

# FOR SALE WAREHOUSE

45805 Woodland Road, Sterling, VA 20166



**ACRES:** 1.72

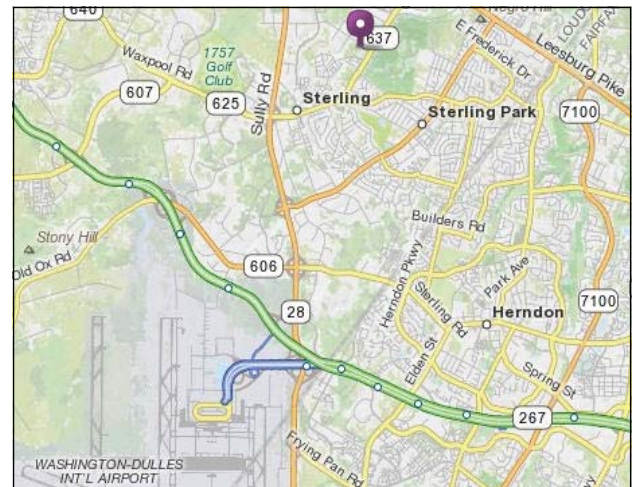
**BUILDING SIZE:** 26,000 SQ. FT  
EXISTING

**PRICE:** \$5,590,000 (\$215 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.

**CEILING HEIGHT:** 30' CLEAR

**ZONING:** PDIP



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



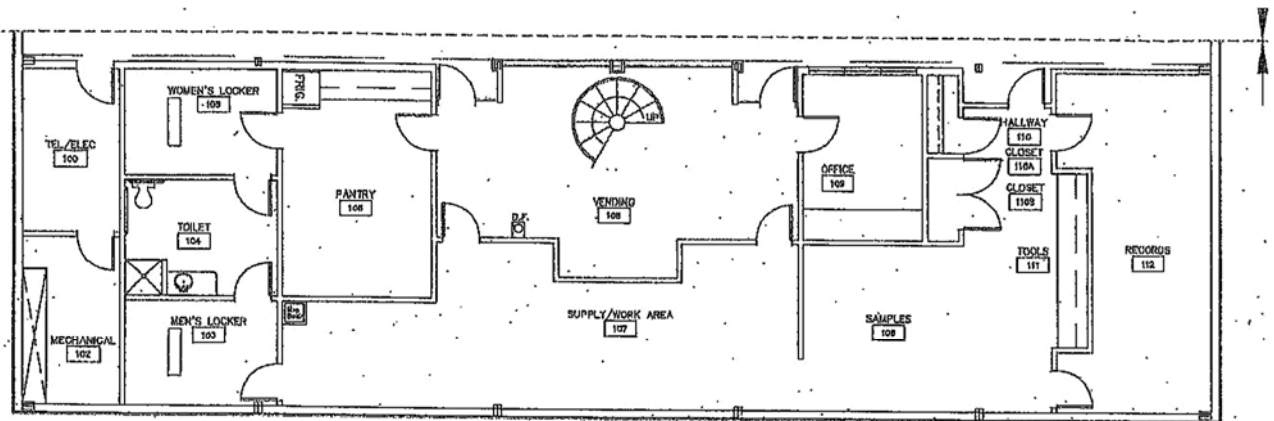
Individual Member

**703-544-1013**

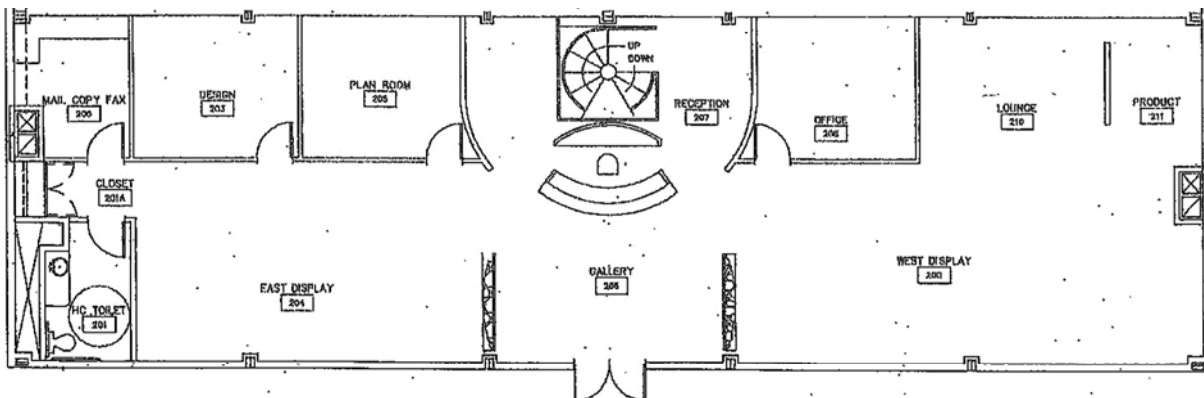
[www.cgr-inc.com](http://www.cgr-inc.com)

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## Bottom Warehouse Level



## Front Entry Showroom Level



## 3rd Floor Office Level

