

# LEASE

44080 LITTLE RIVER TURNPIKE, CHANTILLY VA 20152  
BECCA SQUARE WAREHOUSE



<b>BUILDING SIZE:</b>	70,400 SF WAREHOUSE UNDER CONSTRUCTION
<b>DELIVERY:</b>	ESTIMATED 1ST QTR 2026
<b>LEASE RATE:</b>	\$22.00 NNN
<b>RENTABLE AREA:</b>	MINIMUM 9,600 SF TO FULL BUILDING
<b>ZONING:</b>	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)
<b>SHELL DESCRIPTION:</b>	DEMISED, WARM LIT SHELL, WITH POWER
<b>CEILING HEIGHT:</b>	24' CLEAR
<b>SUITE SIZES:</b>	TWO (2) END SUITES - 160' x 60' FOUR (4) INTERIOR SUITES - 160' x 80'
<b>LOADING:</b>	TEN (10) 12' x 14' DRIVE IN & TWO (2) 14' x 14' DRIVE IN EIGHT (8) KNOCKOUT PANELS
<b>PARKING:</b>	ESTIMATED AT 3.18/1,000
<b>TRAFFIC COUNT:</b>	71,000 VEHICLES PER DAY ALONG LITTLE RIVER TPKE

Exclusive Listing By:

DAVID GUNTER  
DEG@CGR-INC.COM  
703-544-1013 · EXT 111



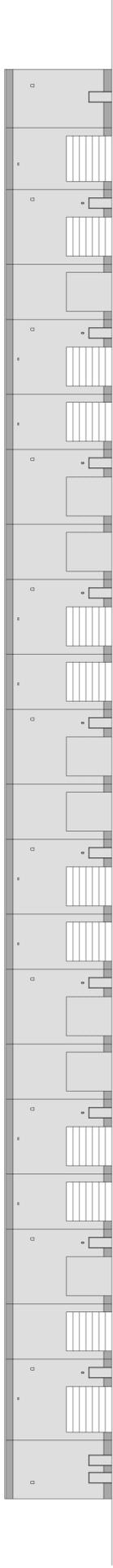
DAVID AUSTIN  
AUSTIN@CGR-INC.COM  
703-544-1013 · EXT 114



THOMAS HERTEL  
THERTEL@CGR-INC.COM  
703-544-1013 · EXT 118

**CGR**  
COMMERCIAL GROUP REALTY  
[www.cgr-inc.com](http://www.cgr-inc.com)

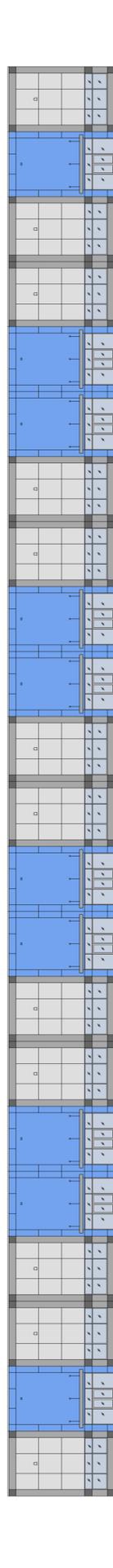
# BUILDING ELEVATIONS



REAR ELEVATION



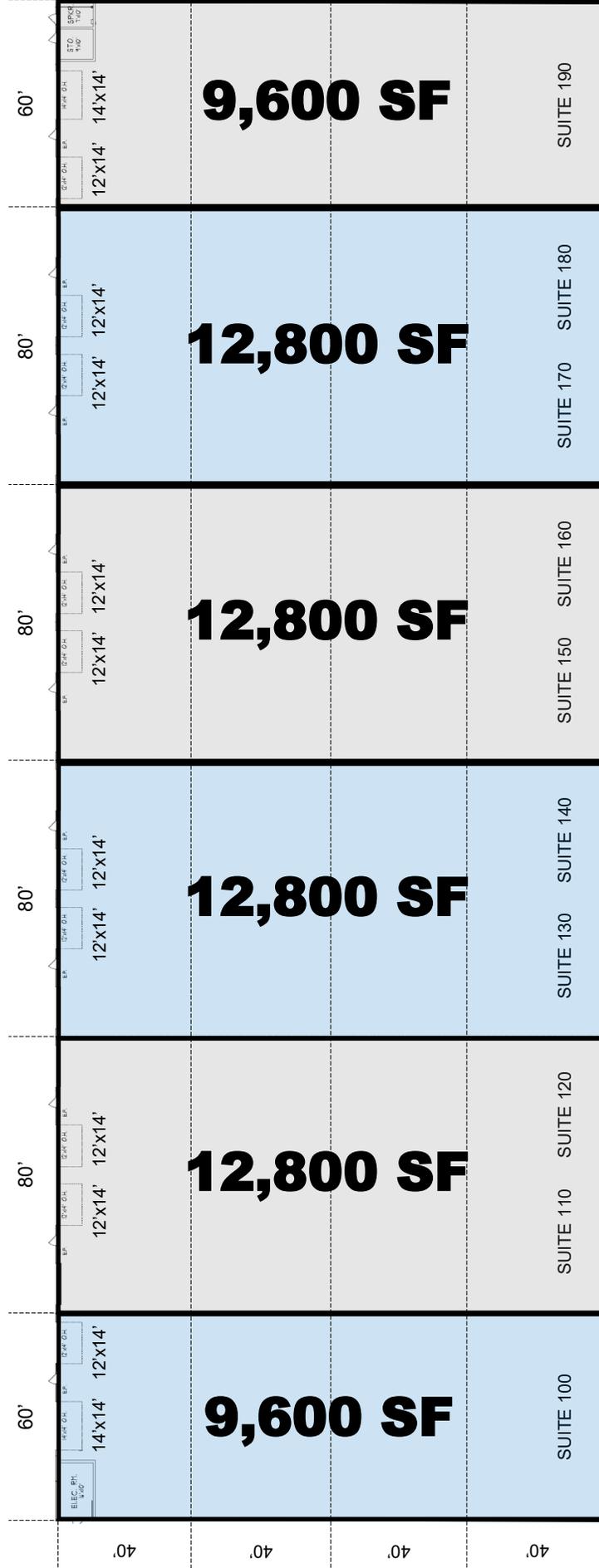
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

