



PRESENTS:

BRAND NEW OFFICE/WAREHOUSE

HI-TECH EXTERIOR FACADE

44710 CAPE CT #106, ASHBURN, VA 20147

OVER 3,600 SF OPEN AREA HIGH CEILING SPACE AVAILABLE



- ◆ **DIMENSIONS: 30 ft W x 120 ft L x 24 ft CLEAR CEILING**
 - ◆ **UTILITIES: CITY WATER, GAS, ELECTRICITY (3 PHASE & 120V)**
 - ◆ **APPROVED 1,200 SF for 2nd FLOOR OR MEZZANINE**
 - ◆ **FULLY DRIED SPRINKLERS**
 - ◆ **FREE AMPLE PARKING**
- CONVENIENTLY LOCATED IN LOUDOUN COUNTY BUSINESS COMMUNITIES**

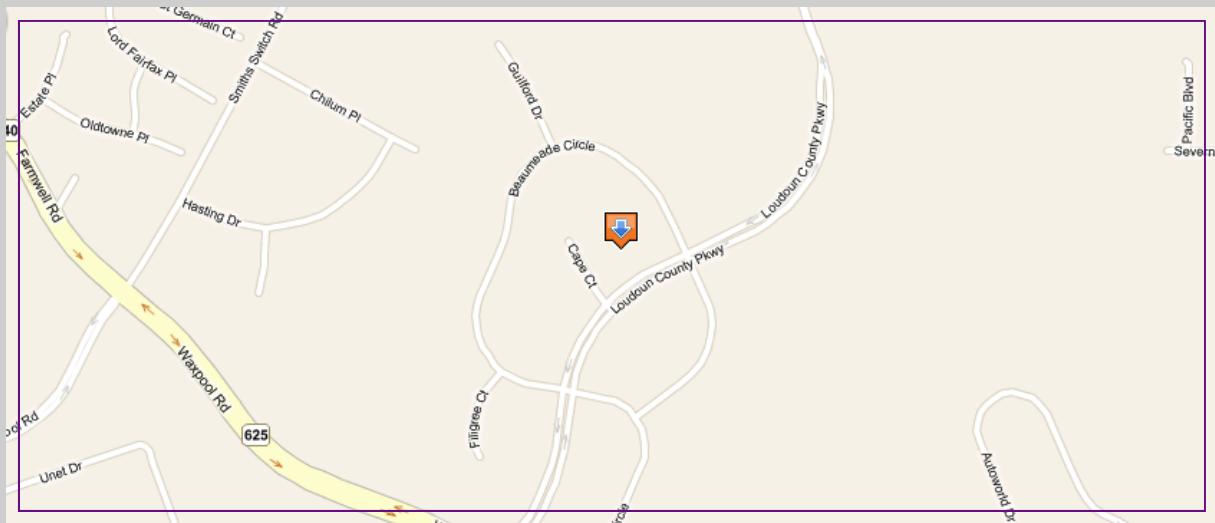


OVERHEAD DOOR: 12' W x 14' H

FREE AMPLE PARKING

Contact: Ken Noroozi (301) 728-6037

Property Maps



PROPERTY INFORMATION:

Year Built: 2006

Zoning Use: Commercial

Property Tax: \$5,500

Rate: \$12.50/SF/NNN

THE PROPERTY IS ALSO AVAILABLE FOR SALE



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