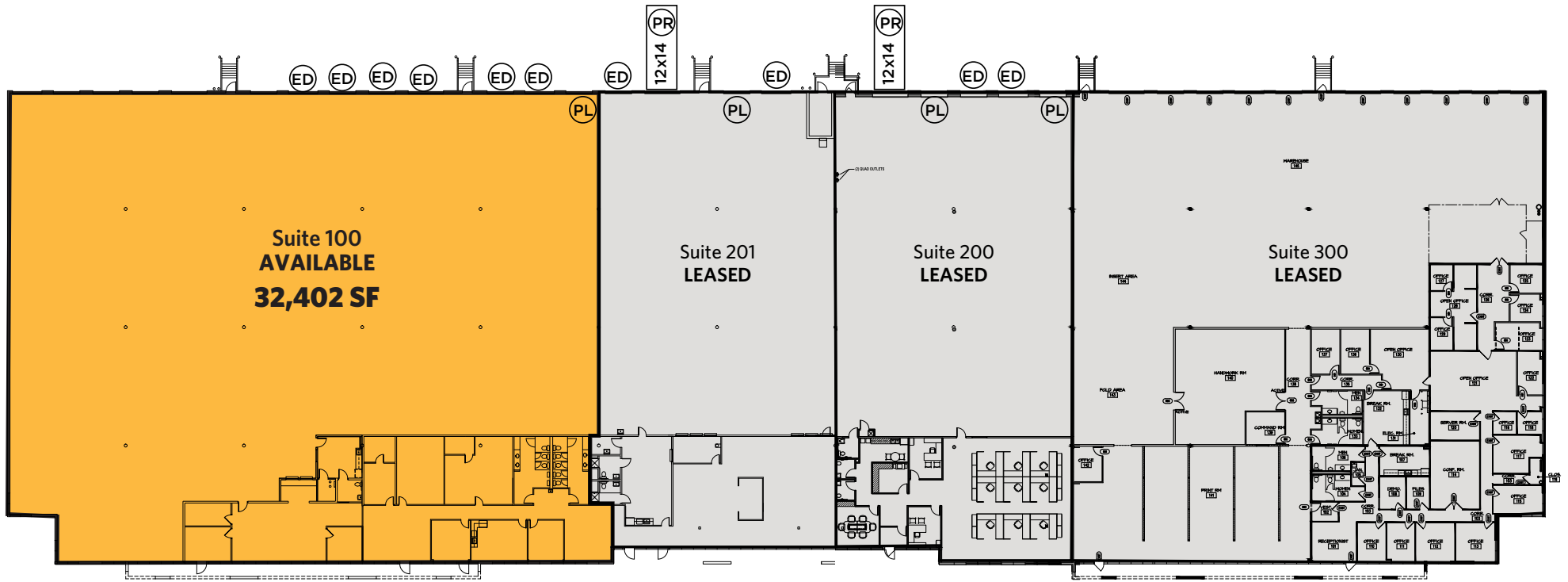
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22695 Floor Plan | Suite 100 | 32,402 SF

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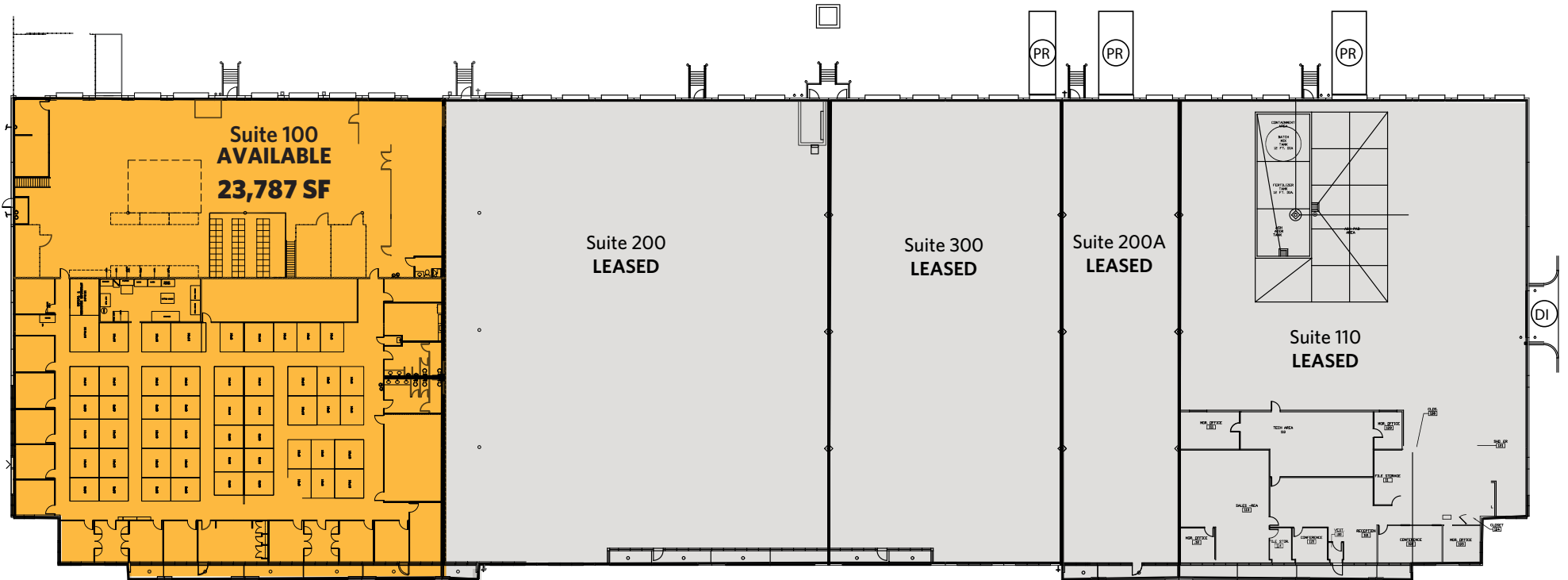
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PHOTOS

