

COMMERCIAL GROUP REALTY, INC. - SERVING THE DULLES CORRIDOR

# LEASE – OFFICE WAREHOUSE

45740 & 45752 WOODLAND RD | STERLING | VA | 20166



## 45740 WOODLAND RD

- 7,650 SF INCLUDES ONE SMALL OFFICE, TWO RESTROOMS.
- (2) TWO DRIVE IN LOADING DOORS 12 X 12
- CLEAR HEIGHT 20'
- ZONING PDGI, ALLOWS AUTO REPAIR
- SIGNAGE TO WOODLAND ROAD
- LEASE RATE \$13.00 NNN
- AVAILABLE IMMEDIATELY

## 45752 WOODLAND RD

- 11,400 SF INCLUDES APPROXIMATELY 1,000 SF OF OFFICE, TWO RESTROOMS.
- (3) THREE DRIVE IN LOADING DOORS 14 X 14
- CLEAR HEIGHT 18'
- ZONING PDGI, ALLOWS AUTO REPAIR
- SIGNAGE TO WOODLAND ROAD
- LEASE RATE \$12.50 NNN
- AVAILABLE IMMEDIATELY



Strategically located, this property has easy access to Route 28, Route 7 and the Toll Road and is in close proximity to Dulles International Airport, Restaurants and Amenities

Exclusive Listing By:



# 703-544-1013

DAVID AUSTIN, CCIM EXT 114

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DAVE GUNTER, CCIM EXT 111

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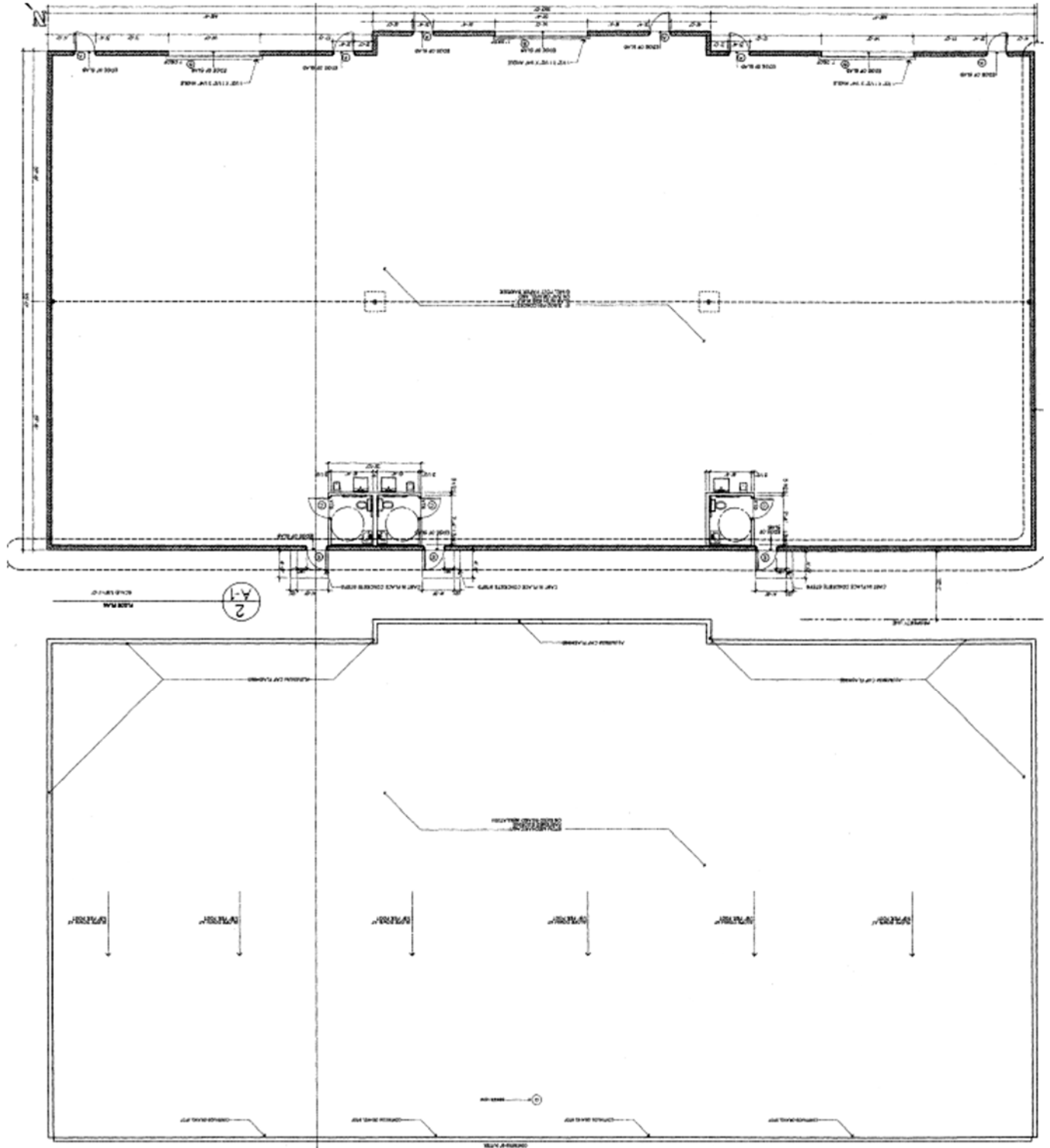
**Commercial Group Realty, Inc.**

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## Floor Plan



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