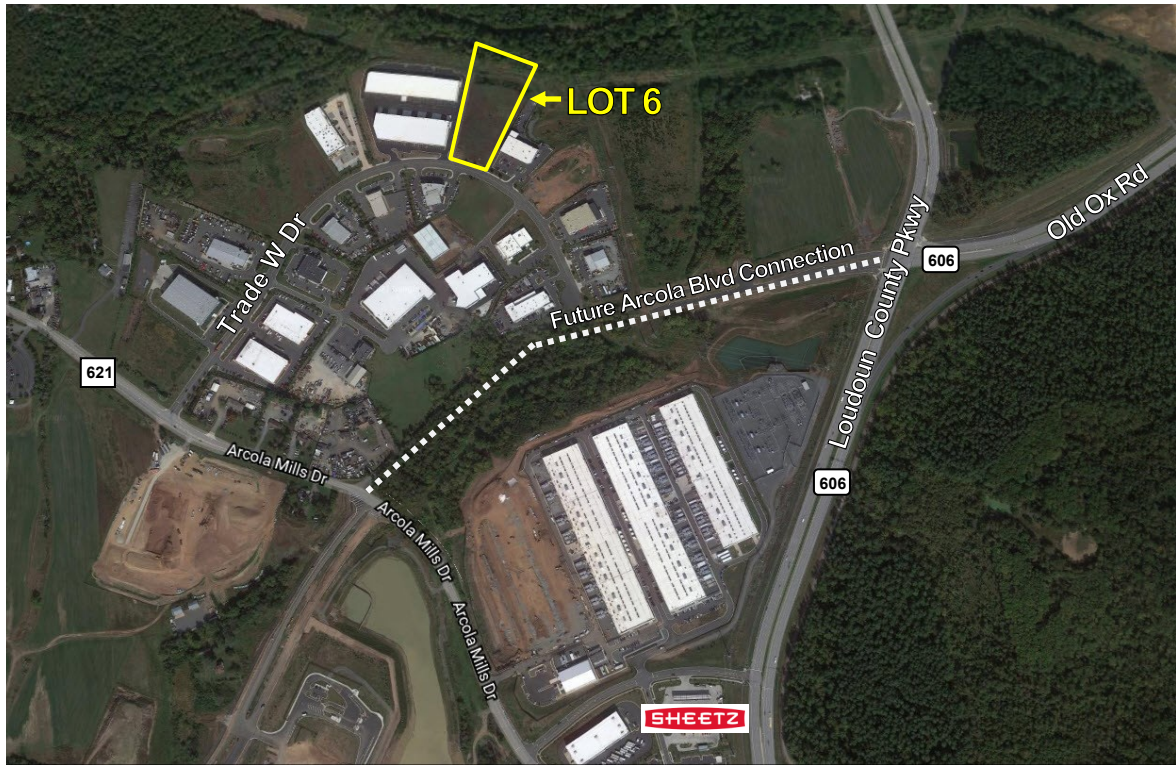


FLEX WAREHOUSE FOR LEASE

LOT 6 DULLES TRADE CENTER WEST, STERLING VA 20166



BUILDING SIZE:	42,543 SF WAREHOUSE TO BE BUILT
RENTABLE AREA:	MINIMUM 7,882 SF
ZONING:	PDGI
SHELL DESCRIPTION:	DEMISED WARM LIT SHELL WITH POWER
CEILING HEIGHT:	24' CLEAR
COLUMN SPACING:	35' X 50' TYPICAL BAYS
DELIVERY:	ESTIMATED 4TH QTR 2023
LOADING:	EIGHTEEN (18) 10' X 12' DRIVE IN
PARKING:	ESTIMATED AT 2.9/1,000



