

LEASE

44080 LITTLE RIVER TURNPIKE, CHANTILLY VA 20152
BECCA SQUARE WAREHOUSE



BUILDING SIZE:	70,400 SF WAREHOUSE UNDER CONSTRUCTION
DELIVERY:	ESTIMATED 1ST QTR 2026
LEASE RATE:	\$22.00 NNN
RENTABLE AREA:	MINIMUM 9,600 SF TO FULL BUILDING
ZONING:	LOUDOUN COUNTY CLI - PERMITTED USES INCLUDE FLEX WAREHOUSE, WHOLESALE TRADE, MANUFACTURING, OFFICE, HEALTH AND FITNESS CENTER, TRAINING/LESSONS IN DANCE, GYMNASTICS, JUDO AND SPORTS & UP TO 25% RETAIL (NO AUTOMOTIVE REPAIR)
SHELL DESCRIPTION:	DEMISED, WARM LIT SHELL, WITH POWER
CEILING HEIGHT:	24' CLEAR
SUITE SIZES:	TWO (2) END SUITES - 160' x 60' FOUR (4) INTERIOR SUITES - 160' x 80'
LOADING:	TEN (10) 12' x 14' DRIVE IN & TWO (2) 14' x 14' DRIVE IN EIGHT (8) KNOCKOUT PANELS
PARKING:	ESTIMATED AT 3.18/1,000
TRAFFIC COUNT:	71,000 VEHICLES PER DAY ALONG LITTLE RIVER TPKE

Exclusive Listing By:

DAVID GUNTER
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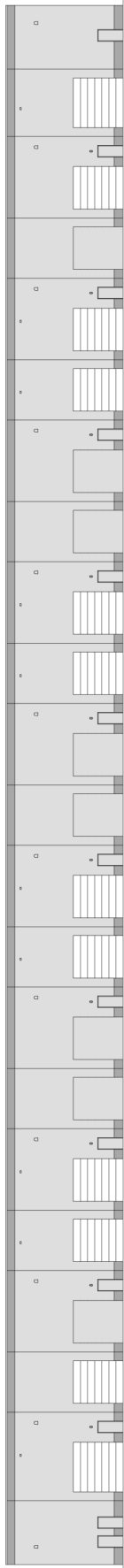
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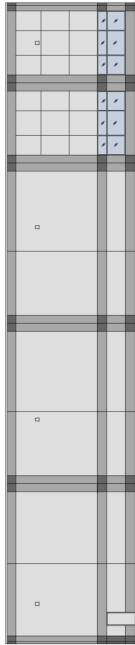
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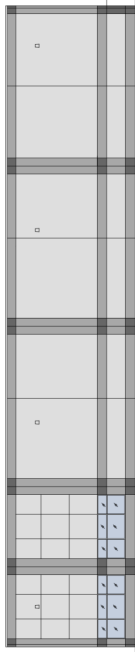
BUILDING ELEVATIONS



