

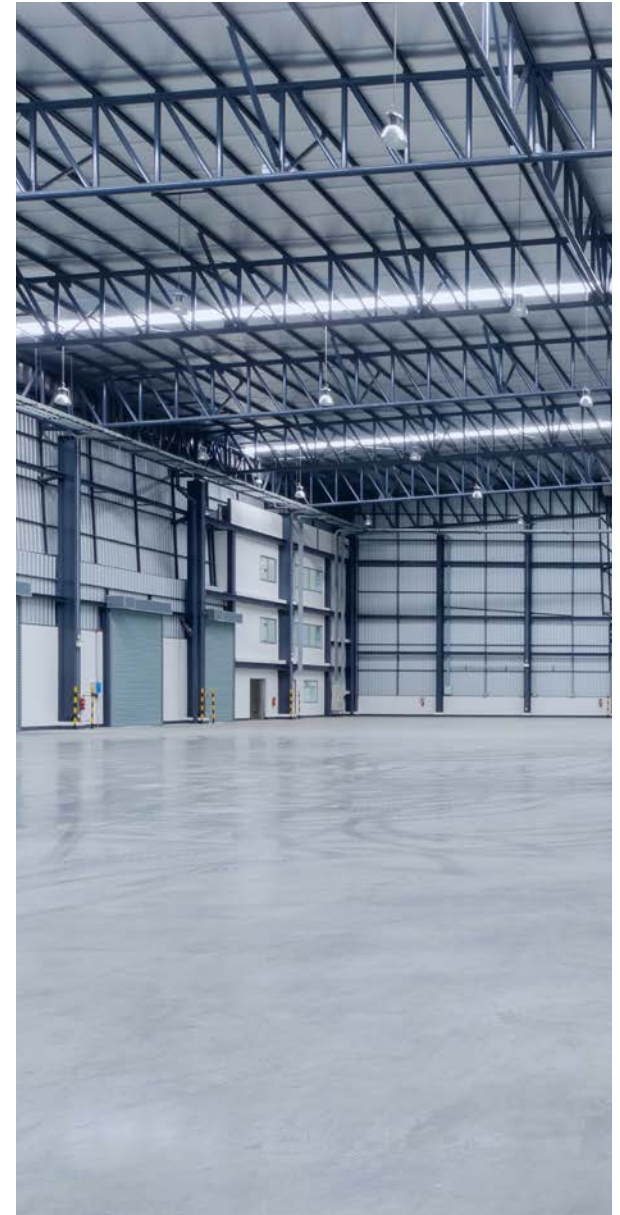
# GATEWAY 28

76,275 SF INDUSTRIAL BUILDING | COMING IN 2022



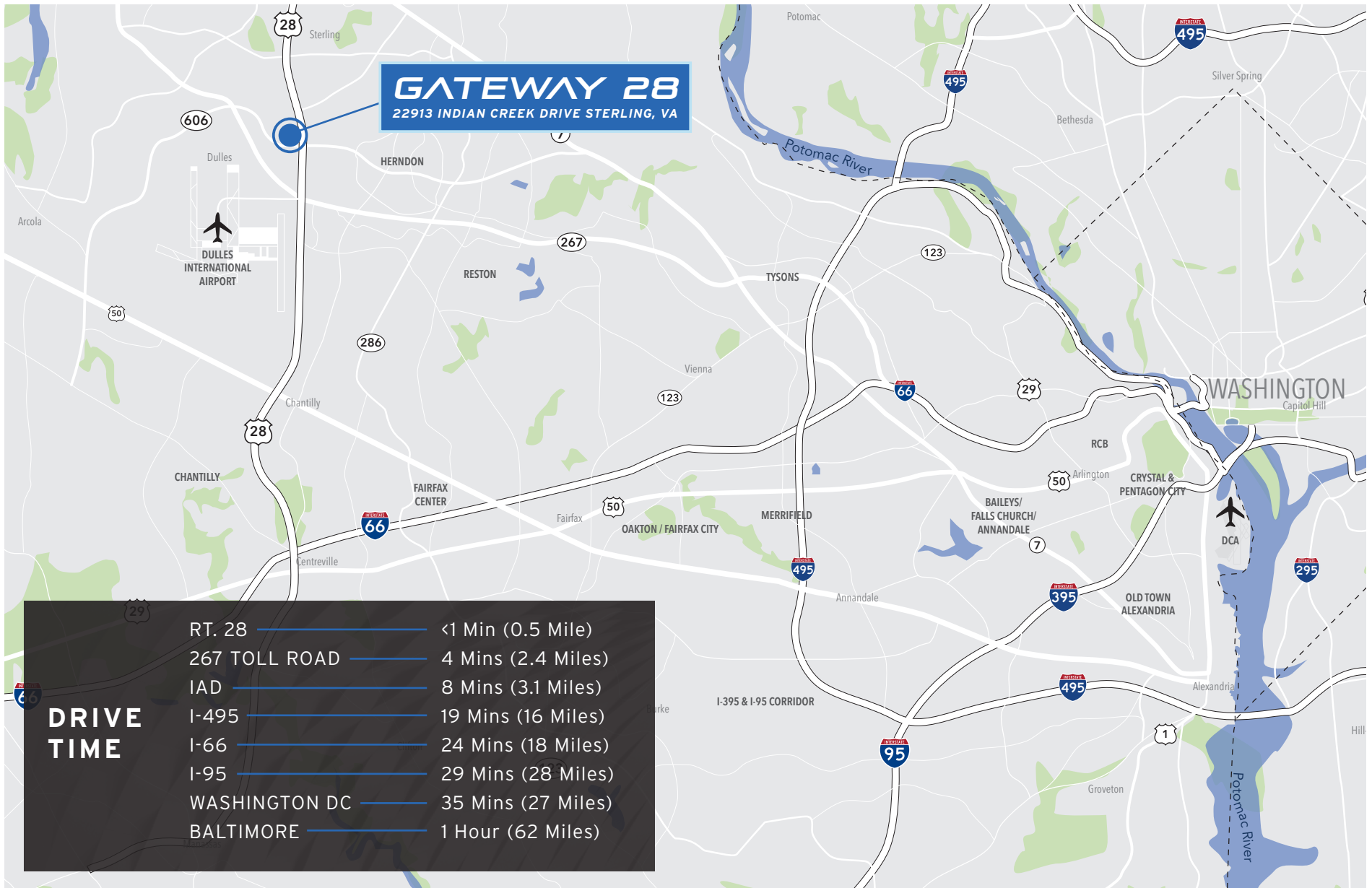
# PROPERTY OVERVIEW

<b>NAME</b>	GATEWAY 28
<b>SITE SIZE</b>	6.08 Acres
<b>ZONING</b>	PD-IP 1993 (Revised)
<b>BUILDING SIZE</b>	76,275 SF
<b>CLEAR HEIGHT</b>	28'
<b>BAY SPACING</b>	40' x 45' Typical Bays
<b>PARKING</b>	1.5/1,000
<b>DOCKS</b>	20 Docks (9' x 10') - 10 Additional Knock-Out Panels
<b>DRIVE-INS</b>	2 Ramped Drive-Ins (12' x 14')
<b>BUILDING DEPTH</b>	135'
<b>FIRE PROTECTION</b>	ESFR
<b>TELCOM/FIBER</b>	Service available in the Park from Verizon, ATT, Comcast and Lumen (CenturyLink)
<b>WATER/SEWER</b>	Public water and sewer provided by Loudoun Water
<b>SLAB ON GRADE</b>	6" thick 4,000 psi concrete over 4" stone base
<b>ELECTRICAL SERVICE</b>	2,000-amp, 277-volt, 3-phase with service provided by Dominion Energy





# REGIONAL MAP



***GATEWAY 28***