Individual Member

DAVID AUSTIN, CCIM
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COMMERCIAL GROUP REALTY
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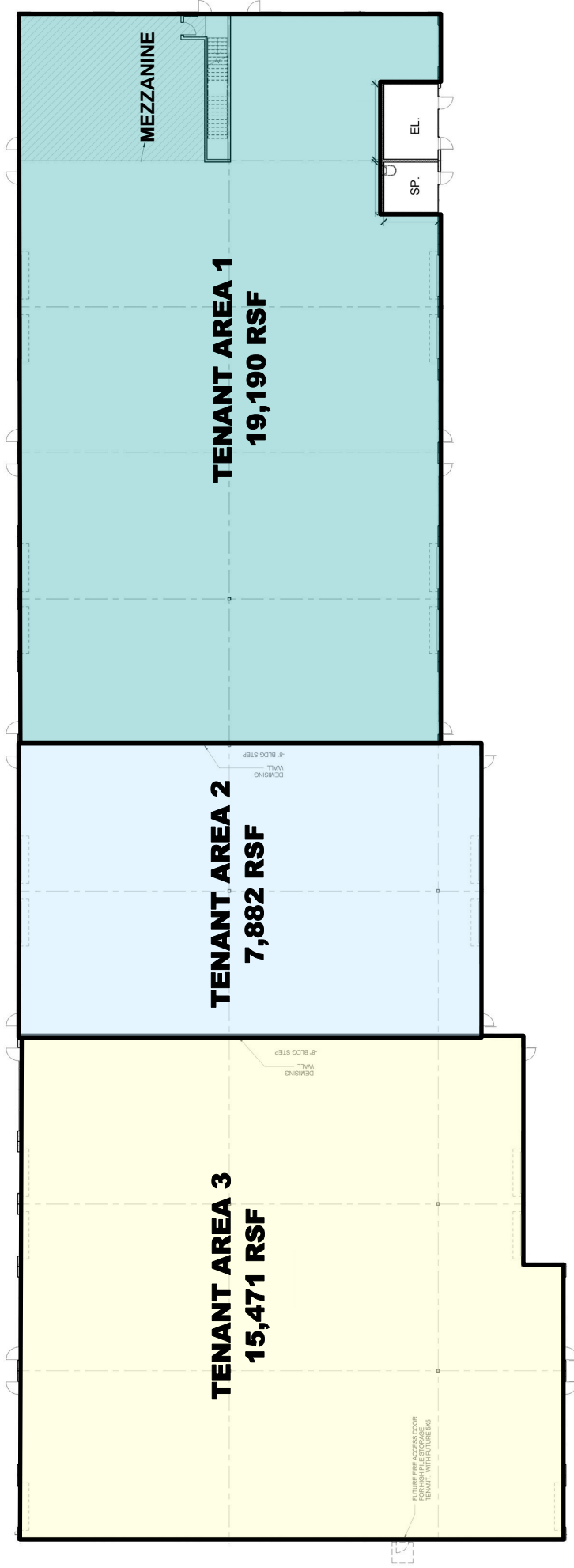
02.18.22 **MGM**

