

WAREHOUSE FOR LEASE

42714 TRADE WEST DRIVE, STERLING, VA 20166



FEATURES:

- 58,827 SF OF WAREHOUSE
- TWENTY (20) LOADING DOCKS
- WARM-LIT SHELL
- CLEAR HEIGHT 24'
- 40' x 50' COLUMN SPACING
- SHARED TRUCK COURT 115'
- ZONED PDGI
- AVAILABLE NOVEMBER 1, 2023
- LEASE RATE: NEGOTIABLE



Individual Member

DAVID GUNTER, CCIM
DEG@CGR-INC.COM
703-544-1013 · EXT 111

DAVID AUSTIN, CCIM
AUSTIN@CGR-INC.COM
703-544-1013 · EXT 114

Exclusive Listing By:

CGR
COMMERCIAL GROUP REALTY
www.cgr-inc.com

Architectural floor plan of a building with 11 bays and 11 columns. The plan shows a long rectangular structure with a sloped roof on the left side. The bays are labeled BAY A through BAY J. The columns are labeled 1 through 11. The plan includes dimensions for the overall building (150'-0" by 400'-0") and individual bays (40'-0" by 40'-0"). It also shows various mechanical and structural details, including a K.O. (Kick Out) detail, a staircase, and a ramp.

SITE PLAN