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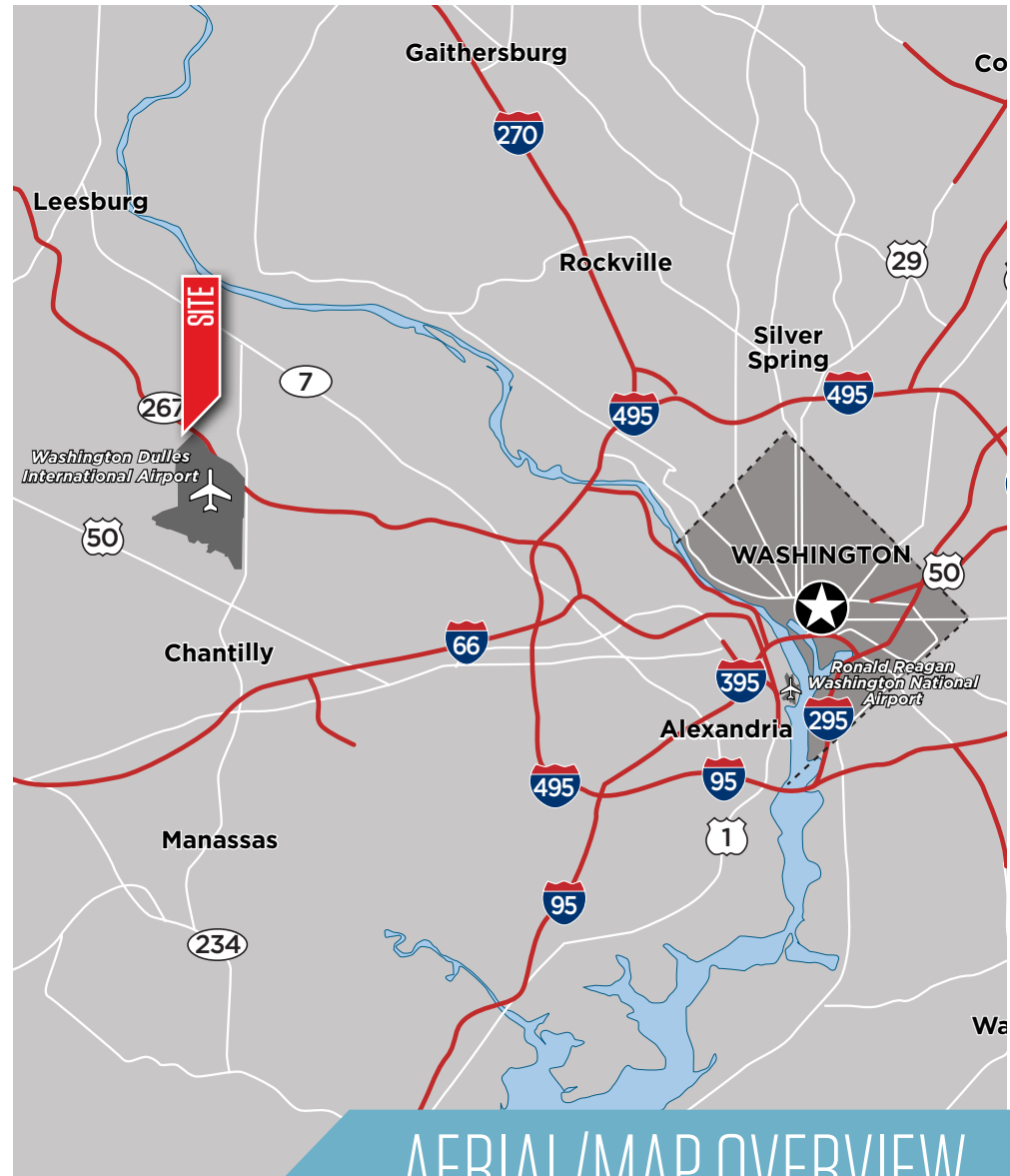
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AERIAL/MAP OVERVIEW

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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