NORTH VIEW
DTCW LOT 6



02.18.22 **MGM**

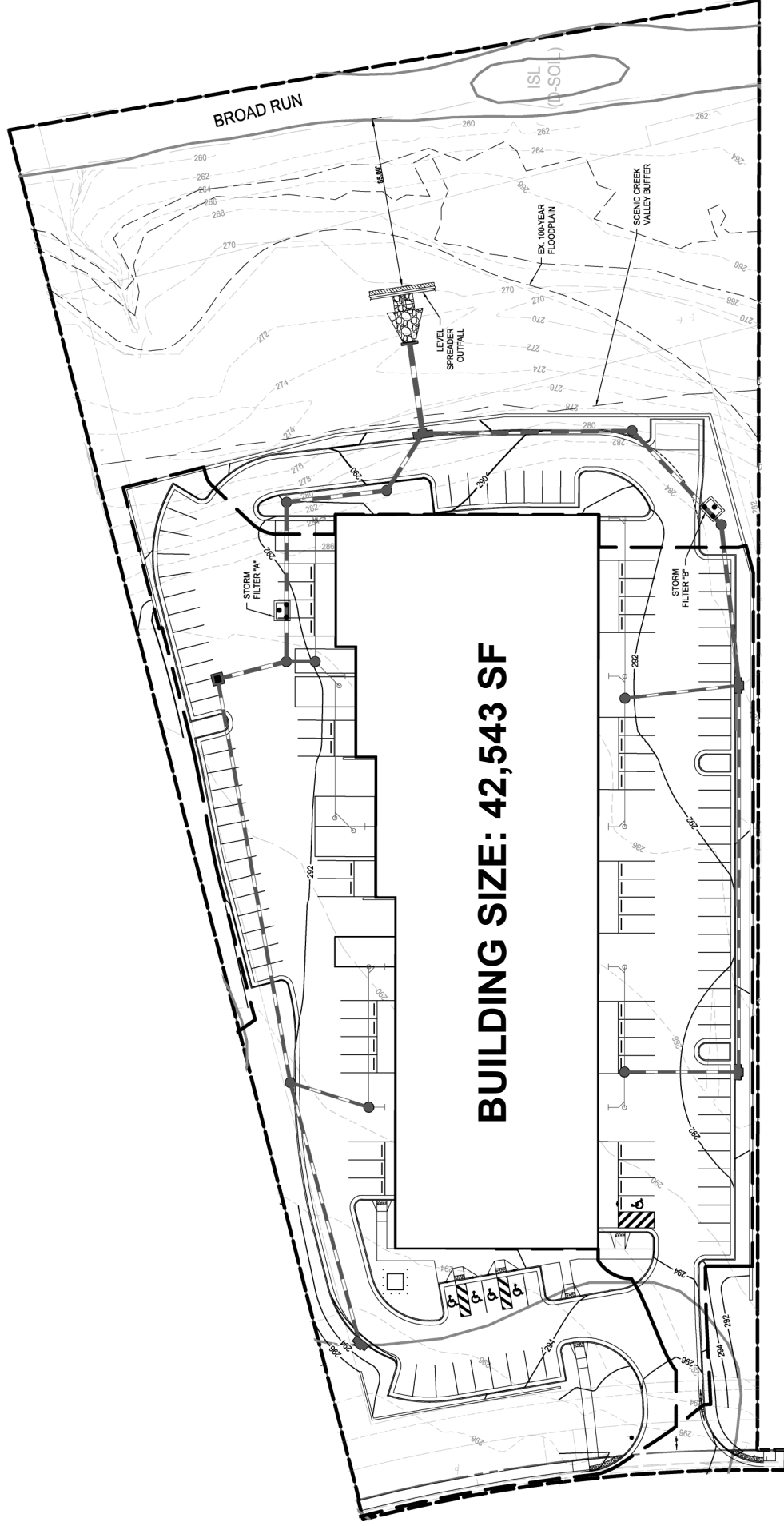
SOUTH LOADING VIEW 1
DTCW LOT 6



LOADING	
TENANT AREA 1	8 DRIVE-IN
TENANT AREA 2	4 DRIVE-IN
TENANT AREA 3	6 DRIVE-IN
TOTAL LOADING	18 DRIVE-IN

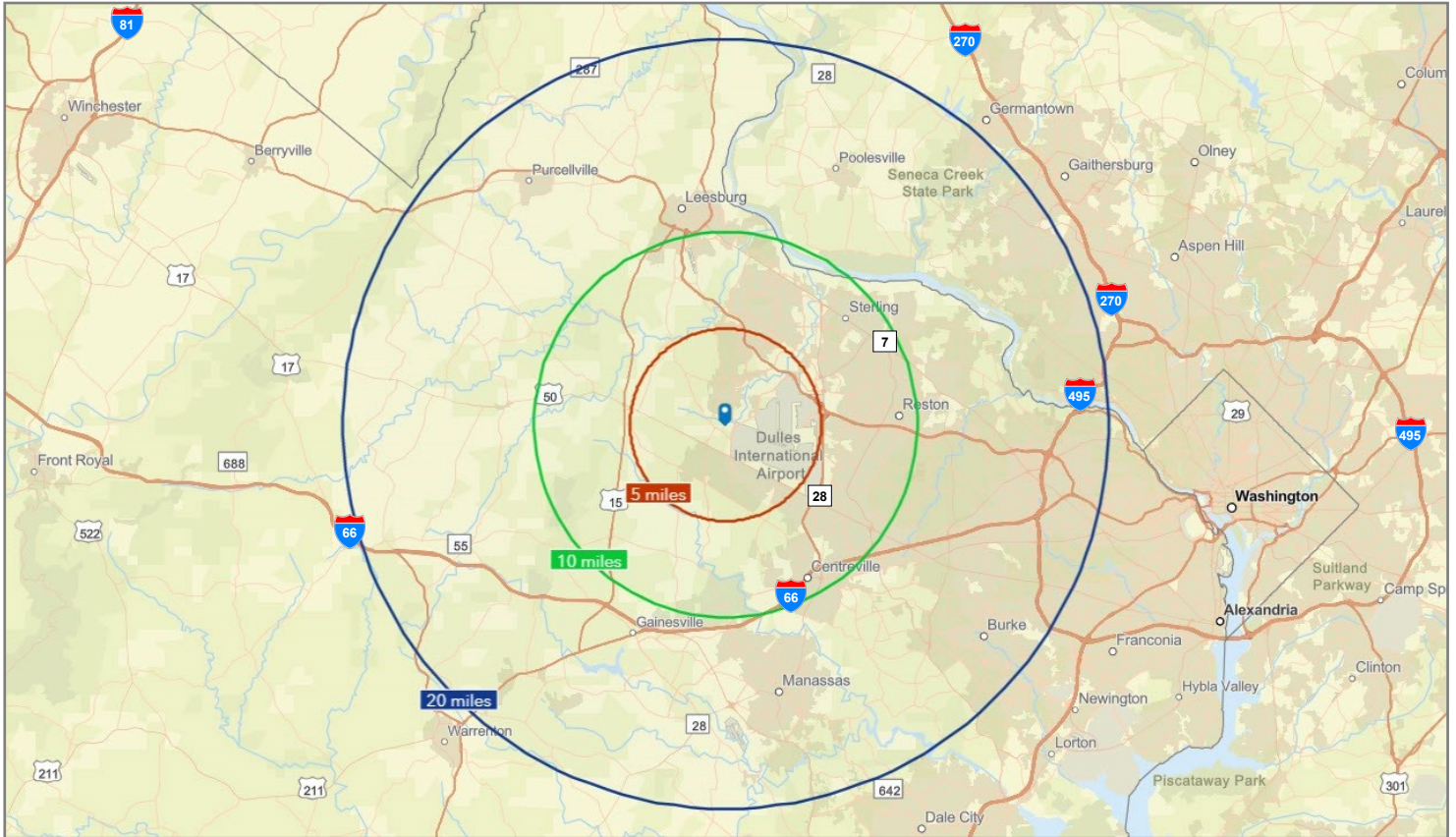
SITE PLAN

LOT 6 DULLES TRADE CENTER WEST, STERLING VA 20166



DULLES TRADE CENTER WEST

TRADE WEST DRIVE, LOT 6, STERLING, VA 20166



CENTRALLY LOCATED IN DULLES TRADE CENTER WEST PARK

MIDWAY BETWEEN ROUTE 28 AND ROUTE 50

2 MILES FROM THE GREENWAY

5 MILES FROM DULLES INTERNATIONAL AIRPORT

10 MILES FROM ROUTE 66

20 MILES TO THE WASHINGTON BELTWAY

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