COMMERCIAL GROUP REALTY, INC. - SERVING THE DULLES CORRIDOR

LEASE - OFFICE WAREHOUSE

45740 & 45752 WOODLAND RD | STERLING | VA | 20166





45740 WOODLAND RD

- 3,750 7,650 SF INCLUDES ONE SMALL OF-FICE, 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 \$11.00 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





703-544-1013

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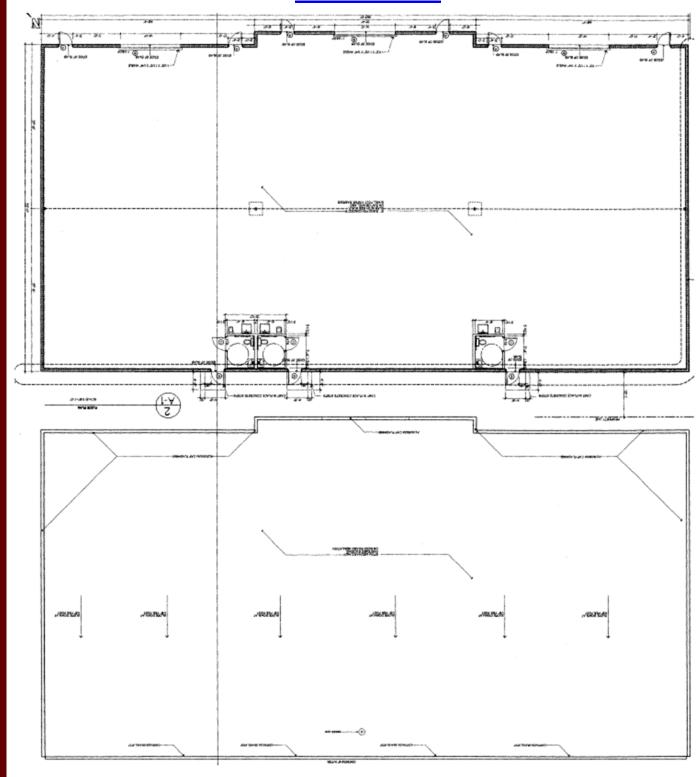
43671 Trade Center Place Suite 106 Dulles, Virginia 20166 www.cgr-inc.com

Information contained herein was obtained from sources deemed to be reliable but accuracy thereof is not warranted. Property is offered subject to prior sale or lease. Change of terms or withdrawals without notice.

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Floor Plan



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