



# ±335,000 SF Industrial Space for Lease

**Ashland Road** | Rockville, VA



## Q4 2025 Delivery



**COMMONWEALTH  
COMMERCIAL**

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**AXIAL INDUSTRIAL**

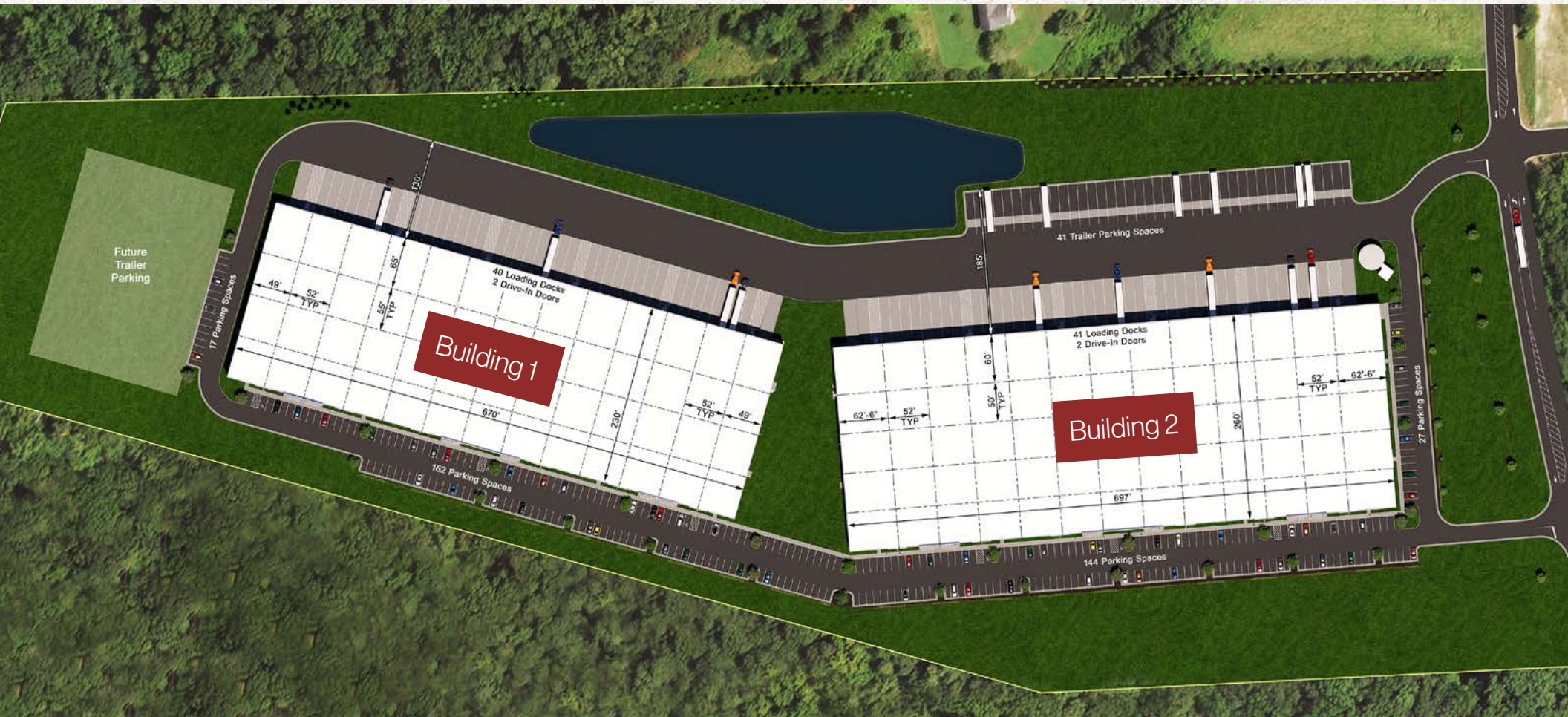
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# Site Plan

Building 1 |  $\pm 154,100$  SF

Building 2 |  $\pm 181,220$  SF





# Building 1



## Single or Multi-tenant Flexibility

- › 23,230 SF - 154,100 SF
- › Building dimensions: 230' x 670'
- › 2800 amps of power
- › Six (6) 7' x 8' 35k lbs mechanical pit levelers
- › 6" concrete slab at 4000 PSI
- › 65' deep loading bay
- › LED Lighting 25fc at 36" aff



