

COMMERCIAL GROUP REALTY, INC. - SERVING THE DULLES CORRIDOR

# SALE

## HIGH BAY WAREHOUSE

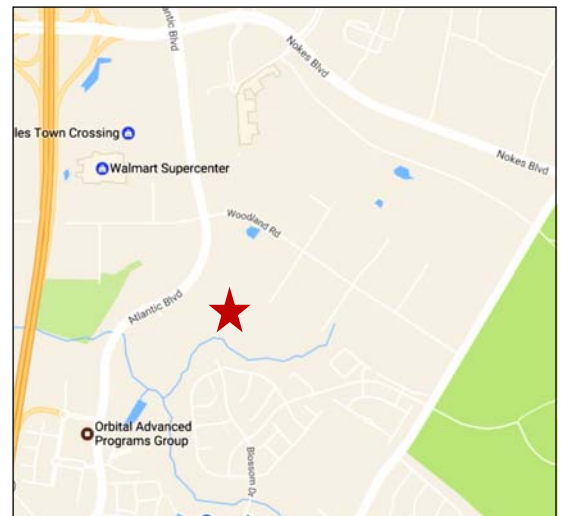
21598 ATLANTIC BLVD, UNIT 130 | STERLING | VA | 20166



**SALE**  
**\$1,370,355**  
**(\$155.00 PSF)**

### FEATURES

- 8,841 GROSS SF
- 24' WAREHOUSE CEILING HEIGHT
- THREE LOADING DOCKS
- LARGE TRUCK COURT
- PD-IP ZONING, LOUDOUN COUNTY
- USES INCLUDE INDOOR TRAINING (RECREATION)
- CONDO DUES: \$8,716.00 YEARLY
- YEARLY TAX \$13,041.14



CENTRALLY LOCATED OFF OF ROUTE 28 THIS PROPERTY HAS EASY ACCESS TO THE TOLL ROAD, ROUTE 606 AND ROUTE 50.



**703-544-1013**

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### Site Plan

