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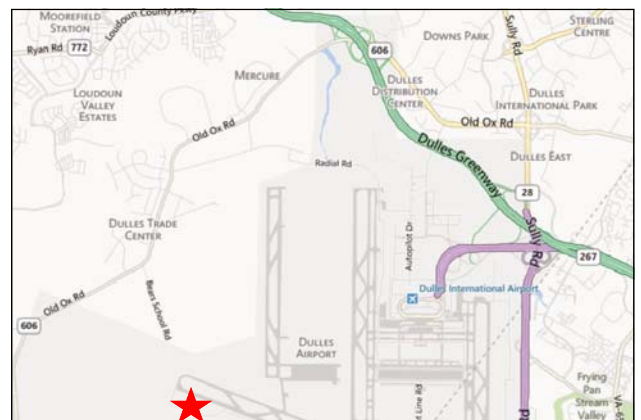
8,209 SF WAREHOUSE

23430 ROCK HAVEN WAY, SUITE 170 | STERLING | VA | 20166



FEATURES INCLUDE:

- \$9.50 NNN PSF
- 8,209 SQ FT
- INCLUDES 3,300 SF OFFICE
- 2 DOCKS
- EASY ACCESS TO ROUTES 28 & 50 VIA OLD OX ROAD (ROUTE 606)



Exclusive Listing By:



COMMERCIAL GROUP REALTY

DAVE GUNTER EXT 111
DEG@CGR-INC.COM

DAVID AUSTIN EXT 114
AUSTIN@CGR-INC.COM

THOMAS HERTEL EXT 118
THERTEL@CGR-INC.COM



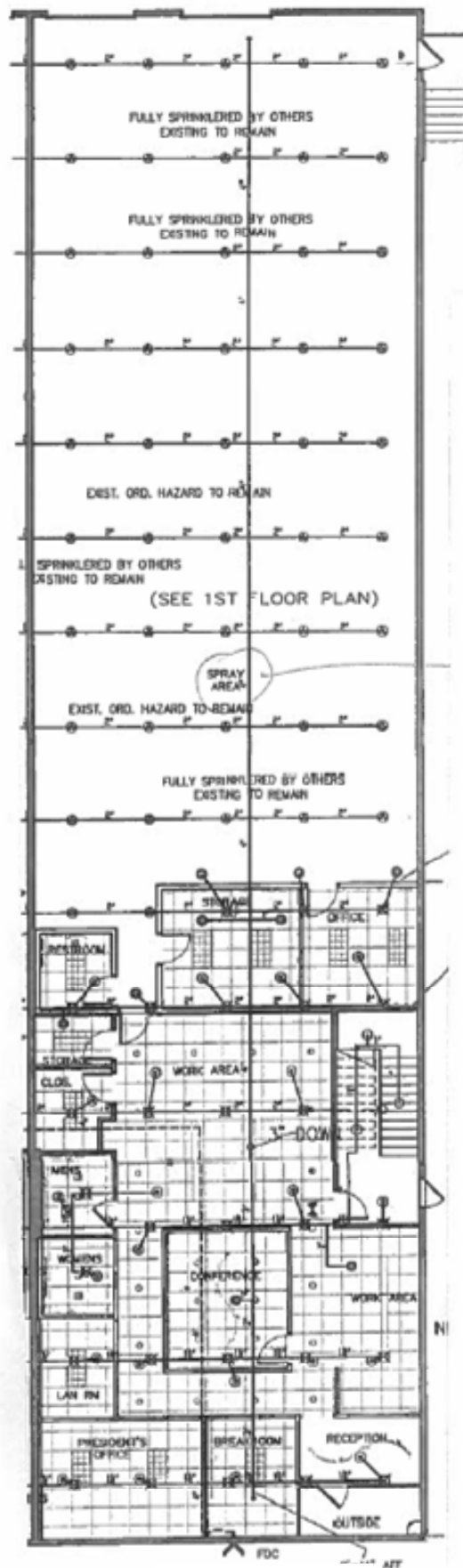
Individual Member

703-544-1013

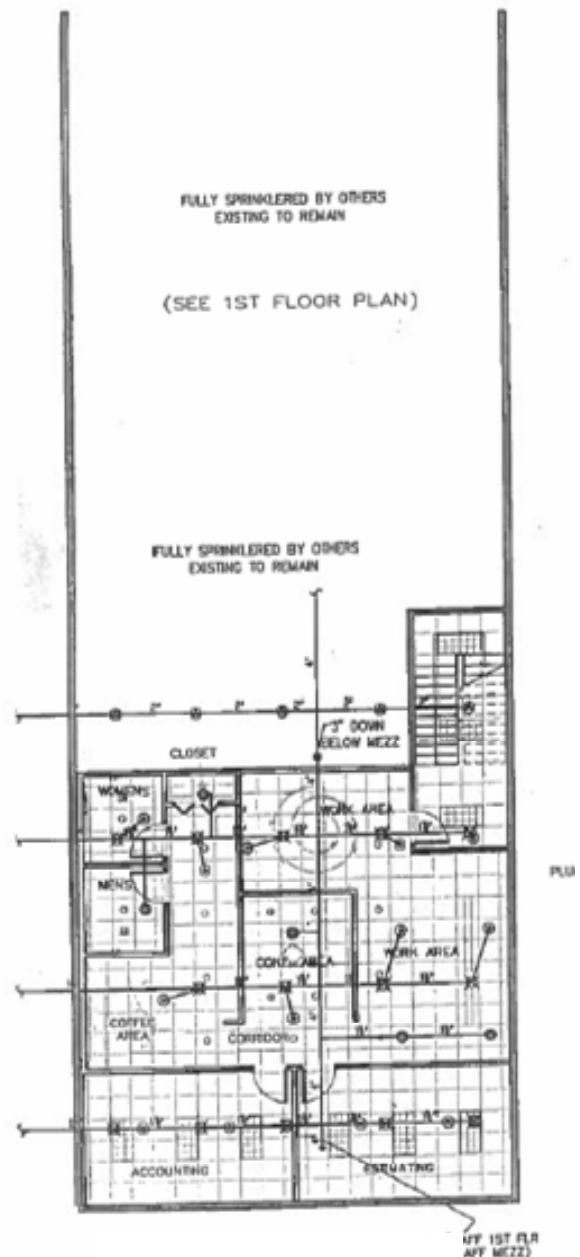
43671 Trade Center Place, Suite 106
Dulles, Virginia 20166

www.cgr-inc.com

FLOOR PLAN



First Floor



Mezzanine Level