

FLEX WAREHOUSE FOR LEASE

23475 ROCK HAVEN WAY, SUITE 110, STERLING, VA 20166



FEATURES:

- LEASE RATE: \$13.00 NNN
- RENTABLE AREA: 6,097 SF
- INCLUDES 4,484 SF OF 1ST FLOOR WAREHOUSE & 1,613 SF OF IMPROVED 2ND FLOOR OFFICE
- Two (2) 10' W x 12' H DRIVE-IN BAY DOOR
- EASY ACCESS TO ROUTES 28 & 50
OLD OX ROAD (ROUTE 606) &
LOUDOUN COUNTY PARKWAY
- AVAILABLE 9/1/2022



**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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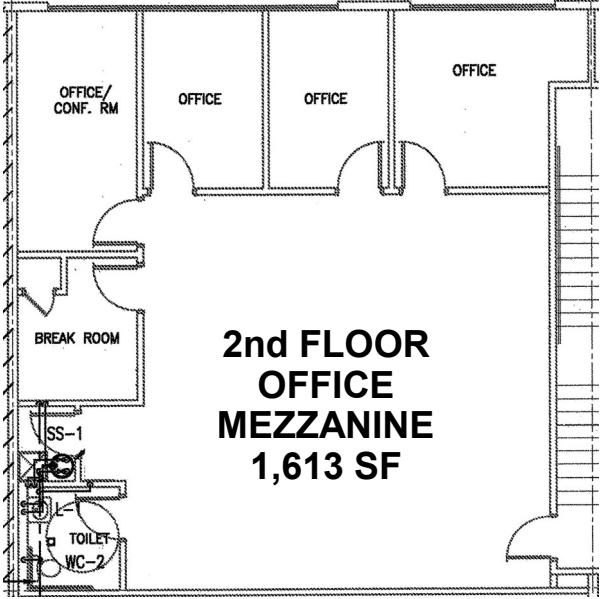
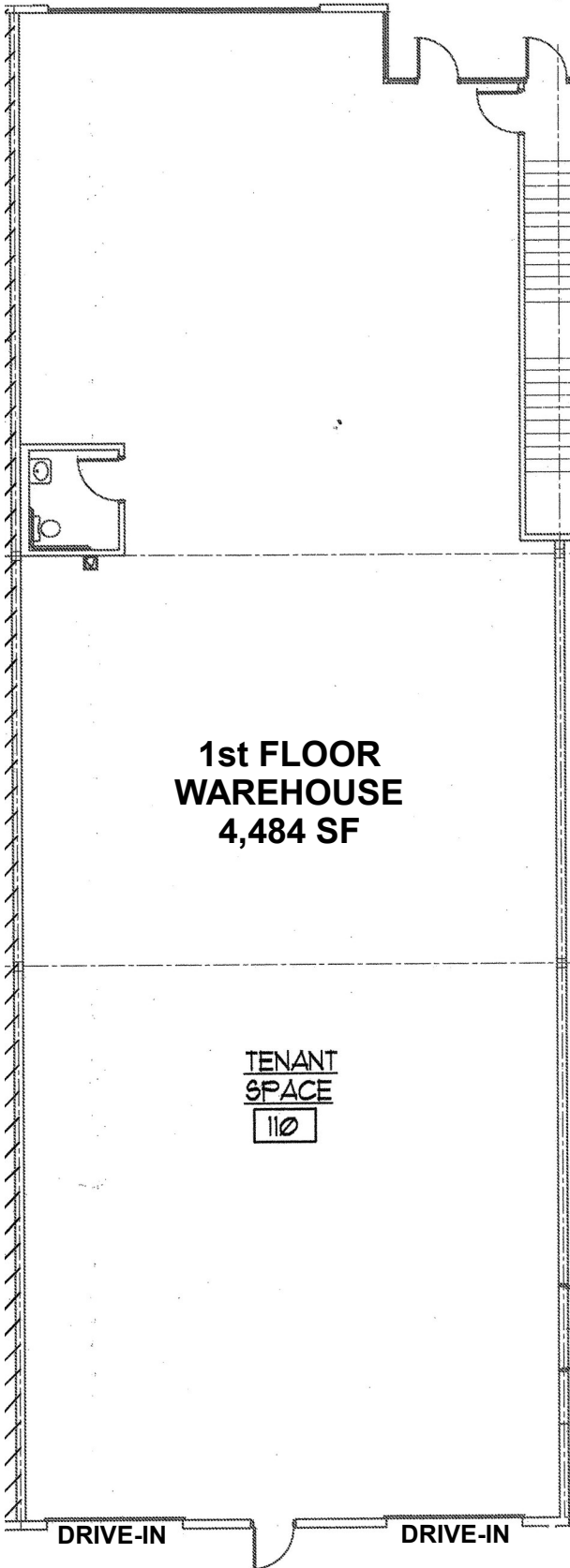
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Exclusive Listing By:

CGR
COMMERCIAL GROUP REALTY
www.cgr-inc.com

FLOOR PLAN

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MORGAN GICK McBEATH & ASSOCIATES^{PC}
ARCHITECTURE INTERIORS PLANNING

PLAN AND ELEVATIONS

NOVEMBER 2, 2005

1" = 20'-0"