

# FOR LEASE

24050 YOUNGWOOD LANE | ALDIE | VA | 20105



## FEATURES:

- BUILDING: 9,000 SF TOTAL, 3,500 SF OFFICE AND 4,000 SF WAREHOUSE, 1,500 SF COVERED STORAGE.
- LOADING: THREE (3) 10 x 12 DRIVE INS, ONE (1) 10 x 10 DRIVE IN.
- STORAGE YARD: APPROXIMATELY 80,000 SF FENCED AND GRAVELED YARD, INCLUDES 9,000 SF OF IRRIGATED AREA FOR PLANT STORAGE, ADDITIONAL 13,600 SF LOT AVAILABLE
- MATERIAL BENS: NINE (9) VARIOUS SIZES
- GATES: TWO (2) 30' ROLLER GATES
- UTILITIES: WELL AND SEPTIC, BACK UP GENERATOR
- PARKING: 17 SPACES
- ZONING: PDGI, LOUDOUN COUNTY
- LEASE RATE: \$19,750 NNN MONTHLY
- LEASE TERM: MINIMUM 5 YEARS



DAVID AUSTIN, CCIM EXT 114  
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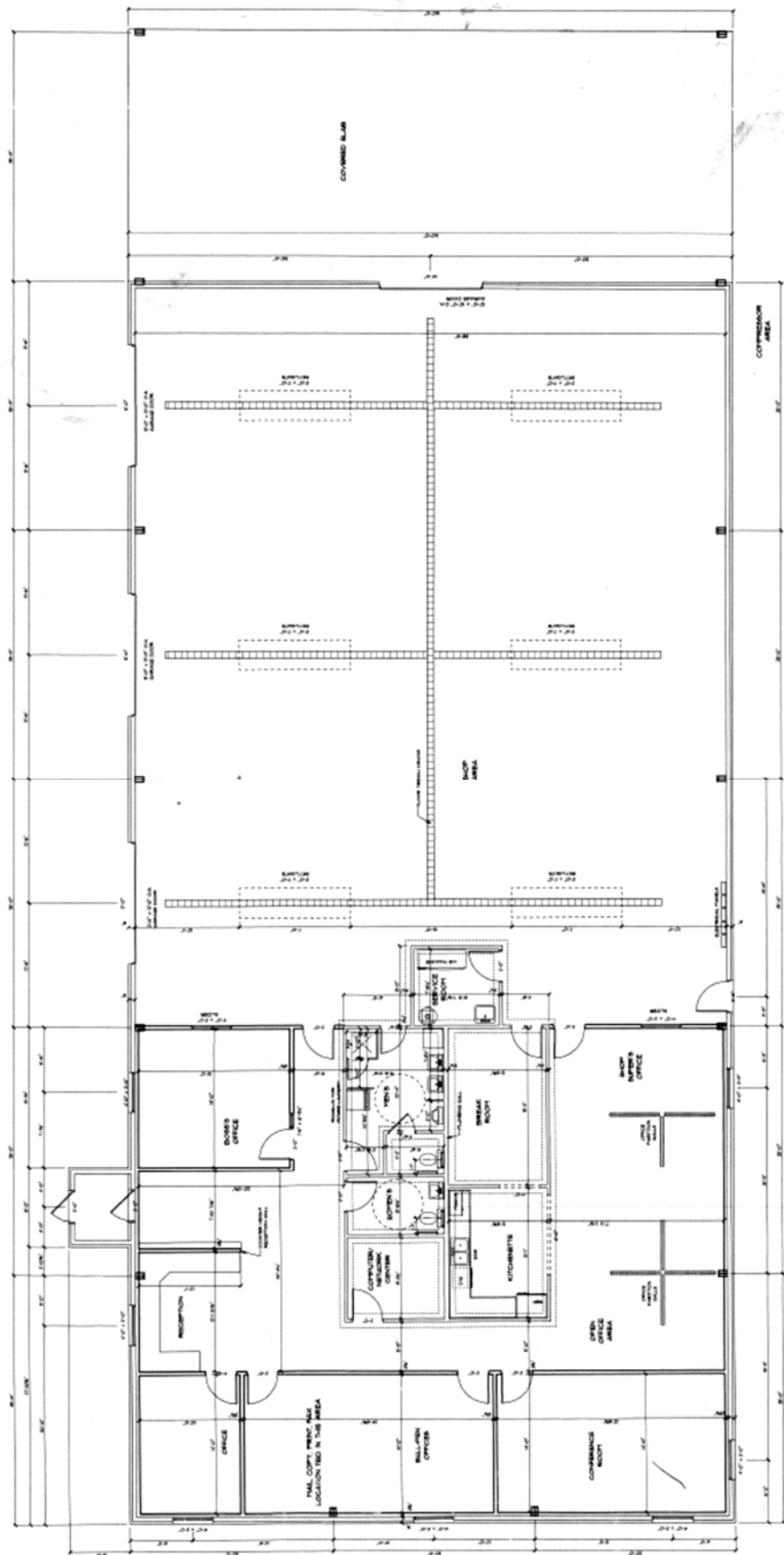


Commercial Group Realty, Inc.  
43671 TRADE CENTER PLACE  
SUITE 106  
DULLES, VIRGINIA 20166

**703-544-1013**

## Building Layout

### 9,000 sf Office/Warehouse



*Information contained herein was obtained from sources deemed to be reliable but accuracy thereof is not warranted. Property is offered subject to prior sale or lease.. Change of terms or withdrawals without notice.*







# Miles

Chantilly	8
Reston	16
Tysons Corner	24
Arlington	30



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