

# 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

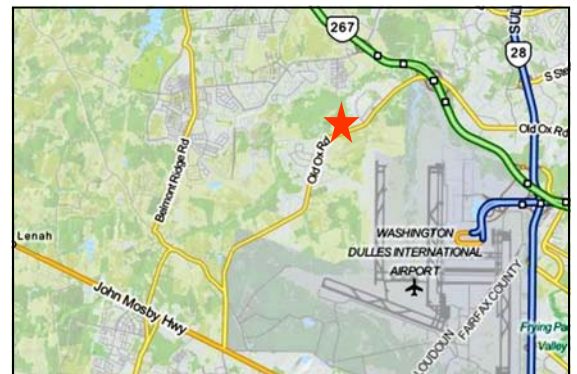
DEG@CGR-INC.COM

DAVID AUSTIN, CCIM EXT. 114

AUSTIN@CGR-INC.COM

THOMAS HERTEL EXT. 118

THERTEL@CGR-INC.COM



43671 TRADE CENTER PLACE  
SUITE 106  
DULLES, VIRGINIA 20166

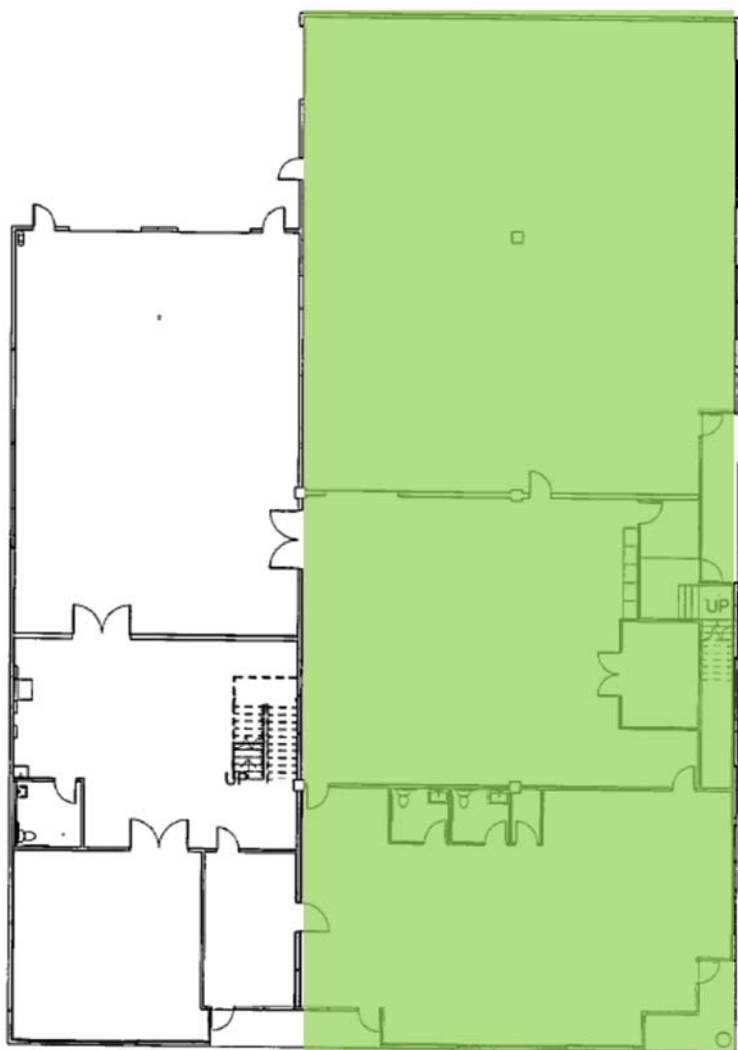
**703-544-1013**

[www.cgr-inc.com](http://www.cgr-inc.com)

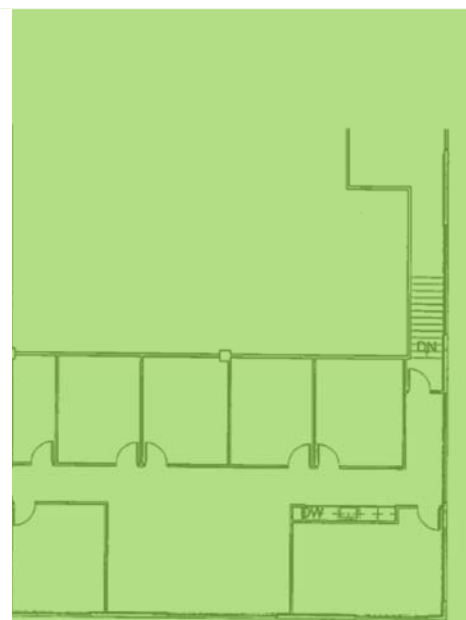


- UNIT 132: 3,967 GROSS SQ FT IS 21' CLEAR, FULLY CONDITIONED WITH DRIVE IN LOADING.
- LOADING: 10'x12' DRIVE IN DOOR IN UNIT 132
- LEASE STATUS: LEASE TERMINATION DATE OF 12/31/2020. TENANT MAY VACATE PRIOR TO TERMINATION FOR OWNER OCCUPANT.
- TENANT DOES NOT OCCUPY SECOND FLOOR OFFICE SUITE IN UNIT 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**