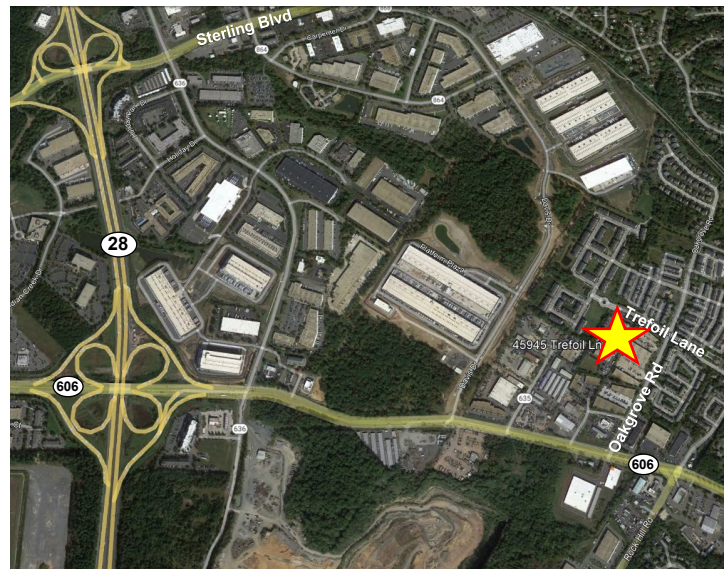


WAREHOUSE FOR LEASE

45945 TREFOIL LANE, UNIT 178, STERLING, VA 20166



- 2,938 SF WAREHOUSE
- \$14.50 IG
(\$3,550.08 PER MONTH)
- ONE (1) 10'X12' DRIVE-IN
LOADING DOOR
- SMALL OFFICE/
RESTROOM/POWER/GAS
HEAT
- 18' CLEAR HEIGHT
- PDGI ZONING -
NO AUTOMOTIVE



