

# SALE

## FLEX WAREHOUSE

45910 TRANSAMERICA PLAZA, UNIT 101 | STERLING | VA | 20166

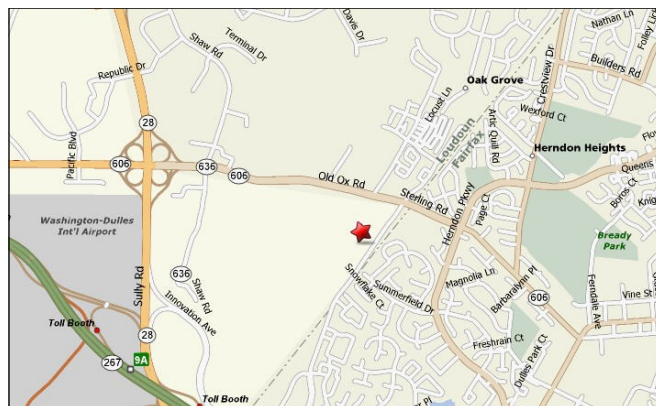


- CONDO  
UNIT 101 WITHIN BUILDING ONE,  
TRANSAMERICA BUSINESS PARK CON-  
DOMINIUM ASSOCIATION, LOUDOUN,  
VIRGINIA
- SQUARE FOOTAGE: 3,791 GROSS  
SALEABLE SF (2,877 SF FIRST FLOOR +  
914 SF FINISHED SECOND FLOOR  
OFFICE).
- SALE PRICE: \$695,000.00
- CONDO FEES: \$1,412 PER QUARTER
- REAL ESTATE TAXES: \$5,751.08
- ZONING: PD-GI (COUNTY PROFFERS  
EXCLUDE "AUTO REPAIR" IN THIS

Exclusive Sales and Leasing By: BUILDING



DAVID GUNTER, CCIM EXT 111  
DEG@CGR-INC.COM  
DAVID AUSTIN, CCIM EXT 114  
AUSTIN@CGR-INC.COM



2 MILES TO ROUTE 28  
4 MILES TO DULLES AIRPORT  
4 MILES TO TOWN OF HERNDON

**Commercial Group Realty, Inc.**

43671 Trade Center Place  
Suite 106  
Dulles, Virginia 20166

**703-544-1013**

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THOMAS HERTEL EXT 118  
THERTEL@CGR-INC.COM



- 3791 SQ. FT. IMPROVED FABRICATION FACILITY
- Address: 45910 Transamerica Plaza, Unit 101, Sterling, VA
- Description: Condo Unit 101 within Building One, Transamerica Business Park Condominium Association, Loudoun County Virginia.
- Square Footage: 3791 gross saleable sq. ft. (2877 sq. ft. first floor + 914 sq. ft. finished second floor)
- Sale Price: \$695,000.
- Condominium Fee: \$1,412. Per quarter
- Real Estate Taxes: \$5,751.08
- Zoning: PD-GI (County proffers exclude commercial auto repair).
- Improvements:

IMPROVED FOR WELDING SHOP with finished second floor office with bath down and bath with shower and kitchenette upstairs.

- Double insulation added to interior of both side and back demising walls for additional Fire Protection, Insulation and Sound Proofing.
- Three (3) breaker boxes with extensive electric runs including 220 service.
- Two (2) exhaust fans in the roof and eight (8) ceiling fans.
- Operating air compressor with copper and retractable lines.
- Approximately 1000 sq. ft. of metal catwalk storage around perimeter not counted in square footage.