Up to ±154,100 SF



2 Drive-In Doors



55' x 52' Column Spacing



32' Clear Height



139 Car Parks



ESFR Fire Suppression



40 Dock High Doors



130' Truck Court Depth



# Building 2



## Single or Multi-tenant Flexibility

- › 27,040 SF - 181,220 SF
- › Building dimensions: 260' x 697'
- › 2800 amps of power
- › Six (6) 7' x 8' 35k lbs mechanical pit levelers
- › 6" concrete slab at 4000 PSI
- › 60' deep loading bay
- › LED Lighting 25fc at 36" aff



Up to ±181,220 SF



32' Clear Height



41 Dock High Doors



2 Drive-In Doors



162 Car Parks



53 Trailer Parks



185' Truck Court Length



55' x 52' Column Spacing



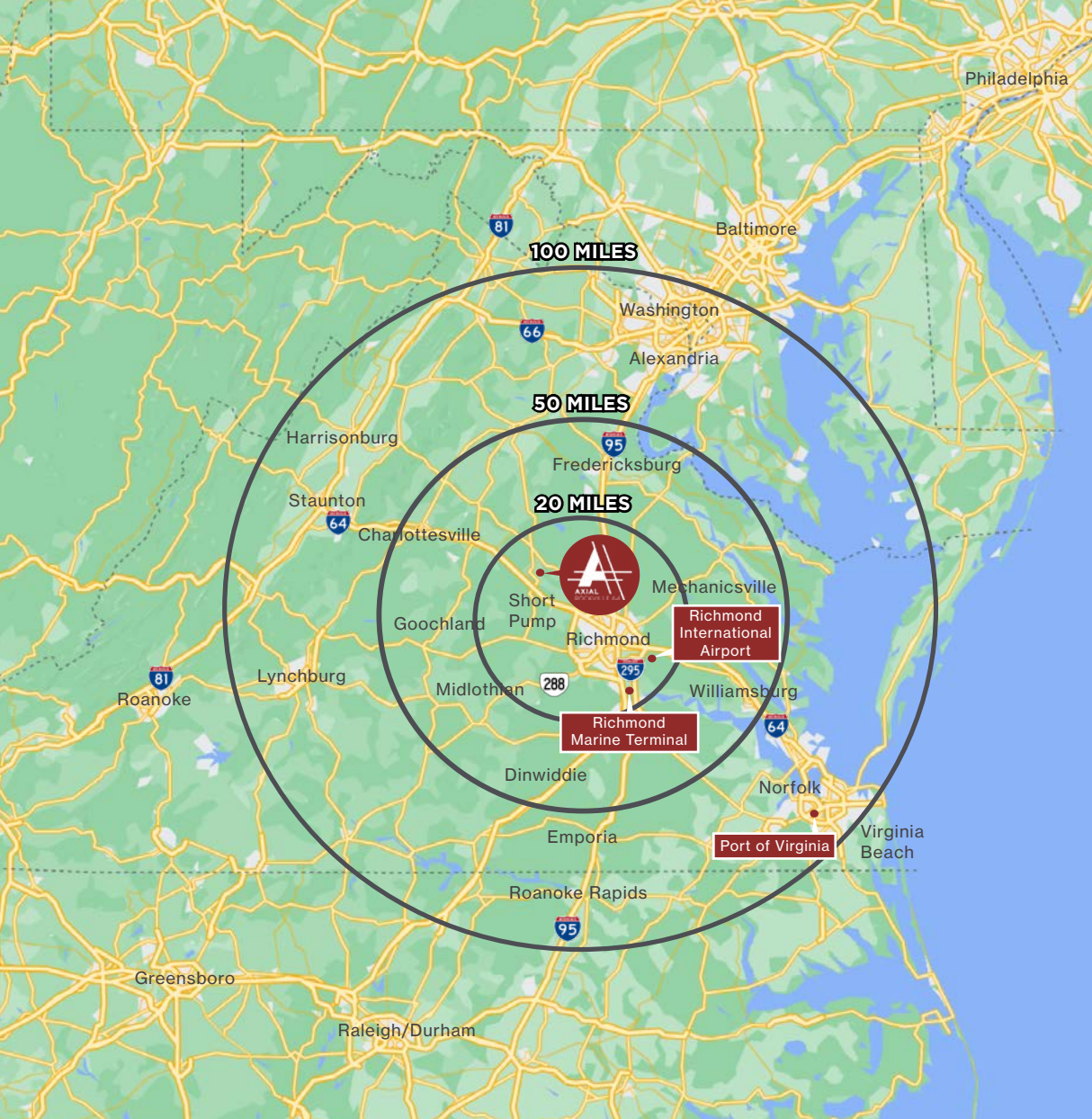
ESFR Fire Suppression



# Renderings







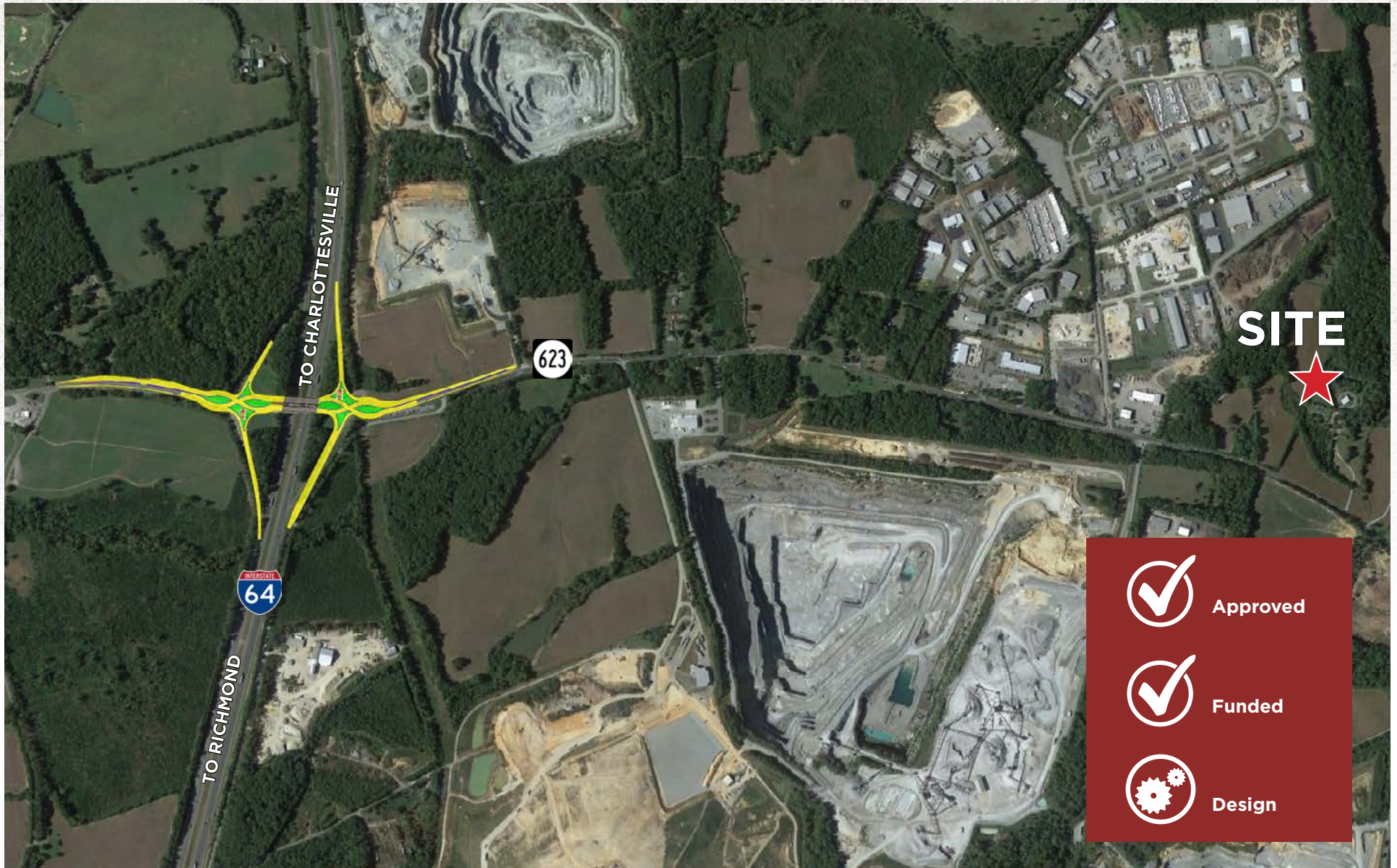
# Drive Times

	MINUTES	MILES
Interstate 64	2 minutes	1.7 miles
Highway 288	2 minutes	2 miles
Interstate 295	6 minutes	3.2 miles
Short Pump	9 minutes	5 miles
Interstate 95	15 minutes	15 miles
Richmond International Airport	31 minutes	27.1 miles
Richmond Marine Terminal	37 minutes	25 miles
Charlottesville	52 minutes	54 miles
Port of Virginia	1 hr 50 minutes	113 miles





# Divergent Diamond Interchange: I-64/Rt 623







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