

# FLEX WAREHOUSE FOR SALE/LEASE

23430 ROCK HAVEN WAY, SUITE 160, STERLING, VA 20166



**SALE PRICE: \$4,785,000 (\$295 PSF)**  
**LEASE RATE: \$15 NNN PSF**

- SIZE: 16,223 SF CONSISTS OF 3,227 SF OF SECOND FLOOR OFFICE, 3,227 SF OF WAREHOUSE UNDER THE MEZZANINE AND 13,000 SF OF HIGH BAY WAREHOUSE
- IDEAL FOR FOOD DISTRIBUTION
- TWO (2) WALK-IN REFRIGERATION/FREEZER UNITS & RACKING TO CONVEY
- LOADING: FOUR (4) DOCK DOORS
- CEILING HEIGHT: 24' CLEAR WITH HIGH BAY STORAGE SPRINKLER SYSTEM
- ZONING: LOUDOUN COUNTY PD-GI ZONING WITH PROFFERS AND COVENANTS THAT EXCLUDE CERTAIN USES INCLUDING VEHICLE REPAIR
- LOCATION: DULLES TRADE CENTER I PARK



**Centrally located in Dulles Trade Center I**  
**Midway between Route 28 and Route 50**  
**2 miles from the Greenway**  
**5 miles from Dulles International Airport**  
**20 miles to the Washington Beltway**



Individual Member

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Exclusive Listing By:

**CGR**  
COMMERCIAL GROUP REALTY  
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# FLEX WAREHOUSE FOR SALE/LEASE

23430 ROCK HAVEN WAY, SUITE 160, STERLING, VA 20166

## PROPERTY FEATURES:

- Property:** 23430 Rock Haven Way Unit 160 Sterling, VA 22066 is located in Building H1 of the Buildings H1 and H2 Condominium Association within the Dulles Trade Center I Park Association located on the Rt. 606 Corridor.
- Sq. Ft.:** 16,223 sq. ft. consists of 3,227 sq. ft. of second floor office, 3227 sq. ft. of warehouse under the mezzanine and 13000 sq. ft. of high bay warehouse.
- Improvements:** 3227 sq. ft. of second floor office constructed on original steel and concrete mezzanine with full second floor glass line as well as full warehouse, high bay racking and two walk in refrigeration/freezer units.
- Loading:** Four dock doors with a knock out panel giving the ability to add a fifth.
- Ceiling Height:** 24' clear with high bay storage sprinkler system.
- Zoning:** Loudoun County PD-GI zoning with proffers, and covenants that exclude certain uses including vehicle repair.
- Unit Description:** Bldg. H1 in Dulles Trade Center I Park delivered in 2006 and was designed specifically for the storage distribution user with plenty of docks and room in the truck court to maneuver. The 24" clear ceiling is improved with skylights supplying natural light to the warehouse. Full height, block demising walls provide the owner the additional security and durability not afforded by drywall demising walls.
- Improvements of racking and refrigeration/freezer units to convey
- Refrigeration Units:** Two (2) units. Units are 12'x24' and 16'x36'.
- Park Description:** At over 50 acres and 745,000 sq. ft., in 10 buildings delivered over a 5-year period, Dulles Trade Center I Park developed by Buchanan Partners is arguably the finest flex, warehouse condominium Park in Virginia. DTC 1 Park and the individual buildings are designed for either the warehouse, flex or office condominium owner.
- Condo Fees:** \$4,360.91 per quarter
- Taxes:** \$26,042.82 for 2022

