

LEASE – WAREHOUSE

45752 WOODLAND RD | STERLING | VA | 20166



AVAILABLE IMMEDIATELY

- 3,750 SF - 11,400 SF AVAILABLE
- EXISTING IMPROVEMENTS INCLUDES APPROXIMATELY 1,000 SF OF OFFICE, ONE RESTROOM.
- (3) THREE DRIVE IN LOADING DOORS 14 X 14
- CLEAR HEIGHT 18'
- ZONING PDGI, ALLOWS AUTO REPAIR
- LEASE RATE:
FULL BUILDING - \$11.00 NNN
SINGLE BAY - \$13.50 NNN
(NNN=\$2.60 PSF)



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

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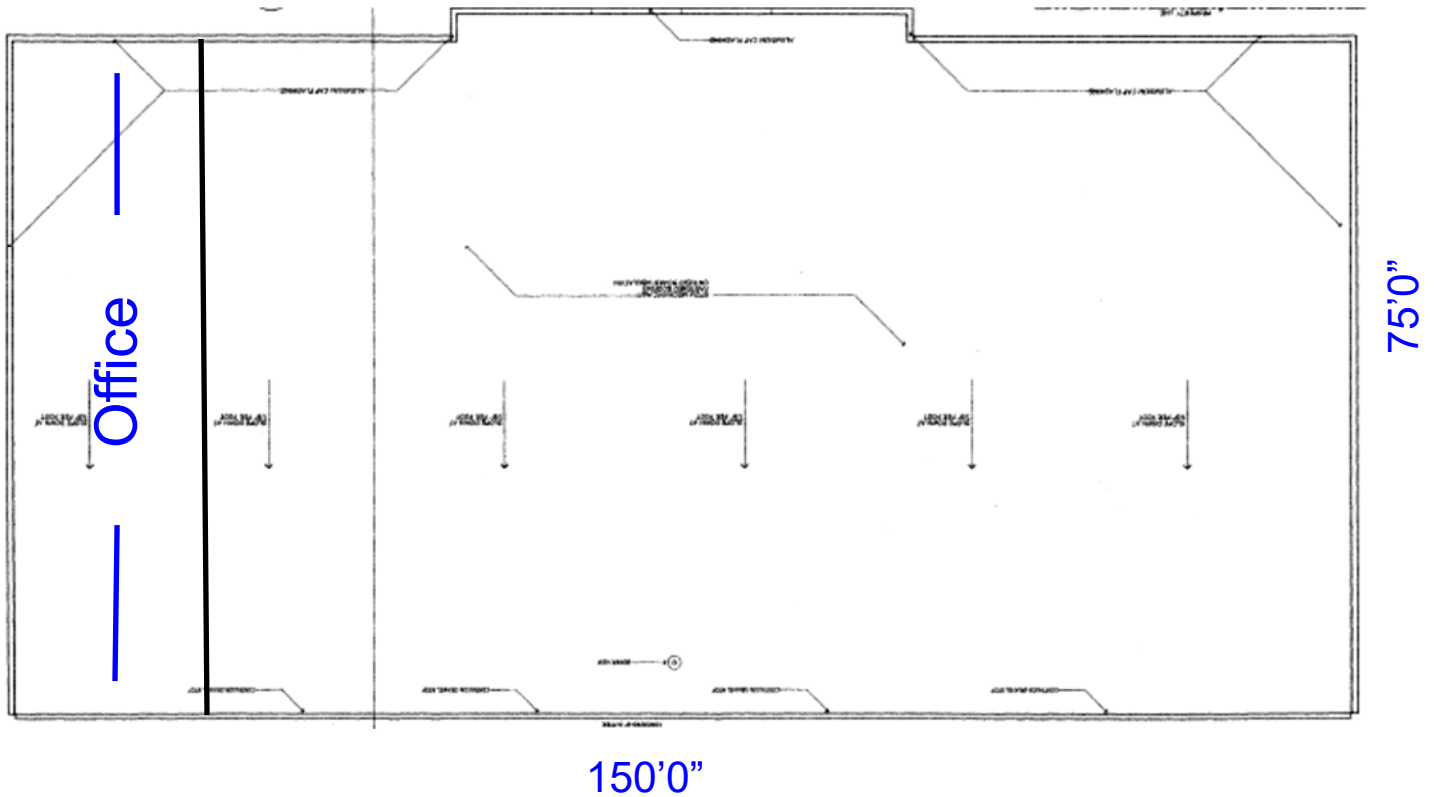
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