

PROPERTY OVERVIEW

BEAUMEADE 1

44611 GUILFORD DRIVE, ASHBURN, VA 20147



Building Information

- Easy access to Dulles Toll Road, Route 28 & Loudoun County Parkway
- Rear loaded 180' shared truck courts
- Dock and drive-in capability
- 30'x40' column spacing
- Wet sprinklered
- Parking ratio up to 2.4/1,000
- Typical bay size is 3,300-3,600 SF
- Loudoun County, PD-IP 1993-Revised zoning: data center, light-medium industrial, office, manufacturing, warehouse



Surrounding Amenities

- AC Moore
- Bar Louie
- CAVA
- Cheesecake Factory
- Chick-fil-A
- Chipotle
- Courtyard Marriott
- Domino's
- Dunkin'
- Firehouse Subs
- Giant
- Harris Teeter
- MOD Pizza
- Peet's Coffee
- Popeye's
- Red Lobster
- Red Robin
- Sam's Club
- Smoothie King
- Springhill Suites by Marriott
- Starbucks
- Subway
- Texas Roadhouse
- The UPS Store

Site Plan

Beaumeade 1

44611 Guilford Drive

Industrial

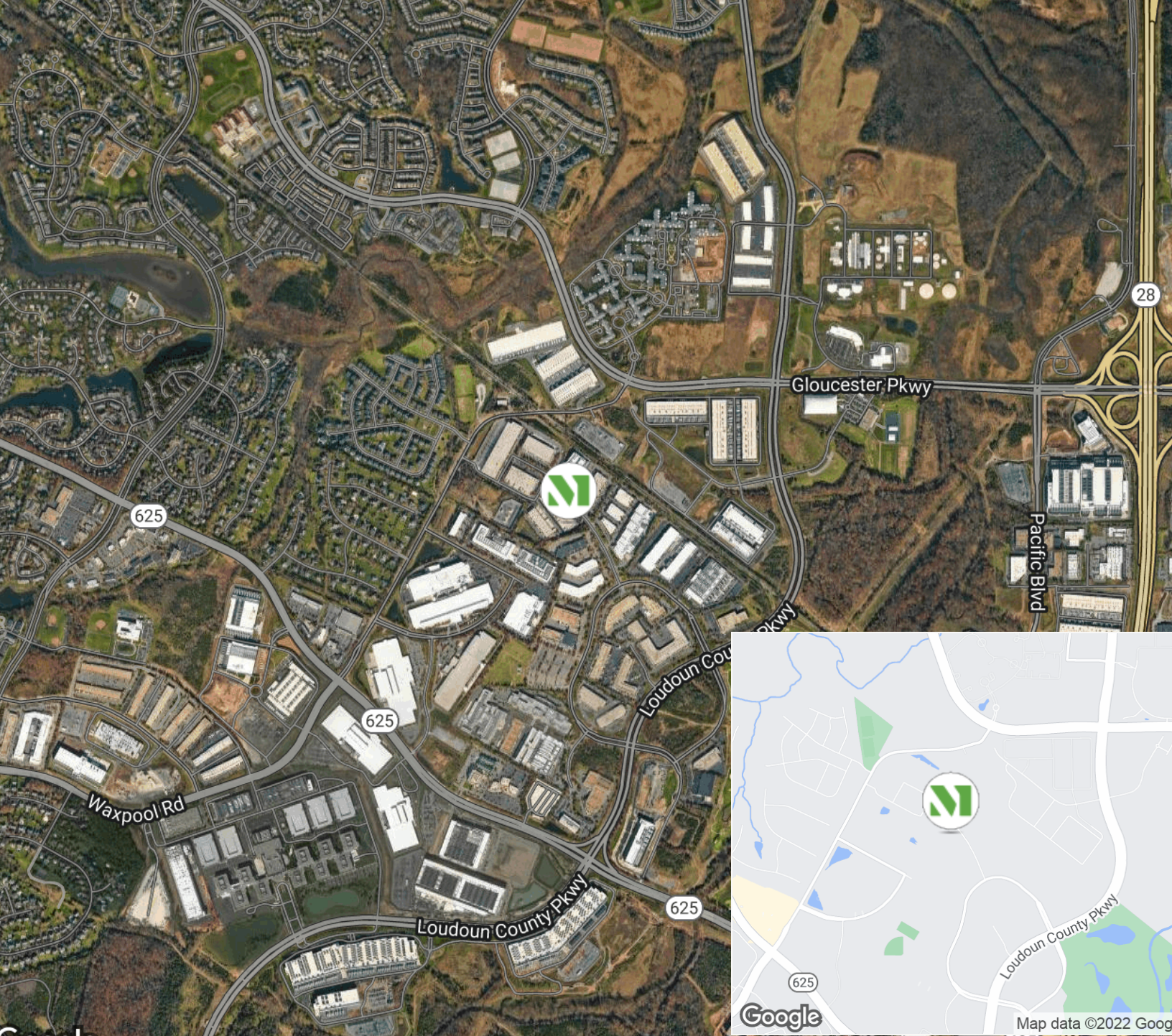
64,800 SF



“We were looking for a space to foster that creative and collaborative environment needed to be an iterative technology company. From leasing to design to property maintenance, the folks at Merritt have listened and accommodated our requests.”

TRACI MIGLIORISI
DIRECTOR OF FINANCE
LOTAME





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For additional information or to schedule a tour, contact:

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