

PROPERTY OVERVIEW

BEAUMEADE CORPORATE PARK

44590-44621 GUILFORD DRIVE, ASHBURN, VA 20147



Building Information

- Easy access to Dulles Toll Road, Route 28 & Loudoun County Parkway
- Six buildings totaling 472,913 SF
- Dock and drive-in capability
- 44611 & 44621 Guilford Drive: - Rear loaded 180' shared truck courts - 30'x40' column spacing - Wet sprinklered - Parking ratio up to 2.4/1,000 - Typical bay size 3,300-3,600 SF
- 44590, 44600, 44601 & 44620 Guilford Drive: - Rear loaded individual truck courts at buildings 44590, 44600 & 44601 - Rear loaded 180' shared truck courts at 44620 - 40'x40' column spacing - ESFR wet sprinkler system meeting Class IV commodities storage requirements - Parking ratio up to 1.6/1,000 SF - Typical bay size is 7,200-8,000 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
- Home Goods
- Jersey Mike's Subs
- Jimmy John's
- LA Fitness
- Lowe's
- Matchbox Pizza
- McDonald's
- 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
- Top Golf
- Trader Joe's
- Uncle Julio's
- Walmart
- Wendy's
- Whole Foods
- Zoe's Kitchen

Site Plan

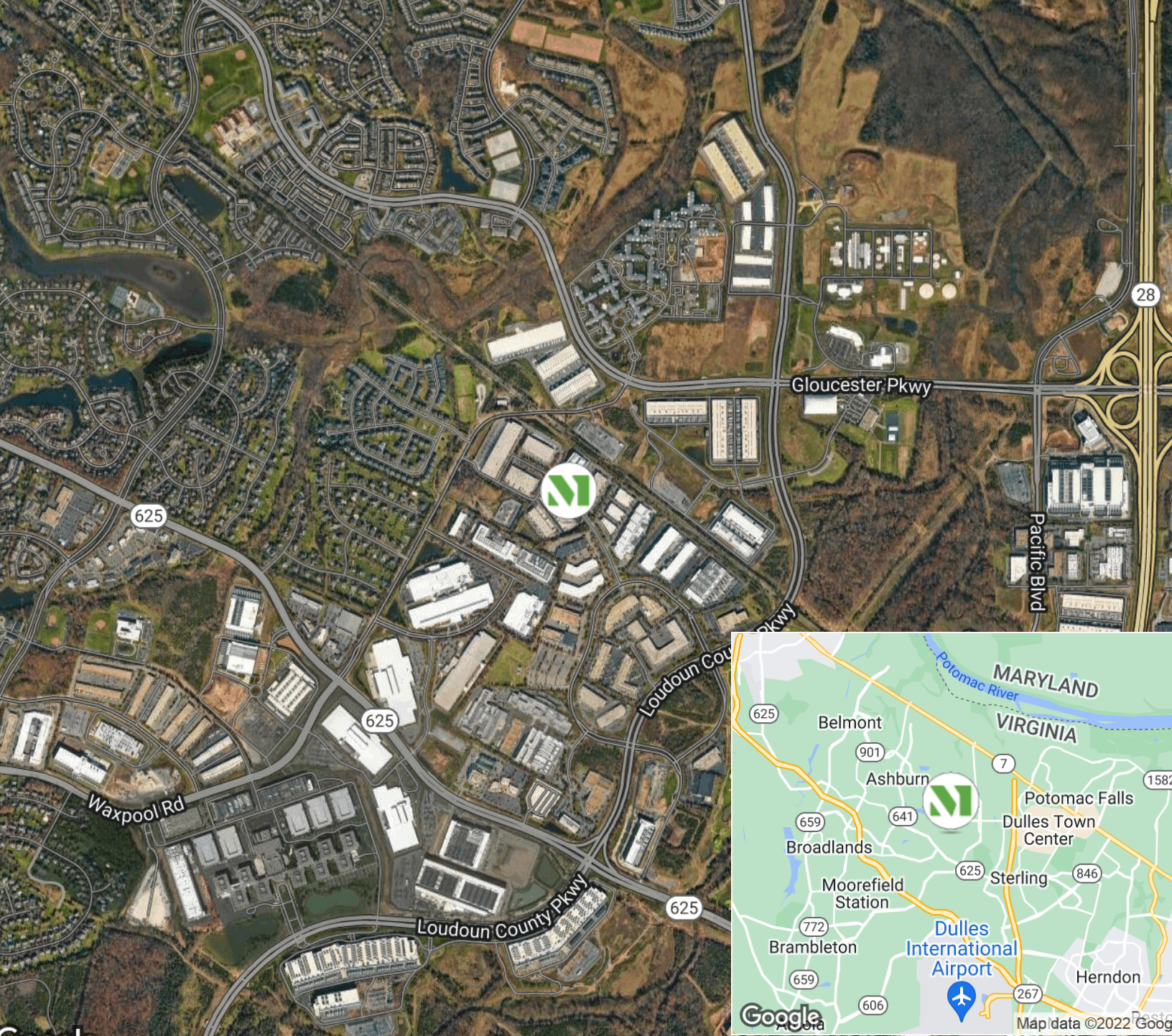
Beaumeade Corporate Park	44590 Guilford Drive	Bulk	148,283 SF
	44600 Guilford Drive	Bulk	71,100 SF
	44601 Guilford Drive	Bulk	70,200 SF
	44611 Guilford Drive	Flex/Light Industrial	64,800 SF
	44620 Guilford Drive	Flex/Light Industrial	74,530 SF
	44621 Guilford Drive	Flex/Light Industrial	44,000 SF



“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:

Scott Longendyke | Shaelyn Mullaney | Kelly Wells

merrittproperties.com

MD: 410.298.2600 | VA: 703.858.2725 | NC: 919.526.0070 | FL: 904.515.2030