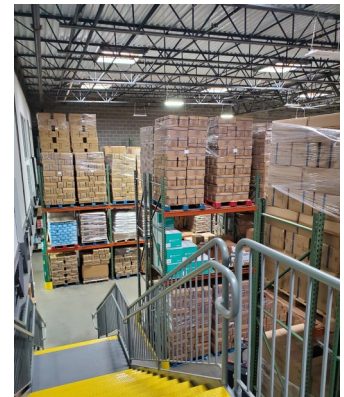


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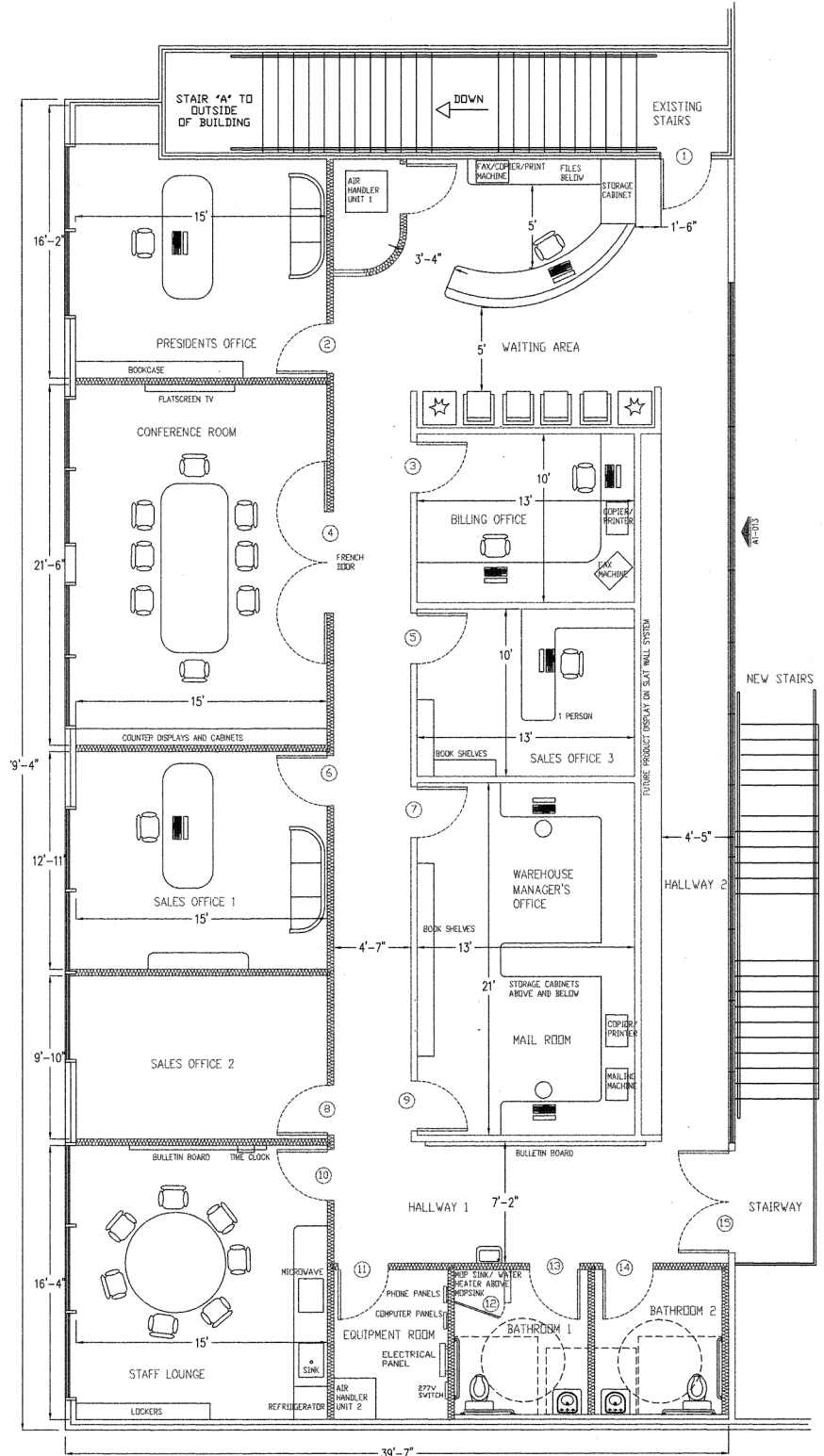






# OFFICE LAYOUT

## 3,227 SQ. FT. OF SECOND FLOOR OFFICE



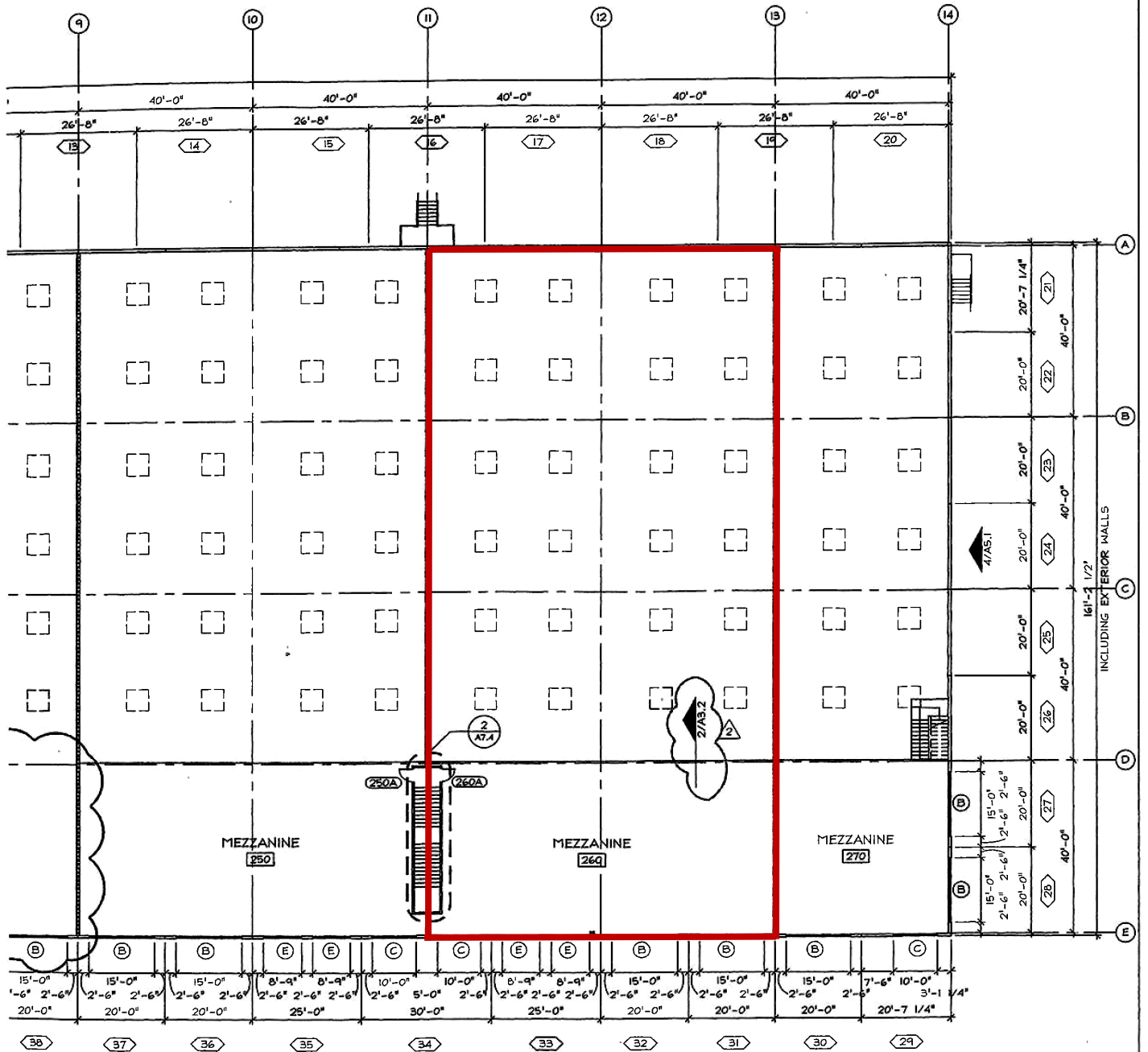
**2nd FLOOR PLAN** (Area = 2,943 sq. ft.)  
 SCALE: 1/4"=1'-0" VERIFY DIMENSIONS IN FIELD