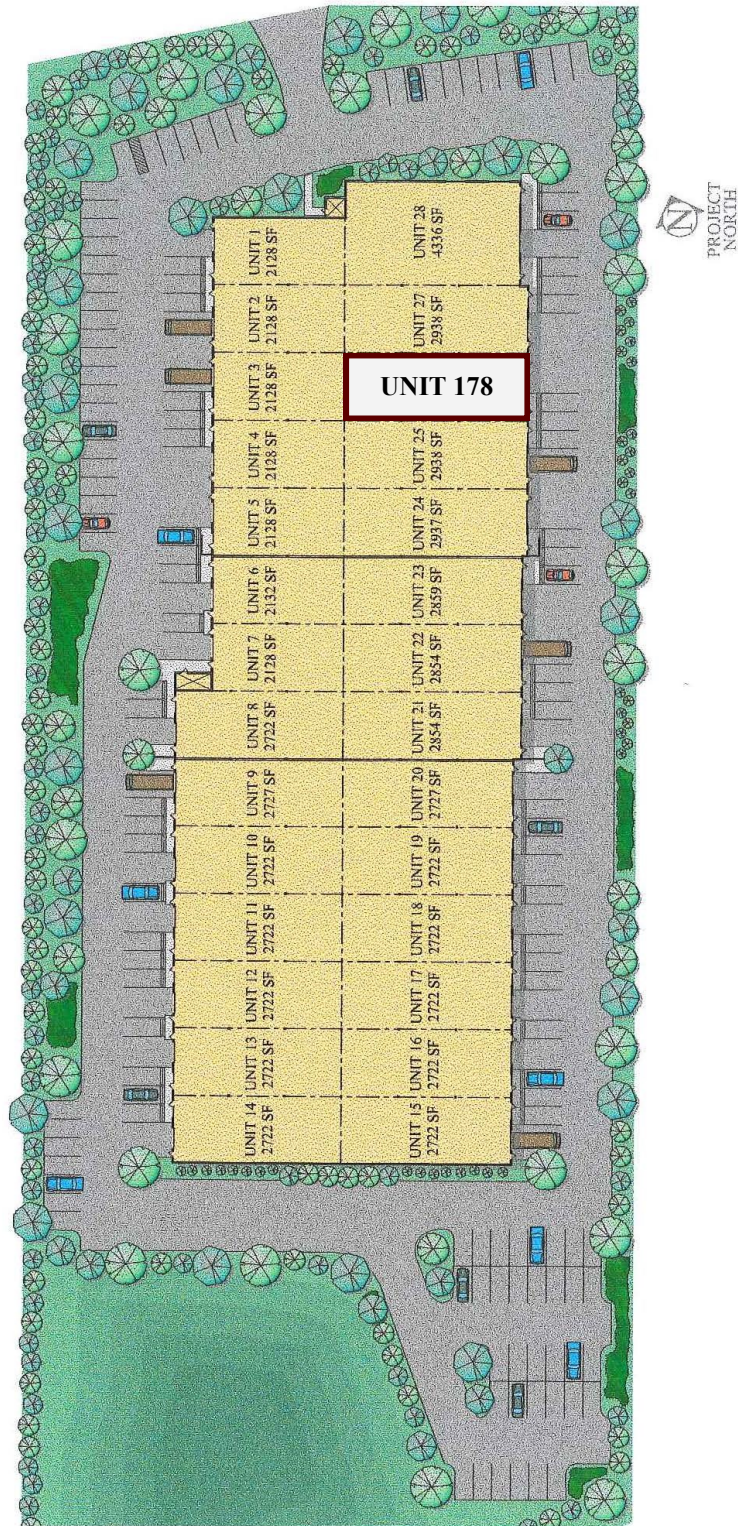
Individual Member

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

Exclusive Listing By:

CGR
COMMERCIAL GROUP REALTY
www.cgr-inc.com

SITE PLAN



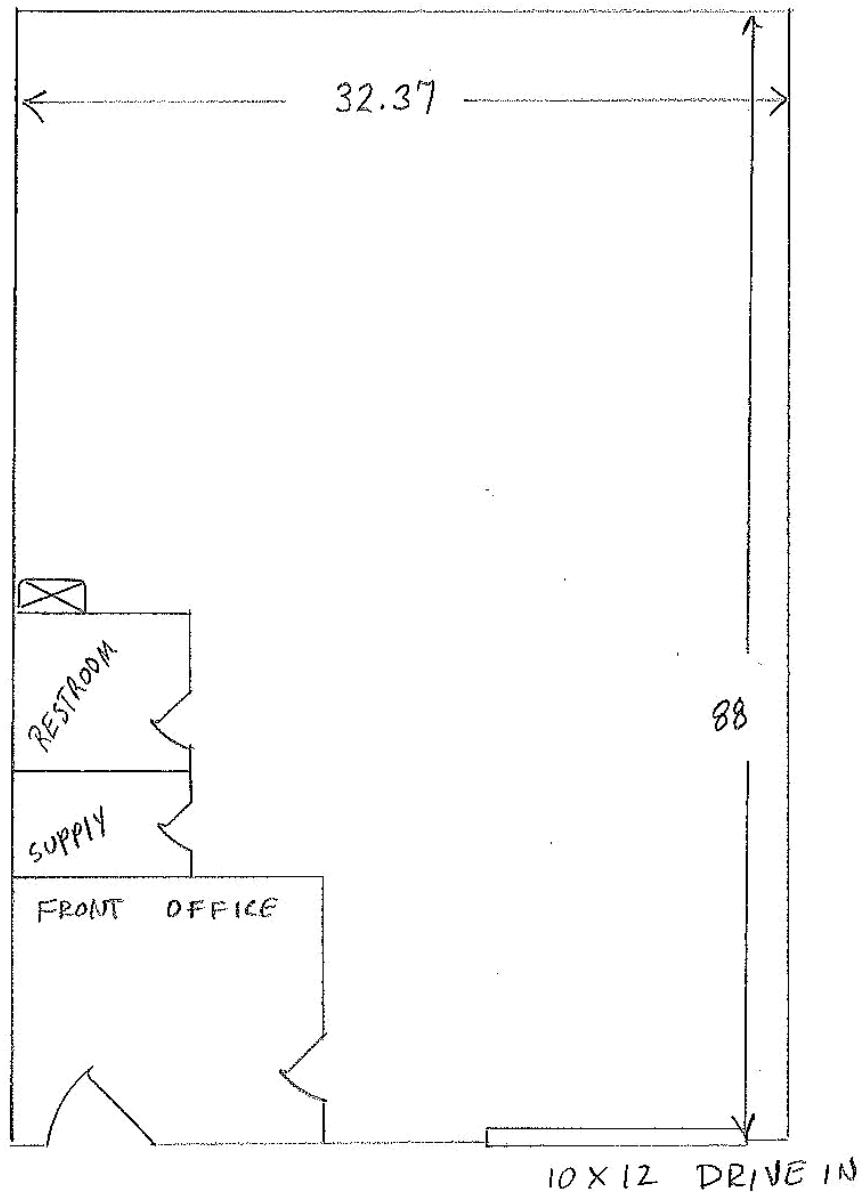
Individual Member

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

Exclusive Listing By:



FLOOR PLAN (NOT TO SCALE)



Individual Member

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