

SALE | ABSOLUTE NNN LEASE

42047 Cochran Mill Road, Leesburg, VA



- Absolute NNN Lease.
- 6.8 acres heavy industrial property.
- Cash flow asset with strong national tenant.
- Well maintained property, in 2017 tenant constructed 5,000 sf office addition.
- Zoned MRHI Loudoun County, high barrier to market entry, limited supply of available industrial zoned properties in Loudoun and Fairfax County.
- Lease Term: Commencing in 2009, 2 years remaining with two (2) 3 year options to extend the lease.
- Sale Price \$5,380,000
- Cap Rate 5 %

Marketing package available upon request.

Exclusively represented by Commercial Group Realty, Inc.



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