

FOR LEASE

FLEX WAREHOUSE BAY & STORAGE YARD
45660 WOODLAND RD, SUITE B, STERLING



WAREHOUSE BAY:	4,680 SF WITH 2,640 SF OF OFFICE
LOADING DOORS:	TWO (2) 12' X 14' DRIVE IN
STORAGE YARD:	APPROXIMATELY 21,518 SF FENCED & GRAVELED
LOWER LOT:	APPROXIMATELY 7,000 SF GRAVELED
LEASE RATES:	WAREHOUSE BAY - \$15.00 NNN STORAGE YARD - \$3.00 NNN
ZONING:	PDGI
AVAILABLE:	APPROXIMATELY 9/1/2021



Individual Member

DAVID AUSTIN, CCIM
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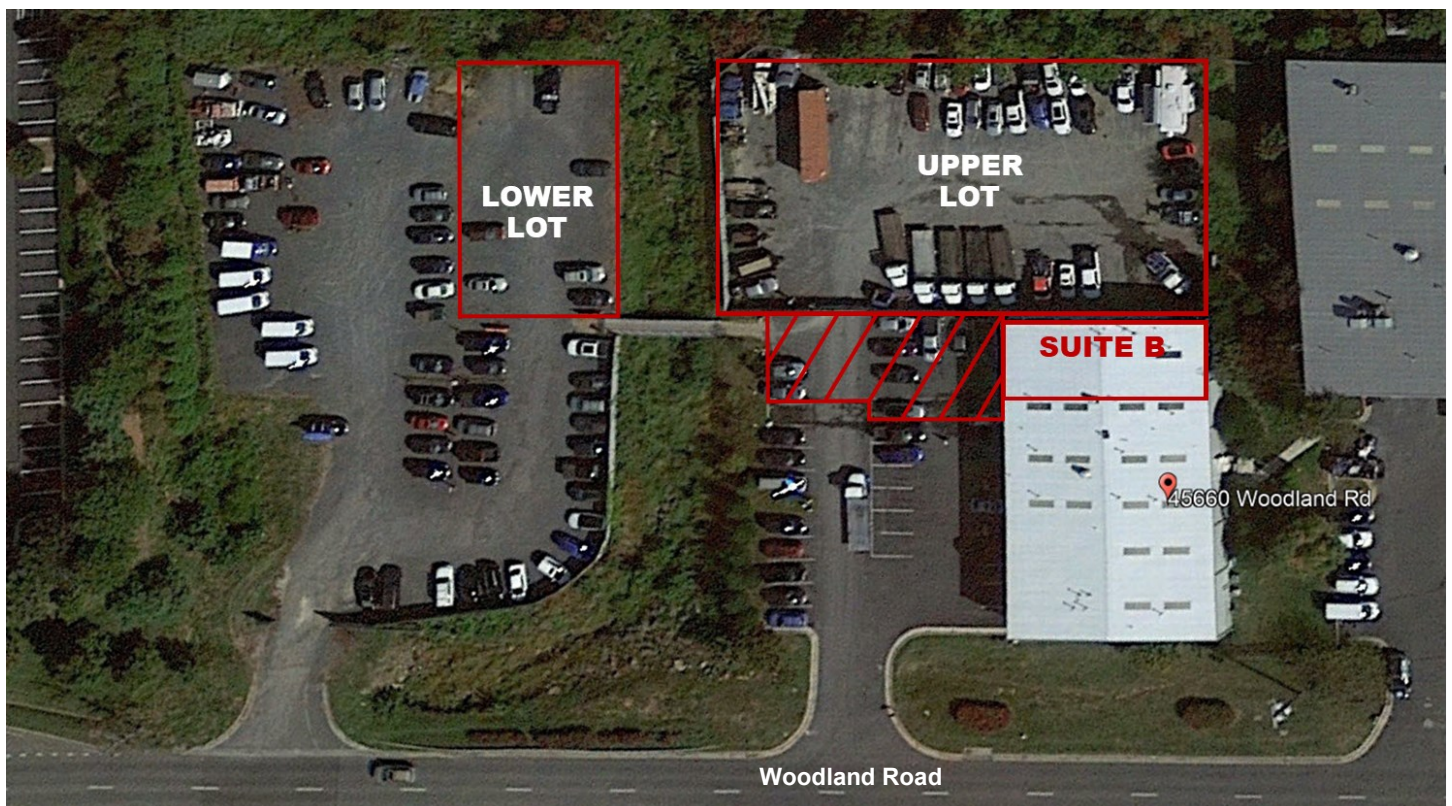
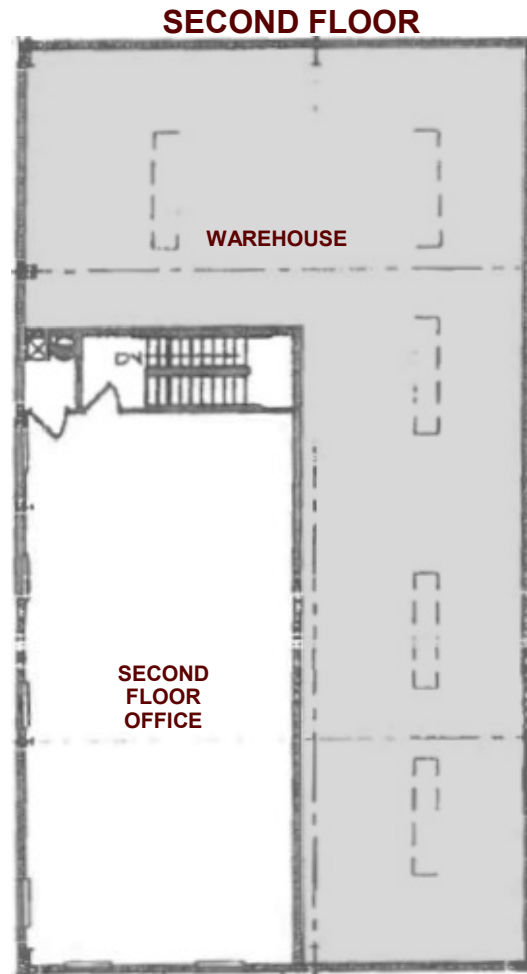
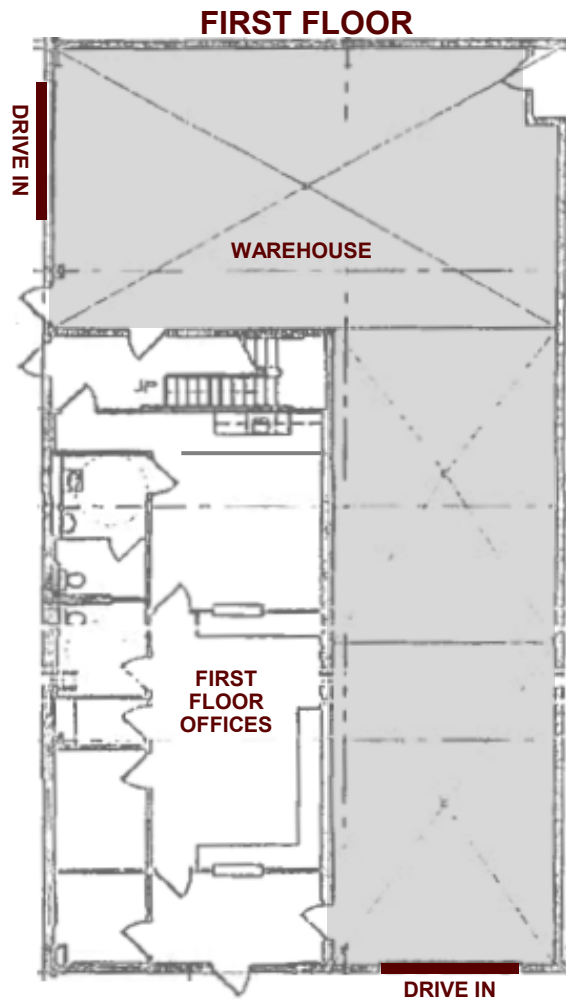
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Exclusive Listing By:

