

DT WEST



BUILDING ONE - 42714 TRADE WEST DRIVE

- 12,000 TO 58,827 SF
- TWO (2) LOADING DOCKS PER BAY
- 24' CLEAR
- 40' X 50' COLUMN SPACING
- SHARED TRUCK COURT 115'
- ZONING PDGI
- DELIVERY 2ND QTR 2020
- LEASE RATE \$9.50 NNN - \$10.00 NNN

BUILDING TWO - 42722 TRADE WEST DRIVE

- 4,595 TO 65,435 SF
- DRIVE IN LOADING
- 18' CLEAR HEIGHT
- 36' X 43' COLUMN SPACING
- AUTO USE (5BAY MINIMUM)
- ZONING PDGI: WAREHOUSE, DISTRIBUTION AND FABRICATION
- DELIVERY 2ND QTR 2020
- LEASE RATE: \$10.00 NNN, \$11.25 NNN



703-544-1013

DAVE GUNTER, CCIM EXT 111

DEG@CGR-INC.COM

DAVID AUSTIN, CCIM EXT 114

AUSTIN@CGR-INC.COM



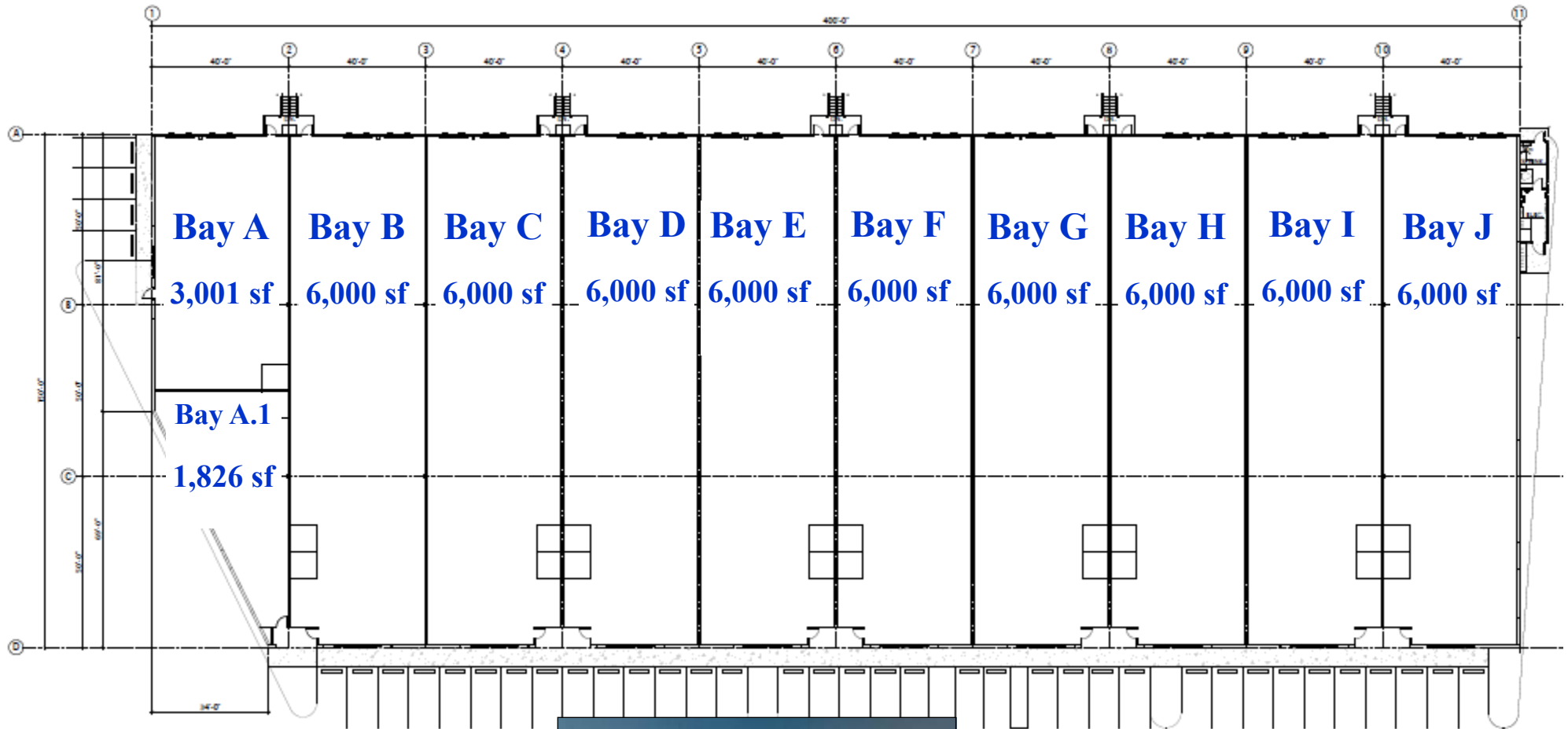
COMMERCIAL GROUP REALTY, INC. - SERVING THE DULLES CORRIDOR

Information contained herein was obtained from sources deemed to be reliable but accuracy thereof is not warranted. Property is offered subject to prior sale or lease. Change of terms or withdrawals without notice.

FLOOR PLAN

BUILDING 1

42714 TRADE WEST DRIVE



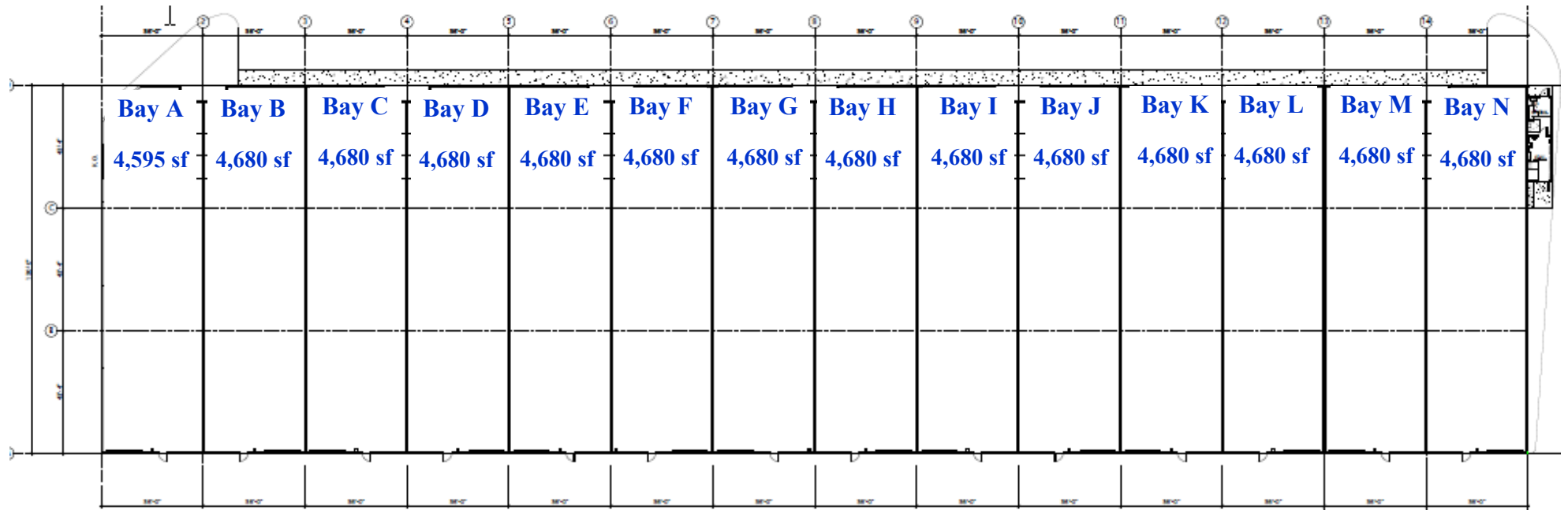
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FLOOR PLAN

