

# FOR SALE

## WAREHOUSE WITH LOT AND SEPARATE LOT

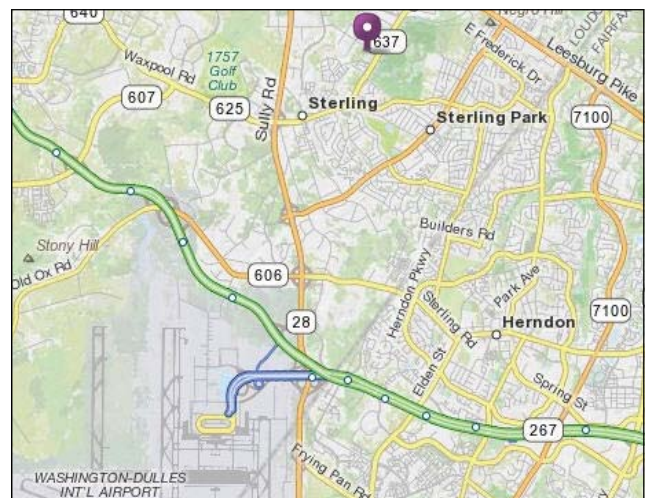
45805 Woodland Road and Lot 5D, Sterling, VA 20166



ACRES: 3.75 ACRES (1.72 ON 45805 WOODLAND 2.03 ACRES ON LOT 5D)

BUILDING SIZE: 26,000 SQ FT AT 45805 WOODLAND DR AND 35,600 SQ FT TO BE CONSTRUCTED AT 5D.

PRICE: \$4,940,000 (\$190 PSF) FOR 45805 WOODLAND DR,  
\$6,764,000 (\$190.00 PSF) FOR LOT 5D TO BE CONSTRUCTED.



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:



David Austin Ext 114  
Dave Gunter Ext 111



43671 Trade Ceter Place  
Suite 106

703-544-1013

[www.cgr-inc.com](http://www.cgr-inc.com)

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45805 Woodland Road, Sterling, VA 20166

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**ACRES:** 1.72

**BUILDING SIZE:** 26,000 SQ. FT. EXISTING

**PRICE:** \$190 PER SQ. FT.)

**DESCRIPTION:** CONSTRUCTED IN 2005, IMPROVED AS 9,000 SQ FT OF OFFICE ON 3 LEVELS WITH ELEVATOR AND 17,000 SQ. FT. OF 30' CLEAR WAREHOUSE WITH 4 DRIVE IN DOORS. BUILDING MAY BE PURCHASED WITH ADJACENT LOT D OR PURCHASED SEPARATELY.