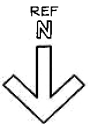
# DULLES TRADE CENTER I PARK



# BASE BUILDING PLAN



1 MEZZANINE PLAN  
1/16" = 1'-0"



The image shows a detailed architectural floor plan of a multi-story building. The plan is oriented horizontally. A yellow rectangular area is highlighted in the center, labeled 'Subject' with a red arrow pointing to it. This area contains several rooms, including 'SUITE 1201', 'SUITE 1202', 'SUITE 1203', 'SUITE 1204', 'SUITE 1205', 'SUITE 1206', 'SUITE 1207', 'SUITE 1208', 'SUITE 1209', 'SUITE 1210', 'SUITE 1211', 'SUITE 1212', 'SUITE 1213', 'SUITE 1214', 'SUITE 1215', 'SUITE 1216', 'SUITE 1217', 'SUITE 1218', 'SUITE 1219', 'SUITE 1220', 'SUITE 1221', 'SUITE 1222', 'SUITE 1223', 'SUITE 1224', 'SUITE 1225', 'SUITE 1226', 'SUITE 1227', 'SUITE 1228', 'SUITE 1229', 'SUITE 1230', 'SUITE 1231', 'SUITE 1232', 'SUITE 1233', 'SUITE 1234', 'SUITE 1235', 'SUITE 1236', 'SUITE 1237', 'SUITE 1238', 'SUITE 1239', 'SUITE 1240', 'SUITE 1241', 'SUITE 1242', 'SUITE 1243', 'SUITE 1244', 'SUITE 1245', 'SUITE 1246', 'SUITE 1247', 'SUITE 1248', 'SUITE 1249', 'SUITE 1250', 'SUITE 1251', 'SUITE 1252', 'SUITE 1253', 'SUITE 1254', 'SUITE 1255', 'SUITE 1256', 'SUITE 1257', 'SUITE 1258', 'SUITE 1259', 'SUITE 1260', 'SUITE 1261', 'SUITE 1262', 'SUITE 1263', 'SUITE 1264', 'SUITE 1265', 'SUITE 1266', 'SUITE 1267', 'SUITE 1268', 'SUITE 1269', 'SUITE 1270', 'SUITE 1271', 'SUITE 1272', 'SUITE 1273', 'SUITE 1274', 'SUITE 1275', 'SUITE 1276', 'SUITE 1277', 'SUITE 1278', 'SUITE 1279', 'SUITE 1280', 'SUITE 1281', 'SUITE 1282', 'SUITE 1283', 'SUITE 1284', 'SUITE 1285', 'SUITE 1286', 'SUITE 1287', 'SUITE 1288', 'SUITE 1289', 'SUITE 1290', 'SUITE 1291', 'SUITE 1292', 'SUITE 1293', 'SUITE 1294', 'SUITE 1295', 'SUITE 1296', 'SUITE 1297', 'SUITE 1298', 'SUITE 1299', 'SUITE 1300'. The plan also shows various other rooms, corridors, and structural elements. A red arrow points to the yellow rectangular area, which is labeled 'Subject'.

DULLES TRADE CENTER 1 HI

MARCH 15, 2005

$$|'' = 20^{\circ}.0''$$

**MORGAN GICK McBEATH & ASSOCIATES**  
ARCHITECTS INTERIORS PLANNING