

COMMERCIAL GROUP REALTY, INC. - SERVING THE DULLES CORRIDOR

FLEX WAREHOUSE FOR LEASE



23590 OVERLAND DRIVE

SUITE 110 - 6,832 SF

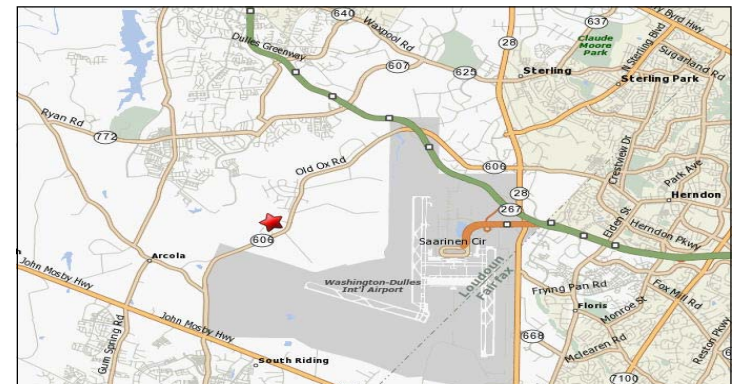
SUITE 120 - 3,416 SF

SUITE 160 - 3,416 SF

**SUITE 110 & 120 COMBINED 10,248 SF
IMPROVED WITH BATH AND SMALL OFFICE**

DRIVE-IN LOADING

- Lease Rate \$9.50 nnn per square foot, warehouse with office.
- NNN=\$2.75 psf
- 18' Clear Height with mezzanine window line
- Close proximity to Dulles Airport, Route 28, Route 50 and the Toll Road
- Parking is unreserved with a ratio of 2.25 per 1,000 square feet
- PDGI - uses include warehouse, manufacturing, distribution with office, contractors and service establishments



Exclusive Representation by:



43671 Trade Center Place,
Suite 106
Dulles, Virginia 20166

703-544-1013

DAVID AUSTIN, CCIM EXT 114

DAVE GUNTER, CCIM EXT 111



Information contained herein was obtained from sources deemed to be reliable but accuracy thereof is not warranted. Property is offered subject to prior sale or lease. Change of terms or withdrawals without notice.

DULLES OVERLAND CENTER

23590/23600 OVERLAND DRIVE, DULLES, VIRGINIA 20166

23590

UNITS 110 & 120 - \$9.50 NNN
AVAILABLE APRIL 1, 2017

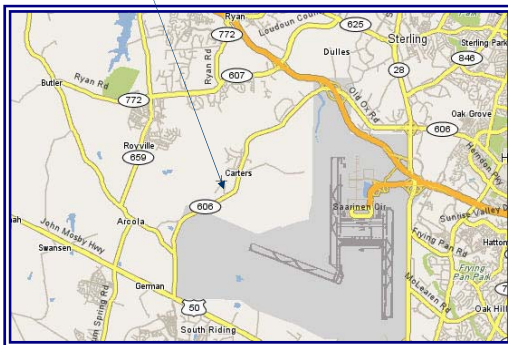
23590

UNIT 160 - \$9.50 NNN
AVAILABLE SEPTEMBER 1, 2017

Directions

From Dulles Airport – Route 28 North to Route 606 West (Old Ox Road). Right onto Pebble Run Place. Property located at the corner of Pebble Run Place and Overland Drive.

From Route 50 – Loudoun County Parkway North to Route 606 East (Old Ox Road). Left onto Pebble Run Place. Property located at the corner of Pebble Run Place and Overland Drive.



Exclusive Representation by:

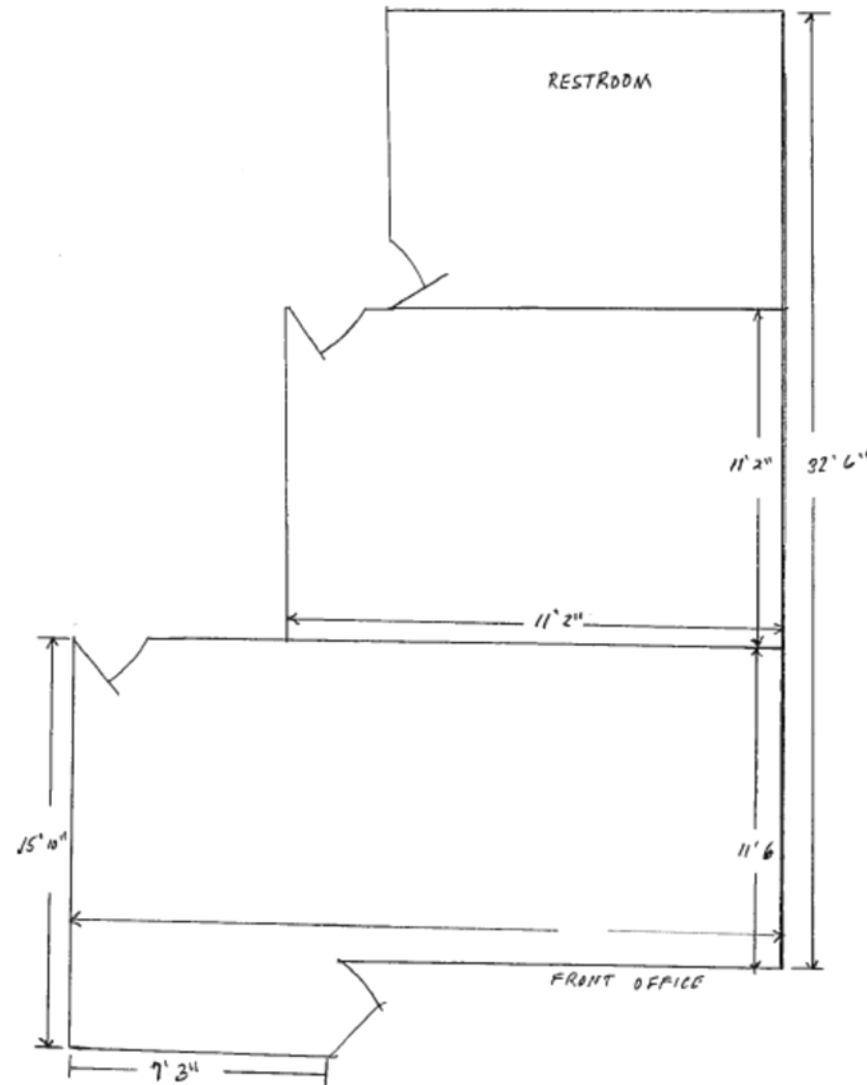
COMMERCIAL GROUP REALTY, INC.

703.544.1013

DAVE GUNTER EXT 111
DAVID AUSTIN EXT 114



UNIT 110 OFFICE



This is not prepared by an Architect and not to scale. For planning purposes only.

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DAVE GUNTER EXT 111