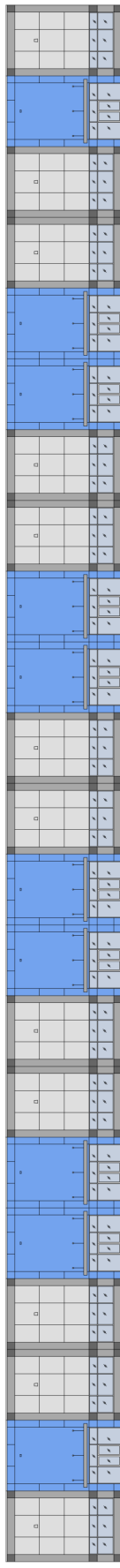
REAR ELEVATION



LEFT SIDE ELEVATION

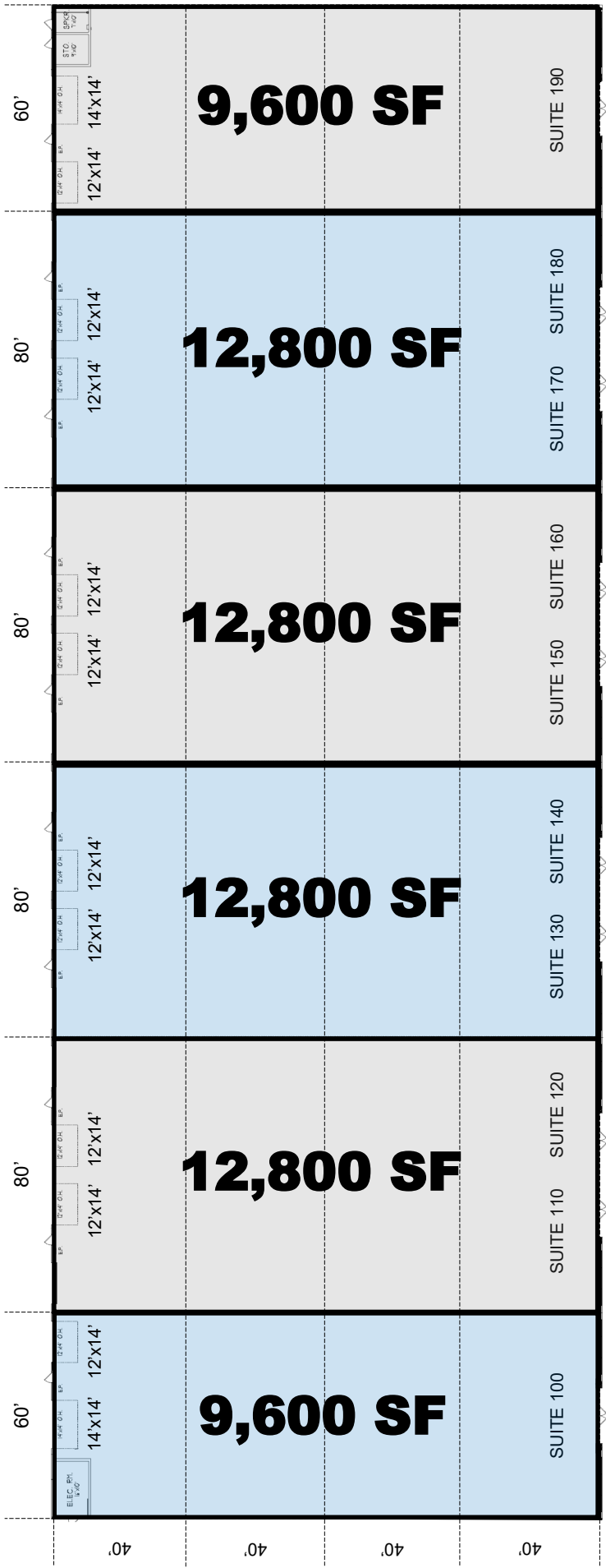


RIGHT SIDE ELEVATION



FRONT ELEVATION

FLOOR PLAN



***Column Spacing:**

Two (2) Exterior suites 60' clear span (column free)

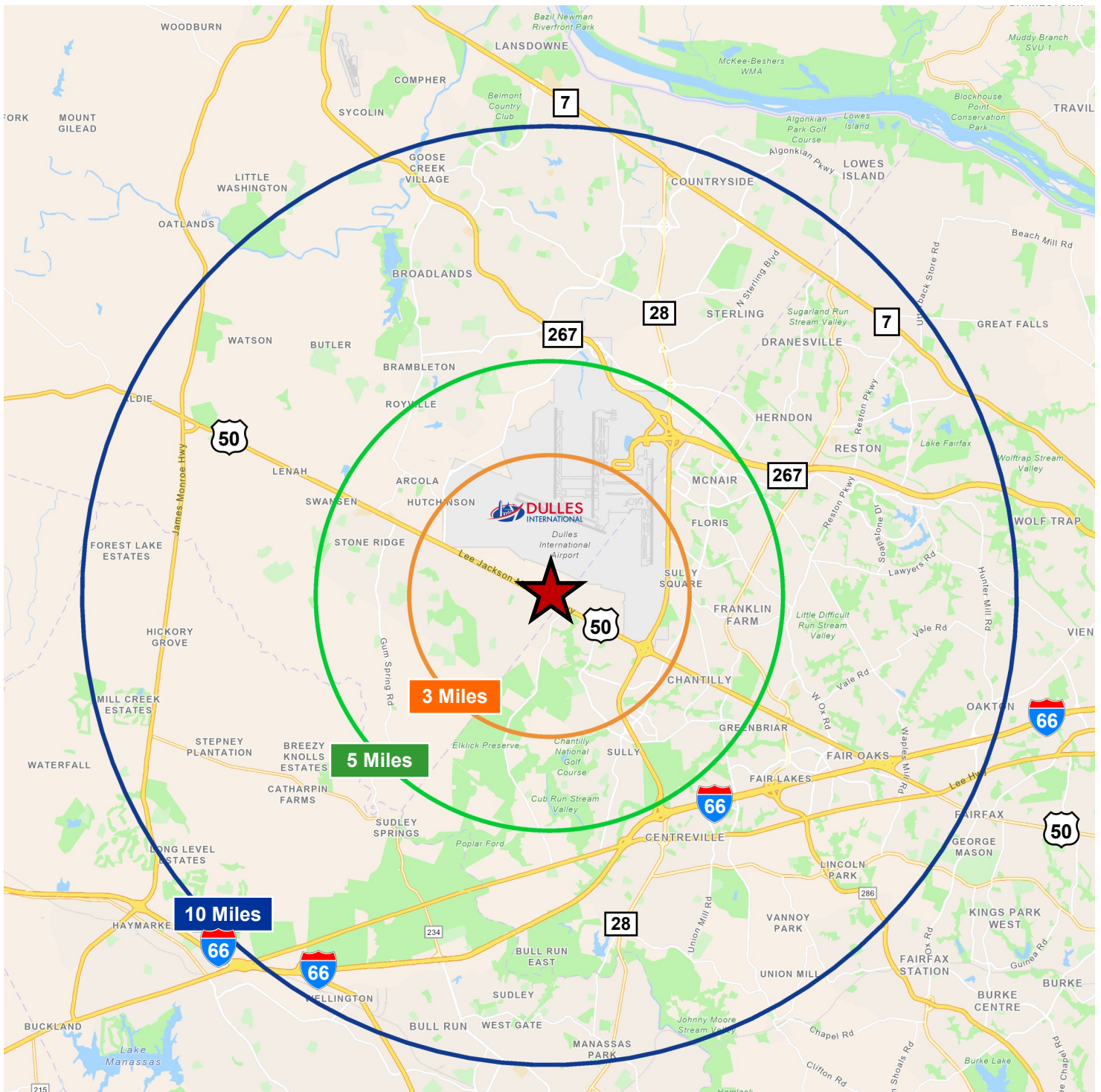
Four (4) Interior suites 80' clear span (column free)

[illegible]

Little River Turnpike (Route 50) 71,000 VPD

3, 5, 10 MILE RADIUS

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