

**FOR SALE  
FLEX WAREHOUSE INVESTMENT  
21586 ATLANTIC BLVD, UNIT 100**



LOCATION:	LOCATED WITHIN STEEPLECHASE CENTER, OFF ATLANTIC BOULEVARD, STERLING, VA. MINUTES TO DULLES AIRPORT, ROUTE 28 AND ROUTE 7
RENTABLE AREA:	9,888 RECORDED SQUARE FEET
ZONING:	LOUDOUN COUNTY PDIP 1993
YEAR BUILT:	2005
LEASE TYPE:	NNN
OWNERSHIP:	FEE SIMPLE CONDOMINIUM
LEASE TERM:	FIVE (5) YEARS, EXPIRATION MARCH 31, 2026
OPTION TERM:	ONE (1) FIVE (5) YEAR TERM
INCREASES:	3% ANNUALLY
NNN Pass Through:	\$2,511 MONTHLY
PARCEL ID:	LOUDOUN COUNTY PARCEL ID # 031466058001
UTILITIES:	PUBLIC WATER AND SEWER, THROUGH LOUDOUN WATER
CAP RATE:	6%
NET OPERATING INCOME:	\$132,200
PRICE:	\$2,203,333

*Exclusive Listing By:*



Individual Member

DAVID AUSTIN, CCIM

AUSTIN@CGR-INC.COM

703-544-1013 · Ext 114

DAVID GUNTER, CCIM

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**CGR**  
COMMERCIAL GROUP REALTY  
[www.cgr-inc.com](http://www.cgr-inc.com)