**CEILING HEIGHT:** 30' CLEAR

**SHELL DESCRIPTION:** IMPROVED WITH OFFICE AND CRANES IN THE WAREHOUSE

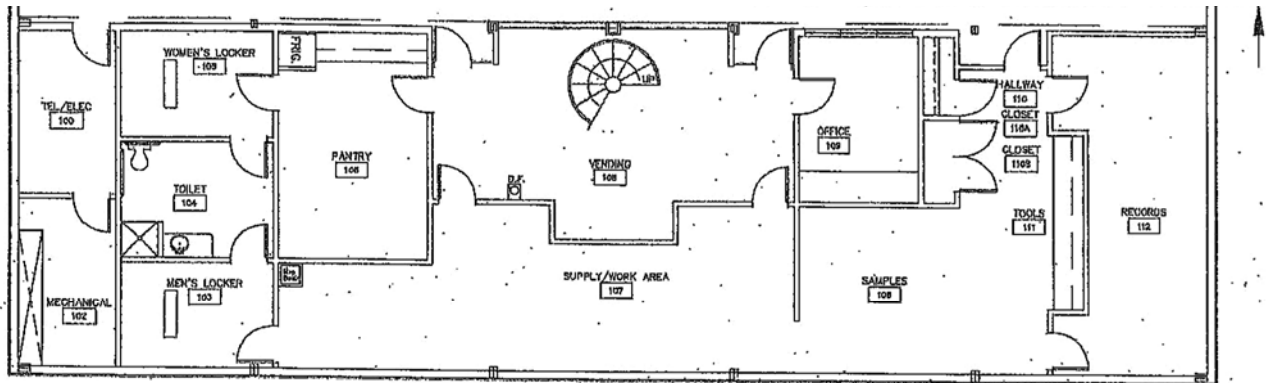
**703-544-1013**



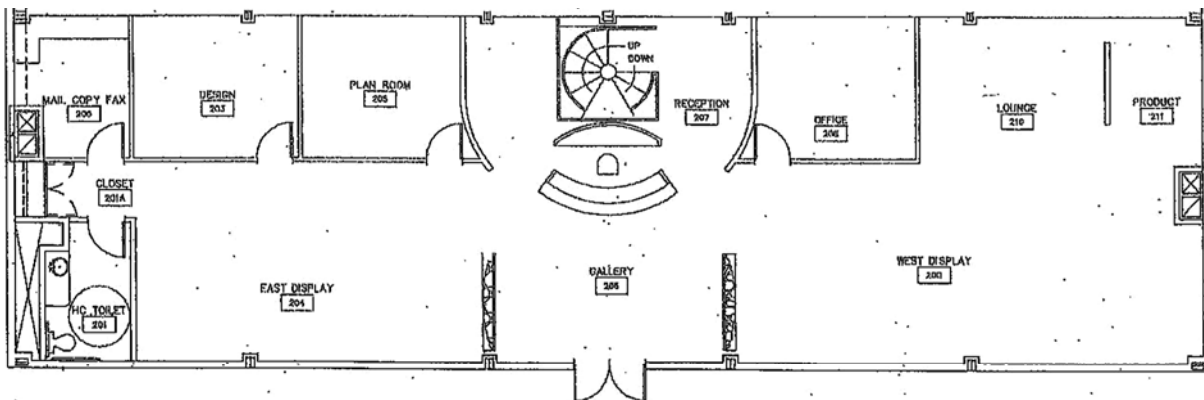
David Austin Ext 114  
austin@cgr-inc.com

