



**READY TO MAKE A DEAL!
NEW PRICE!**

AVAILABILITY

- 27,000 SF of Warehouse with 8,100 SF of Office
- 32,400 SF Foot Print, Mezzanine of 5,400 (one half storage and one half meeting room) on top of 5,400 SF of Office

FOR LEASE - FLEX/STORAGE SPACE

- Available Immediately!
- Conveniently Located Across Route 606 from the North Gate of Dulles International Airport
- PDGI - 1972
- Three drive-in's with Three Additional Punchouts
- Lease Rate: \$9.50 PSF, NNN
- Pass-Thru's: \$1.75
- 24' Ceiling Height
- 4.36 Acres with Outdoor Storage
- Signage

KEVIN GOELLER, CCIM, SIOR

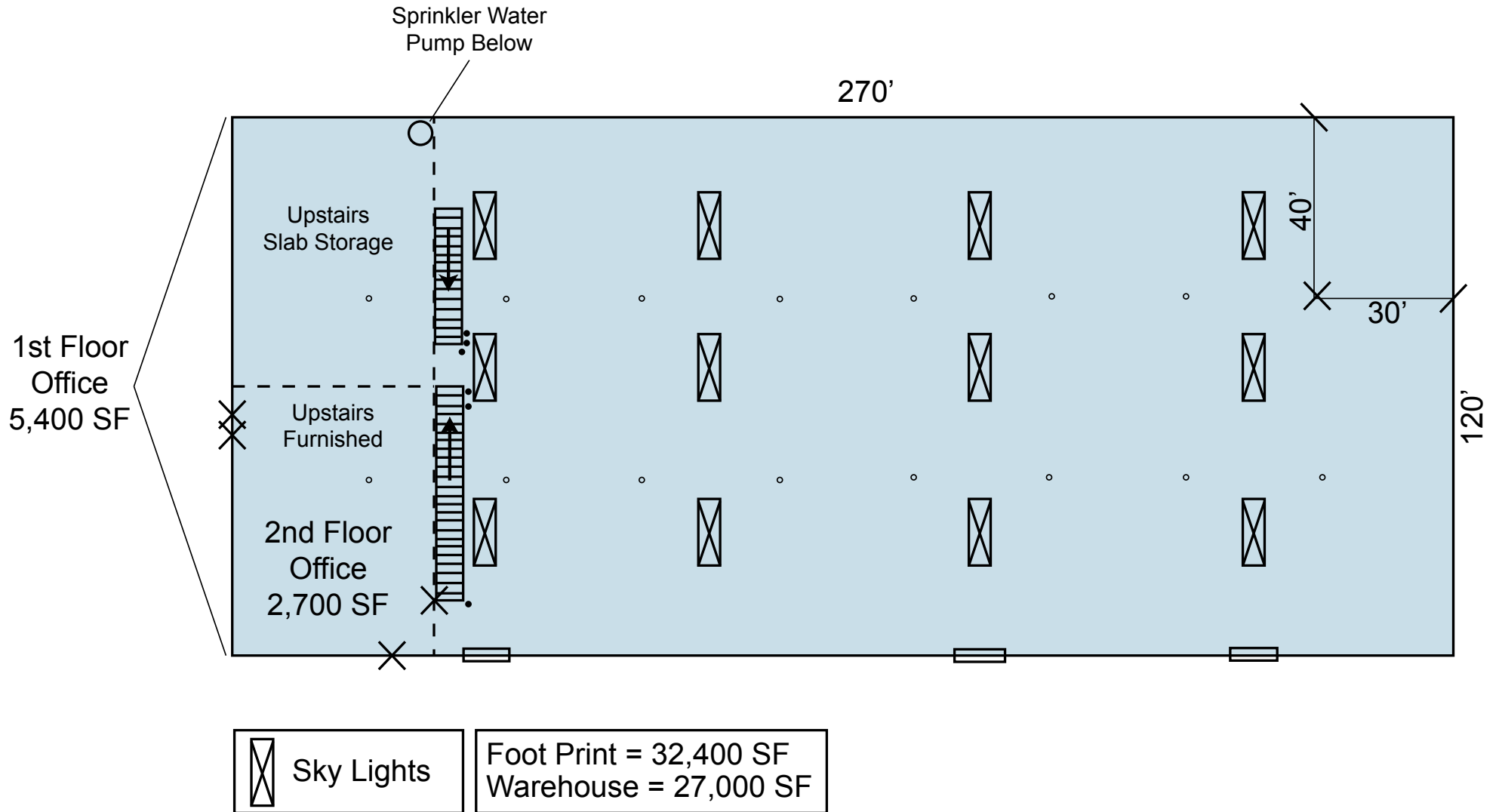
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AERIAL

22884 RELOCATION DRIVE

22884 RELOCATION DRIVE STERLING, VIRGINIA 20166



Sterling

Loudoun County | Virginia

kl**nb**

- Google Earth Pro -
2018 Aerial Photograph

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.



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