

LEASE – WAREHOUSE

45740 & 45752 WOODLAND RD | STERLING | VA | 20166



45740 WOODLAND RD

- **SUITE 125** - 3,750 - SF INCLUDES ONE SMALL OFFICE AND A RESTROOM.
- (1) ONE DRIVE IN LOADING DOORS 12 X 12
- CLEAR HEIGHT 20'
- ZONING PDGI, ALLOWS AUTO REPAIR
- LEASE RATE \$13.00 NNN (NNN=\$1.60 PSF)
- 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
- LEASE RATE \$11.00 NNN (NNN=\$1.60 PSF)
- AVAILABLE IMMEDIATELY

Exclusive Listing By:



703-544-1013

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DAVE GUNTER, CCIM EXT 111

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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

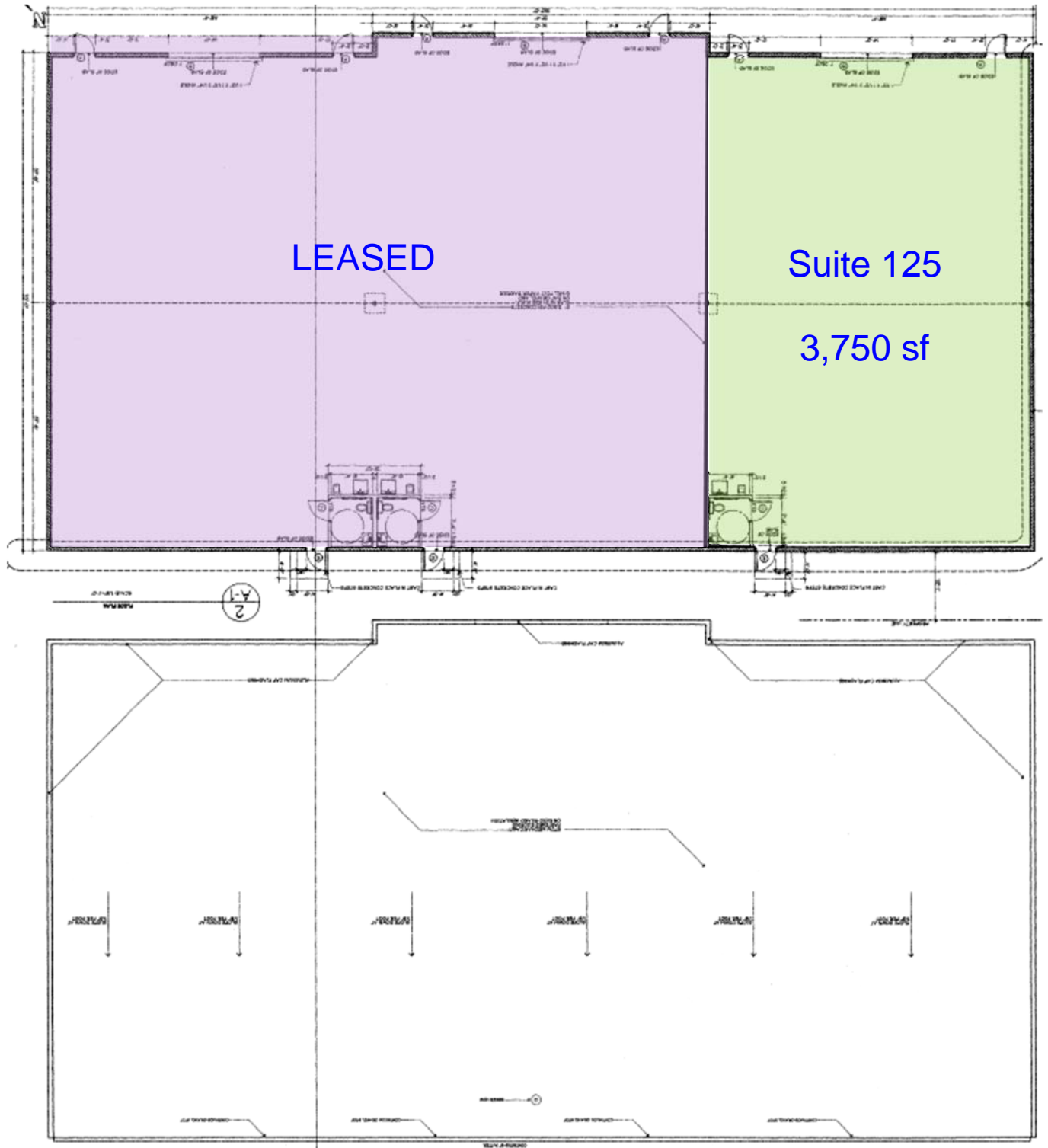
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Floor Plan



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