

SALE

10,662 SF OFFICE WAREHOUSES

43671 TRADE CENTER PLACE, UNITS 130 & 132, DULLES, VA



- OCCUPANCY STATUS: INVESTOR OR OWNER OCCUPANT.
- SQ FT: 10,662 SF (6,695 UNIT 130 + 3,967 UNIT 132)
- SALE PRICE \$1,679,266.00 (\$157.50 PSF)
- DESCRIPTION: UNIT 130: 6,695 SF INCLUDES 2,100 SF OF IMPROVED MEZZANINE.
- APPROXIMATELY 4,200 SF IMPROVED AS OFFICE ON AND UNDER THE MEZZANINE WITH 2,495 SF BALANCE AS HIGH CEILING, 21' CLEAR, AIR CONDITIONED PRODUCTION.

Exclusive Leasing by:



DAVE GUNTER, CCIM EXT. 111

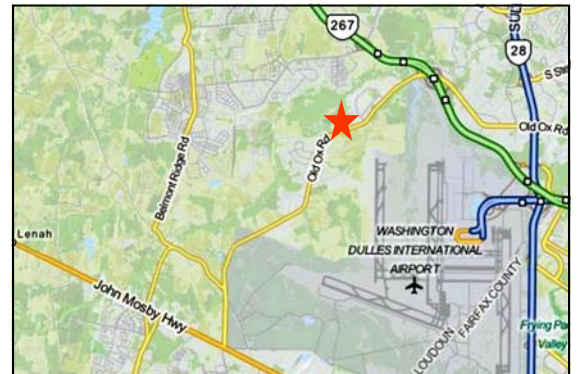
DEG@CGR-INC.COM

DAVID AUSTIN, CCIM EXT. 114

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THOMAS HERTEL EXT. 118

THERTEL@CGR-INC.COM



43671 TRADE CENTER PLACE
SUITE 106
DULLES, VIRGINIA 20166

703-544-1013

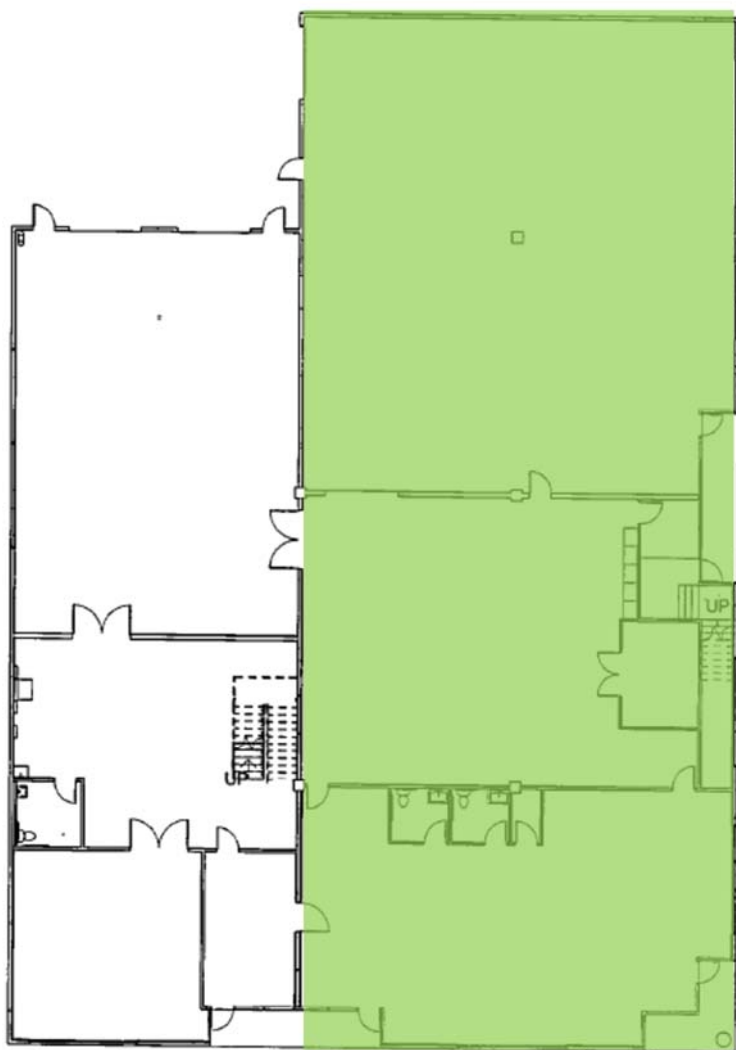
www.cgr-inc.com



Individual Member

- UNIT 132: 3,967 GROSS SQ FT IS 21' CLEAR, FULLY CONDITIONED WITH DRIVE IN LOADING.
- LOADING: 10'x12' DRIVE IN DOOR IN UNIT 132
- LEASE STATUS: LEASE TERMINATION DATE OF 12/31/2020. TENANT MAY VACATE PRIOR TO TERMINATION FOR OWNER OCCUPANT.
- TENANT DOES NOT OCCUPY SECOND FLOOR OFFICE SUITE IN UNIT 130.
- BASE RENT: CALL AGENT FOR DETAILS.
- TENANT HAS NOT BEEN APPROACHED FOR RENEWAL
- TAXES 2020 \$12,905.76 (\$6,916 UNIT 130 AND \$4,989.76 UNIT 132).
- SALE COMBINATION: UNITS 130/ 132 MAY BE COMBINED WITH UNIT 124 OF 5,929 SF FOR A COMBINED TOTAL OF 16,591 SF

Floor Plan



Lower Level
Not to scale



Upper Level
Not to scale