

# SALE

## AUTO REPAIR AND STONE FABRICATION USES PERMITTED

23585 OVERLAND DRIVE, UNIT 100, STERLING, VA 20166

### OVERLAND CENTER



**\$901,485.00 (\$195.00 PSF)**

- 4623 SF FLEX WAREHOUSE IMPROVED WITH OFFICE/SHOWROOM
- MEZZANINE ALLOCATION 1,200 SF
- ONE (1) 200 AMP 120/208V 3 PHASE PANEL
- GAS FIRED UNIT HEATER
- WET SPRINKLER SYSTEM
- 18' - 22' CEILING CLEARANCE HEIGHT
- ONE (1) 10' X 12' DRIVE-IN DOOR
- TWO (2) ADA RESTROOM
- TWELVE (12) RESERVED PARKING SPACE
- CONDO FEE: \$866.73 PER QUARTER
- REAL ESTATE TAX: \$12,276.17 - 2018 ANNUAL

#### **PDGI ZONING PERMITTED USES:**

- MOTOR VEHICLE SERVICE AND REPAIR
- FABRICATING
- WAREHOUSE
- MANUFACTURING
- DISTRIBUTION FACILITY
- INDOOR RECREATIONAL
- HEALTH AND FITNESS
- TRAINING

*Exclusive Listing By:*



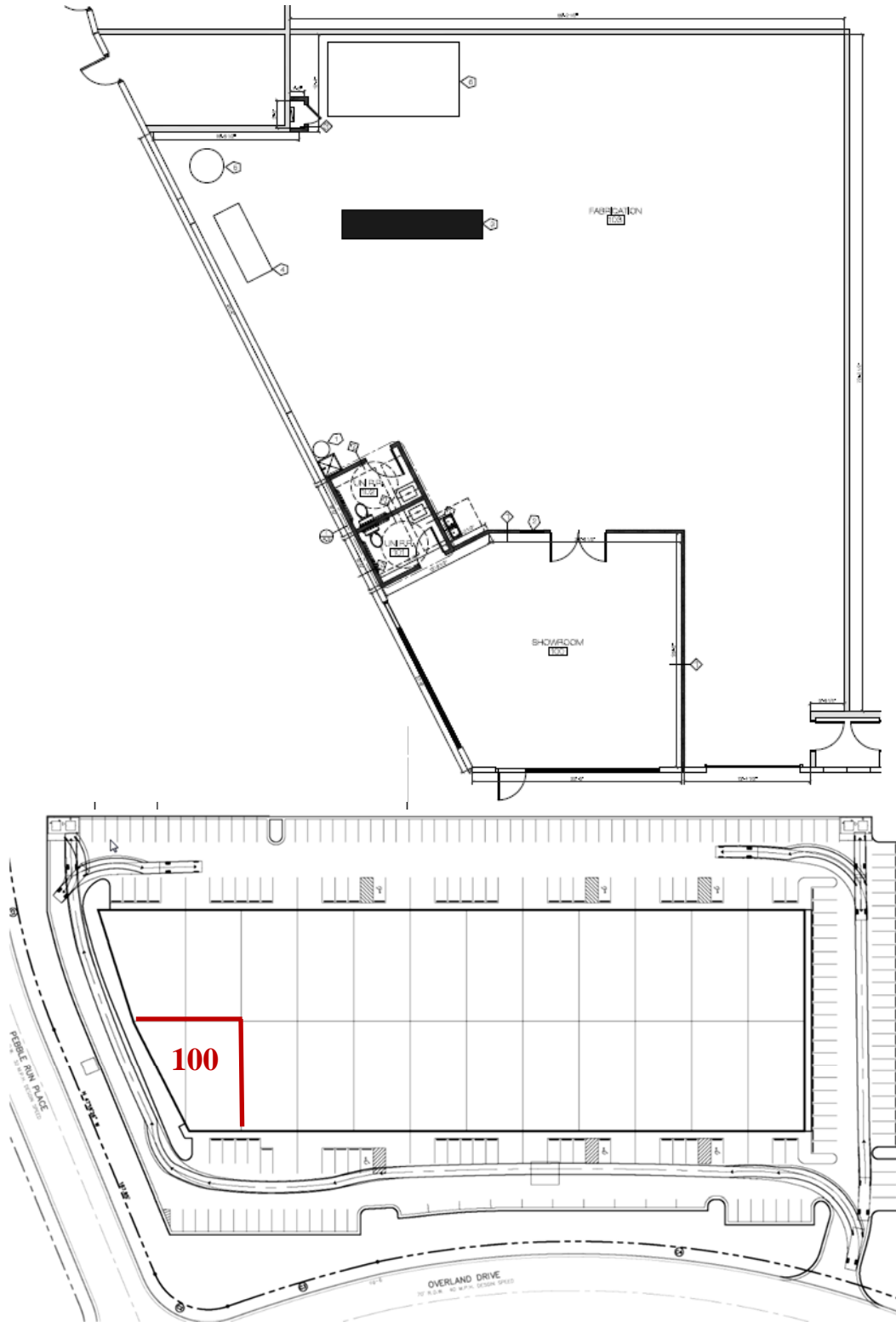
DAVID AUSTIN, CCIM    EXT 114  
DAVE GUNTER, CCIM    EXT 111



**Commercial Group Realty, Inc.**  
43671 TRADE CENTER PLACE  
SUITE 106  
DULLES, VIRGINIA 20166

**703-544-1013**  
**www.cgr-inc.com**

# 23585 OVERLAND CENTER, UNIT 100, STERLING, VA



4,623 SF

12 RESERVED PARKING SPACES

1-10 x 12 DRIVE IN LOADING DOOR