

SALE

5,929 SF OFFICE WAREHOUSE

43671 TRADE CENTER PLACE, UNIT 124, DULLES, VA 20166



- OCCUPANCY STATUS: INVESTOR OR OWNER OCCUPANT.
- SQ FT: 5,929 SF
- SALE PRICE \$933,818.00 (\$157.50 PSF)
- DESCRIPTION: 5,929 GROSS SQ. FT. INCLUDES 1,422 SQ. FT. OF IMPROVED MEZZANINE.
- APPROXIMATELY 50% IMPROVED OFFICE AND 50% 21' CLEAR WAREHOUSE

Exclusive Leasing by:



DAVE GUNTER, CCIM EXT. 111

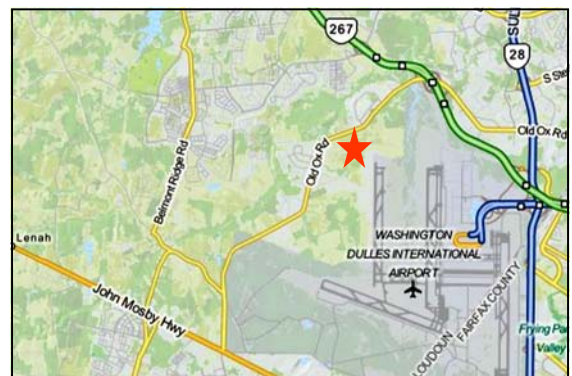
DEG@CGR-INC.COM

DAVID AUSTIN, CCIM EXT. 114

AUSTIN@CGR-INC.COM

THOMAS HERTEL EXT. 118

THERTEL@CGR-INC.COM



43671 TRADE CENTER PLACE
SUITE 106
DULLES, VIRGINIA 20166

703-544-1013

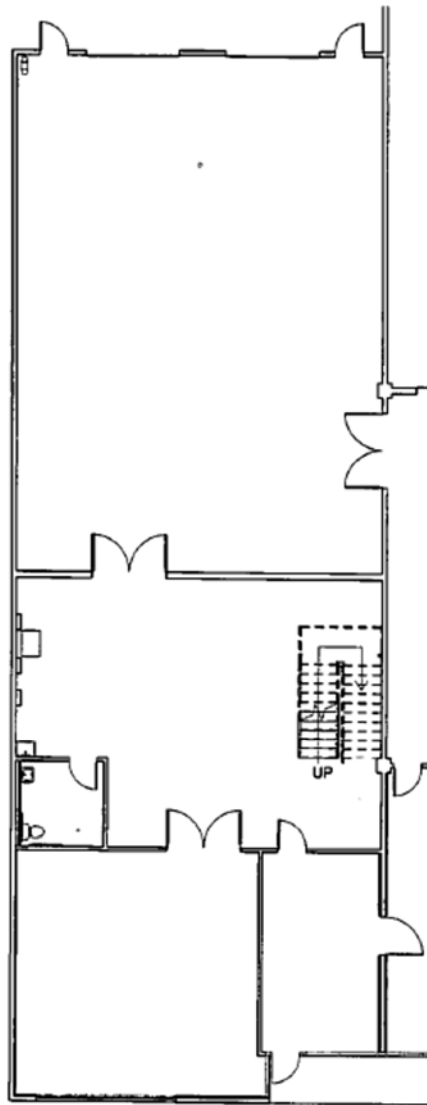
www.cgr-inc.com



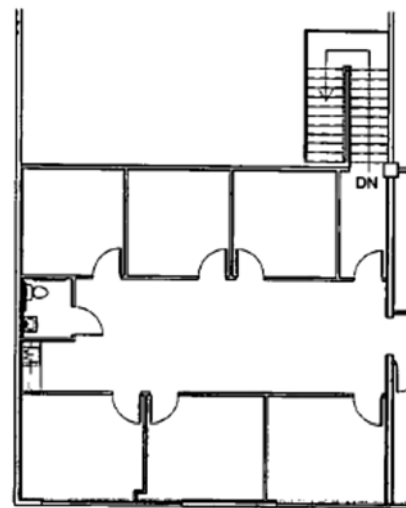
Individual Member

- LOADING: 2, 10'x12' DRIVE IN DOORS.
- LEASE STATUS: LEASE TERMINATION DATE OF MAY 31, 2021 WITH NO RENEWAL OPTION.
- BASE RENT FOR 6/1/2020-5/31/2021: \$7.31 NNN (\$3.616.05 PER MONTH PLUS ESTIMATED CONDO AND TAX).
- TENANT HAS NOT BEEN APPROACHED FOR RENEWAL.
- TAXES 2020: \$7,702.70
- CONDOMINIUM FEE: \$7,945.95 ANNUAL
- SALES COMBINATION: UNIT MAY BE SOLD BY ITSELF OR COMBINED WITH UNITS 130/132 OF 10,662 SQ. FT. FOR A COMBINED TOTAL OF 16,591 SQ. FT.

Floor Plan



First Floor



Second Floor