

Prime Chantilly Flex Warehouse Space
14230-C Sullyfield Circle
Chantilly, VA 20151
For Lease at \$3,800 per month



Proudly Marketed By:
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Unlock unparalleled business flexibility in a highly sought-after Chantilly location! This versatile flex warehouse offers a unique blend of office and industrial space, perfectly suited for a variety of businesses. Priced at just **\$3,800 per month**, this won't last long!

Here's what this exceptional space offers:

- **Adaptable Two-Story Layout:** Design the space to perfectly match your needs.
- **Downstairs:** Welcoming reception area, two private restrooms, a spacious 16' x 35' warehouse area, and a convenient 12' x 30' storage area.
- **Upstairs:** Expansive open area ideal for collaborative work, plus two private offices for focused tasks.
- **Convenient Access:** Featuring a practical 10' x 10' grade-level roll-up door for easy loading and unloading.
- **Comfort & Efficiency:** Equipped with two separate HVAC units for optimal climate control and energy efficiency. Enjoy endless hot water with the tank-less hot water heater.
- **Modern Features:** Bright and energy-efficient LED lighting throughout the entire unit.
- **Prime Chantilly Location:** Situated in a much-desired area with excellent access to Routes 50 and 28 as well as Dulles Airport.
- **Affordable Base Rent:** \$3,800 per month. (Tenant responsible for utilities, taxes, and minor repairs).

• **Imagine the possibilities for your business:** Combine office and distribution, create a dynamic showroom with storage, or establish a thriving light manufacturing hub. This flex space offers the adaptability you need to succeed in today's market.

Don't miss out on this incredible opportunity in a prime Chantilly location!

Contact us today to schedule a viewing and secure this versatile space.

George Dungan, Managing Broker
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