

# LAND FOR SALE

## Dulles Summit

For Sale- Cleared & Rough Graded Lots

Old Ox Road (Route 606) Dulles, VA



### LOCATION

Great location fronting Route 606, 1/2 mile West of the Dulles International Airport's Northgate. Adjacent to the Park & Ride and the Dulles Greenway. Easy access to Route 28, Route 267 (Dulles Toll Road/Greenway), and Route 50.

### HIGHLIGHTS

Rare opportunity to own heavy industrial lots with retail exposure. Zoning allows for a variety of uses including: assembly, manufacturing, distribution, R&D, warehousing, commercial office and data center. Owner will consider Build-to-Suit. Directly in front of the new 463,000 SF Dulles Summit Development currently under construction.

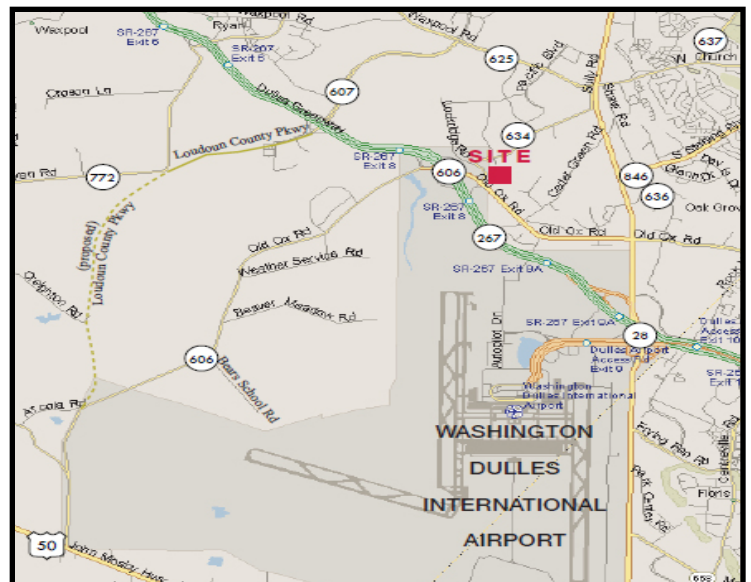
### AVAILABILITY

Cleared and Rough Graded Lots:

~~Out Parcel 1 **SOLD** 1.85 Acres \$1,289,976~~  
~~Out Parcel 2 **SOLD** 2.48 Acres \$1,699,612~~  
 Out Parcel 10 - 5.16 Acres \$3,596,314

### ZONING

PD-GI 1972



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**SEEFRIED INDUSTRIAL PROPERTIES, INC.**

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For Additional Information, Please Contact:

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