

Leesburg Business Park Building I
73 Lawson Road SE, Leesburg VA 20175

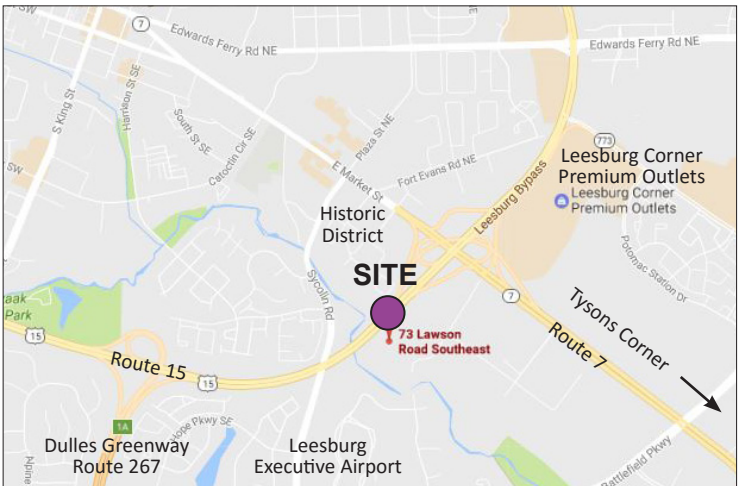


15,000 SF AVAILABLE - For Industrial, Office, or Retail Business



High Visibility location for your business with up to 65,000 vehicles per day and easy access to Route 7
Located in the Leesburg Business Park at the intersection of the Leesburg Bypass (Route 15) and Leesburg Pike (Route 7)
Just 20 minutes from Washington Dulles International Airport

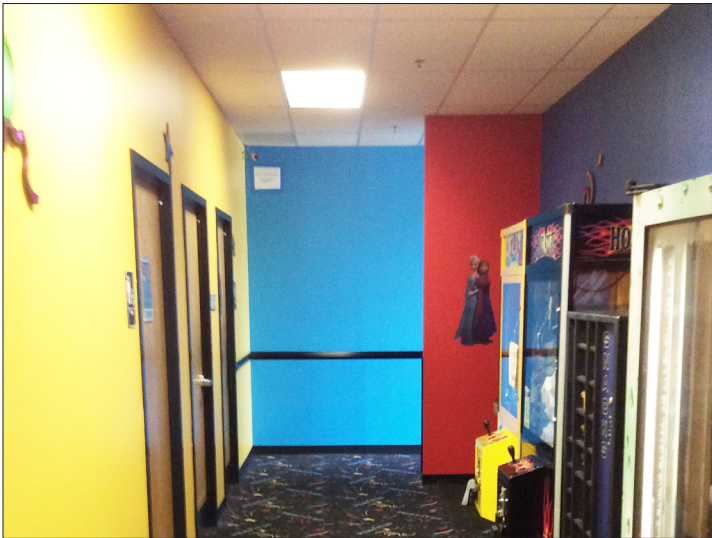
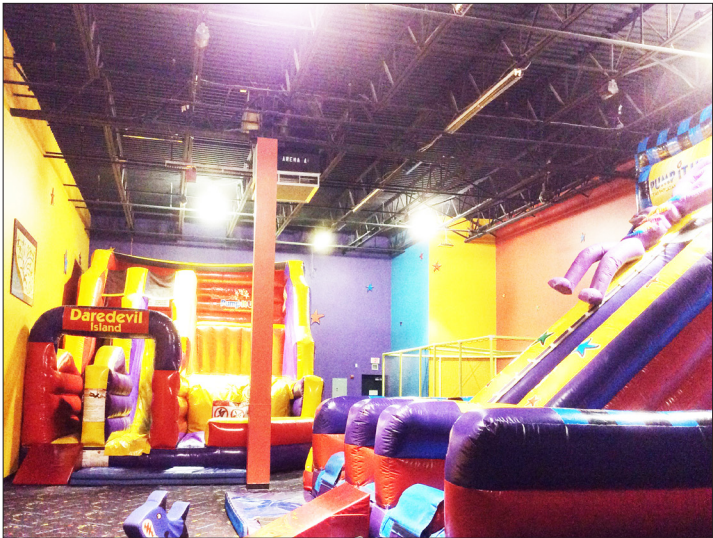
If you are looking for an unbelievable location, nearby amenities, and great access to major commuter/transportation routes, call today for more information!



Year Built: July 2007
Parking: 30 free Surface Spaces available
Land Area: 12.76 AC
Zoning: I-1, PDGI
County: Loudoun

Demographics 2016	1 mile	3mile	5mile
Total Population	17, 549	64,209	106,807
Total Households	6,157	21,273	35,773
Median HH Income	\$62,795	\$111,257	\$120,440

DANE T. BEASLEY
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NAIOP Award Winner for “Best Warehouse Industrial”

- 1 story building
- 12’ x 14’drive-in bay, one for each suite
- 18’ clear ceiling heights
- Rear entries/exits
- 6” thick reinforced concrete slab floors designed for 250-psf live load
- Signage on the front of the building with great visibility from Route 15
- Store front style entrances with gooseneck light fixtures
- Professional property management team continuously monitoring the building, making sure your business performs as best as it can.

Locate your business just moments away from the Leesburg Corner Premium Outlets, a household name in the Northern Virginia Area, which features retail giants such as Burberry, Polo Ralph Lauren, J. Crew, Nike, Sunglass Hut, Old Navy and Under Armour. If shopping doesn’t suit your fancy, grab a bite at nearby restaurants such as Red Hot & Blue, Little Caesars Pizza, Starbucks, Wendy’s, Tropical Smoothie Café and more!