Dave Gunter Ext 111  
deg@cgr-inc.com

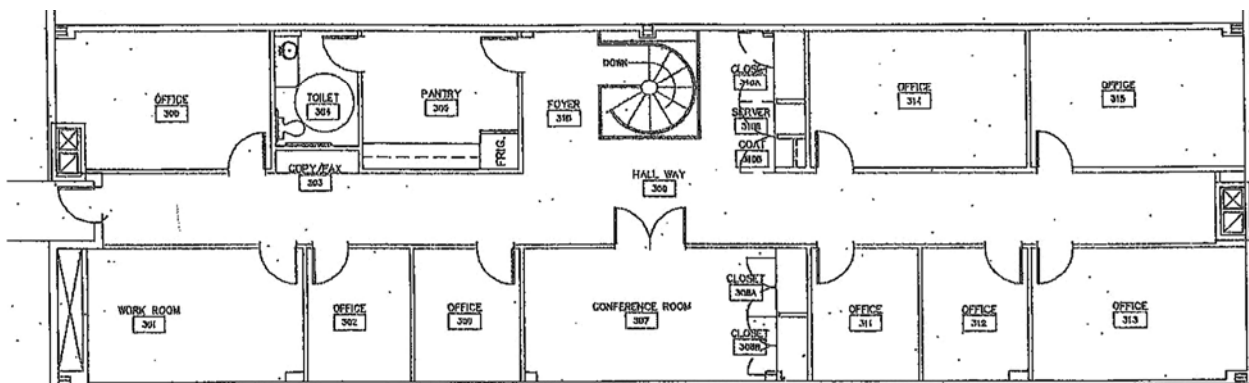
## Warehouse Level



## Showroom Level

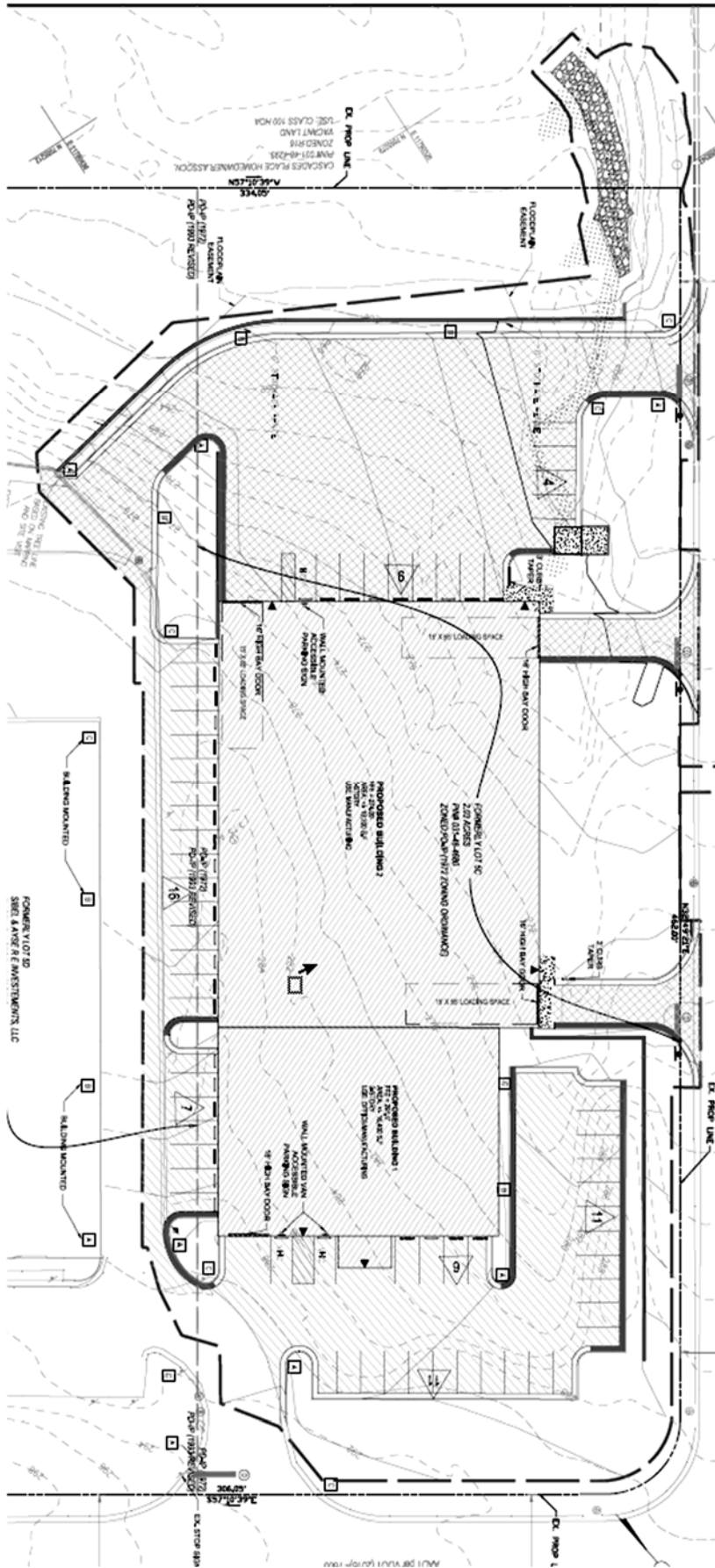


## Office Level





# Woodland Lot 5D, Sterling, VA 20166



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## Woodland Lot 5D, Sterling, VA 20166

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### **Lot 5D Description**

Acres: 2.03

Building Size: 35,000 sq. ft.

Price \$190 per sq. ft.

Description: Build to Suite opportunity. Building may be purchased with adjacent 45805 Woodland or purchase separately

Ceiling Height: 24' to 30' clear.

Shell Description: TBD, Warm, lit shell with hgh bay storage ability

# 703-544-1013



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austin@cgr-inc.com

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