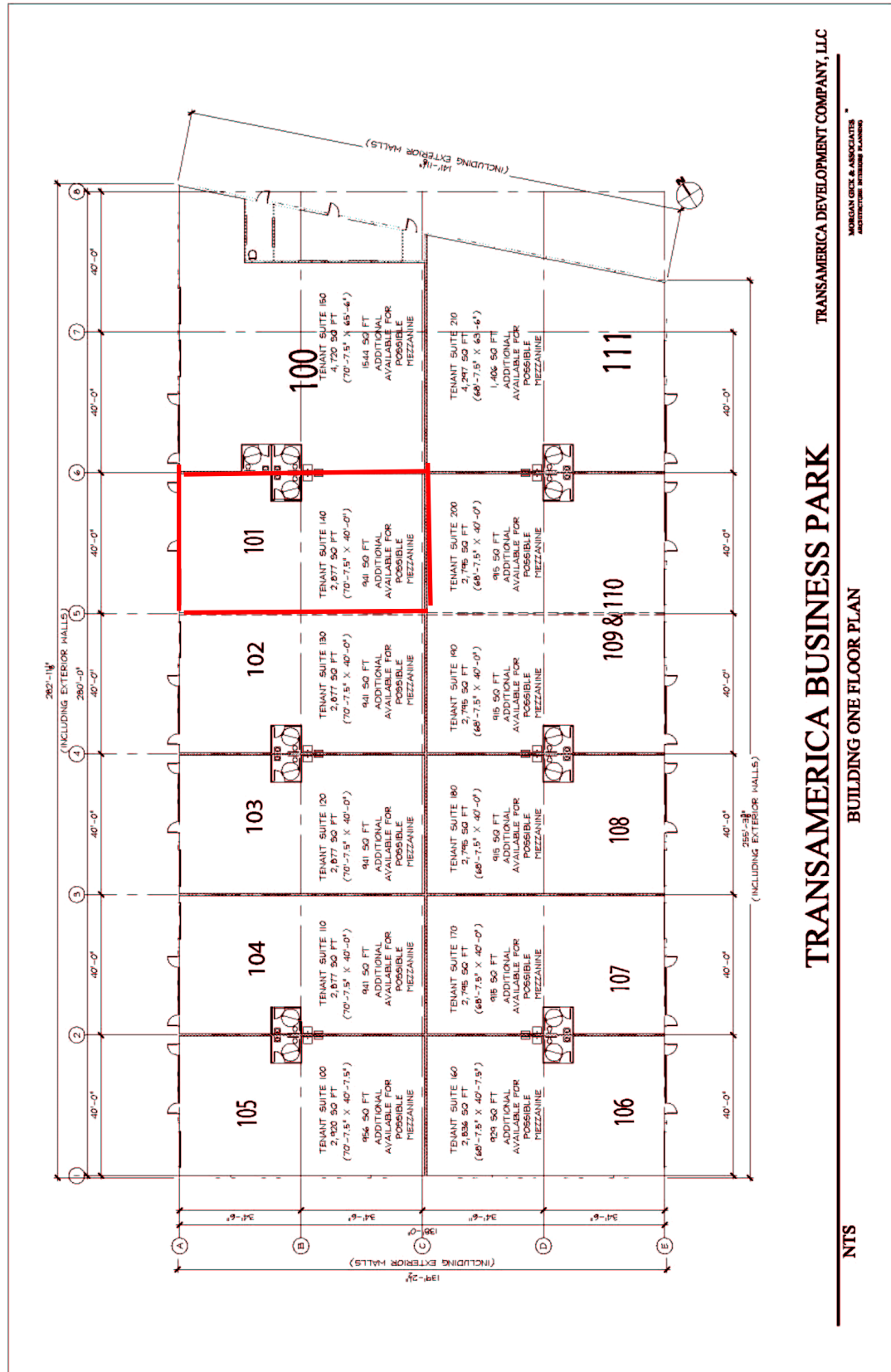
Contacts to show:

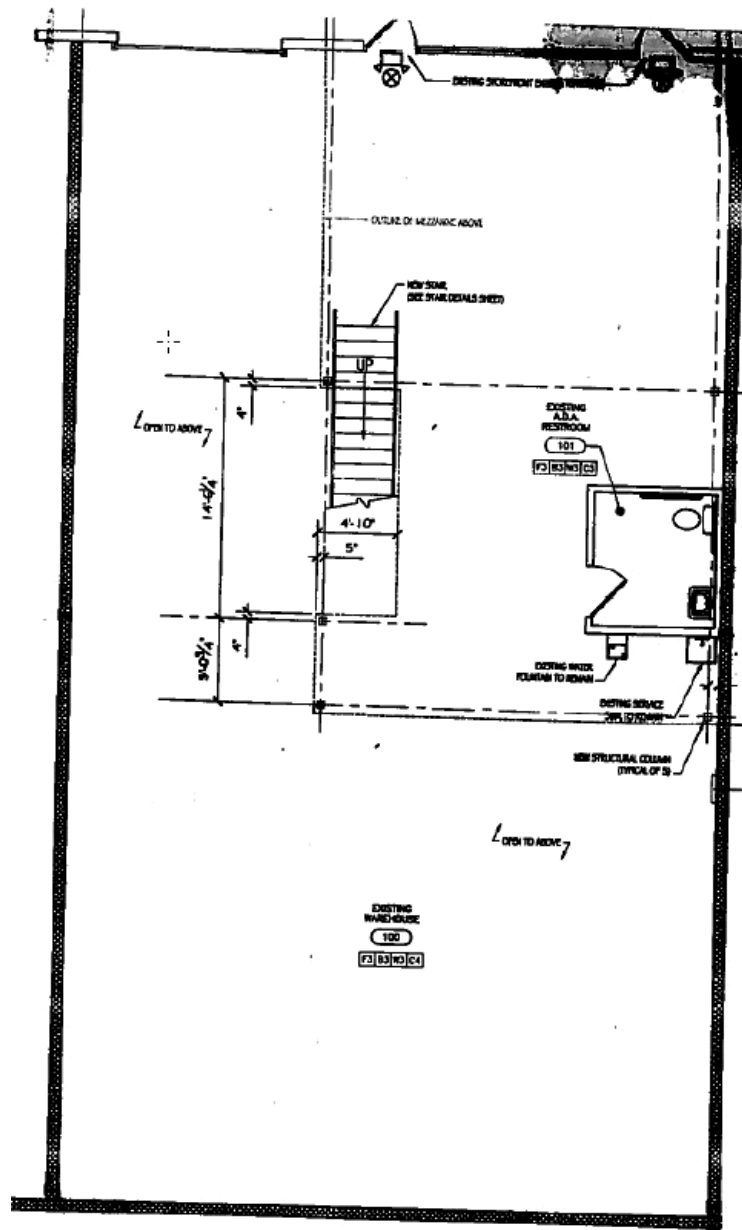
Listing Agent, Commercial Group Realty, Inc. 703-544-1013

David Gunter ext. 111

David Austin ext. 114

Tom Hertel ext. 118





## First Floor Plan

DAVID GUNTER, CCIM EXT 111

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