FRONT ELEVATION

# FLOOR PLAN



**\*Column Spacing:**

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

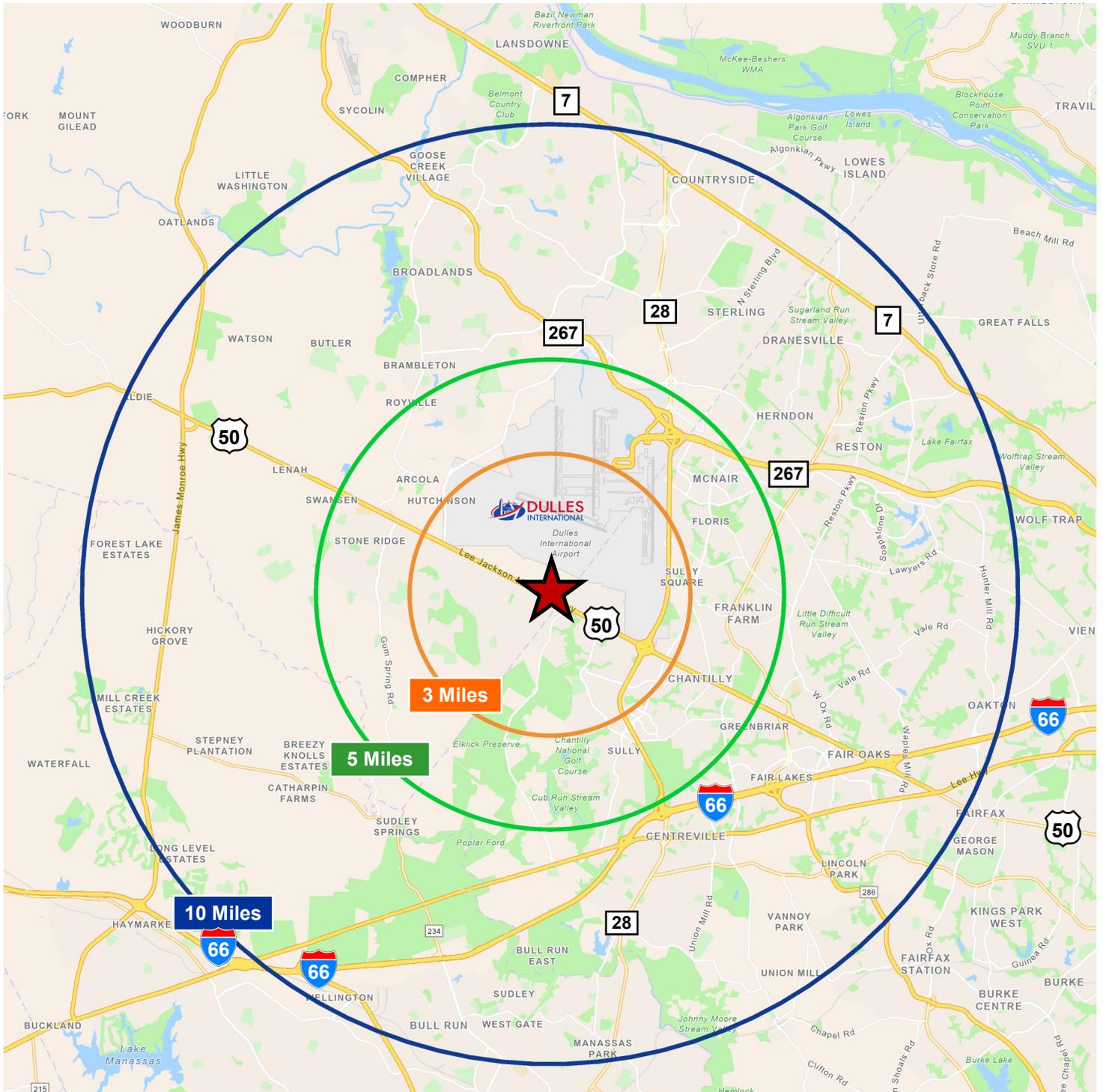
Four (4) Interior suites 80' clear span (column free)





# 3, 5, 10 MILE RADIUS

44080 LITTLE RIVER TURNPIKE, CHANTILLY VA 20152



Exclusive Listing By:

**DAVID GUNTER**  
DEG@CGR-INC.COM  
703-544-1013 · EXT 111



**DAVID AUSTIN**  
AUSTIN@CGR-INC.COM  
703-544-1013 · EXT 114



**THOMAS HERTEL**  
THERTEL@CGR-INC.COM  
703-544-1013 · EXT 118

**CGR**  
COMMERCIAL GROUP REALTY  
[www.cgr-inc.com](http://www.cgr-inc.com)