

# BRAND NEW OFFICE/WAREHOUSE

44710 CAPE CT #106, ASHBURN, VA 20147

**FOR LEASE 3,600 sf**



Front View from Cape Court  
Main Entrance

## Brand New Hi-Tech Exterior Facade Office Warehouse

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

Fine finished concrete floor

Sound proof concrete blocks partition walls

Fully dried sprinklers

Building use: Flex Warehouse

Conveniently located in Loudoun County Business Communities



VIP REALTORS

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Aerial View

## Brand New Hi-Tech Exterior Facade Office Warehouse

Overhead Door: 12' w x 14' h

Rate: \$12.50/sf/NNN



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