BUILDING 2

42722 TRADE WEST DRIVE



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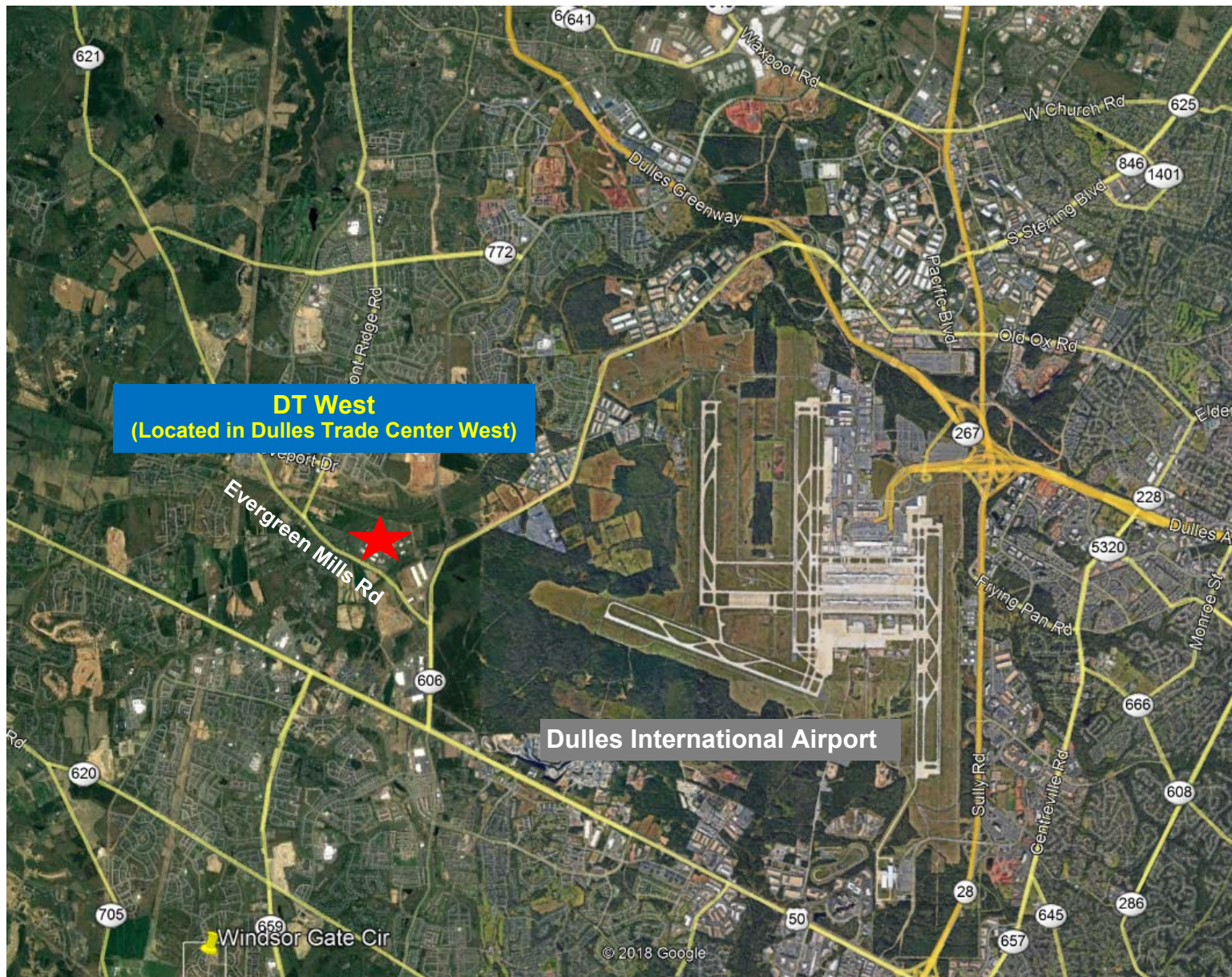
SITE PLAN



DAVE GUNTER, CCIM EXT 111
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Distance To Location

Dulles Greenway (Toll Road)	Interstate 66.....17 miles
Route 50.....2 miles	Interstate 495.....22 miles
Route 28.....7 miles	Washington D.C.....34 miles
Dulles International Airport.....10 miles	Reagan National Airport.....30 miles

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