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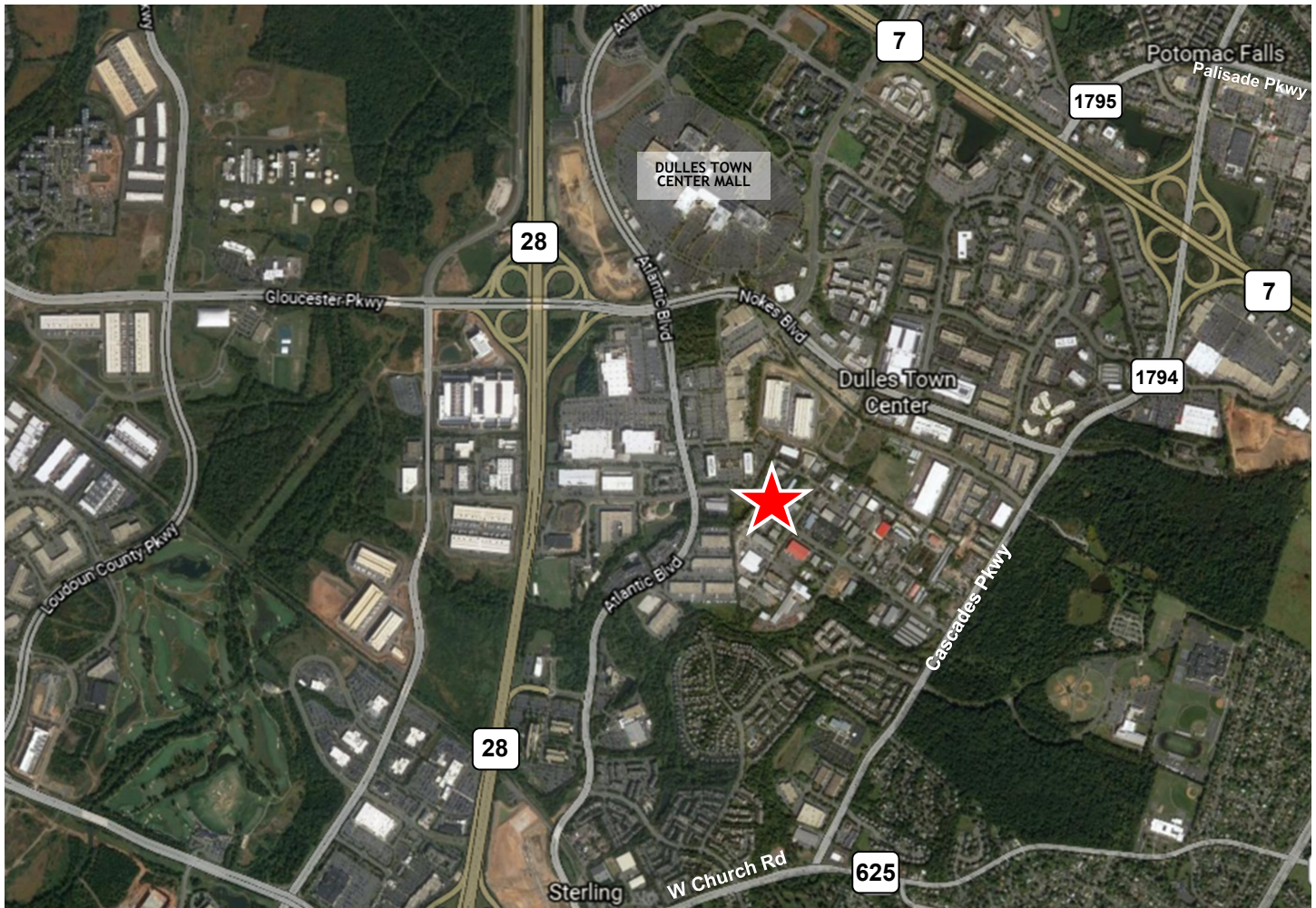
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- ⇒ 1 MILE FROM ROUTE 28
- ⇒ 2 MILES FROM ROUTE 7
- ⇒ 5 MILES FROM THE DULLES GREENWAY
- ⇒ 5 MILES FROM DULLES INTERNATIONAL AIRPORT
- ⇒ 14 MILES FROM ROUTE 66
- ⇒ 15 MILES FROM THE CAPITAL BELTWAY

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