

COMMONWEALTH CENTER IV

45669 Terminal Drive, Sterling, VA 20166
Loudoun County



WAREHOUSE FOR LEASE

AVAILABILITY:

- 95,150 SF
- \$9.75 PSF, NNN
- OPEX Estimated at \$2.50 PSF
- (5) Docks & (6) At Grade Drive-Ins
- Immediate Availability
- Subdividable to 47,575 SF

PROPERTY FEATURES:

- Rare 32' Clear Height
- Warehouse in the Heart of the Dulles Corridor
- Great location just off the Dulles Toll Road & Route 28
- Dock & At Grade Drive-Ins
- Building Signage Available
- Zoned PD-IP-93 Revised
- Full Warehouse Potential - up to 142,900 SF
- 46' x 51' Column Spacing
- ESFR Sprinkler System
- Minutes from Dulles International Airport & the Northgate

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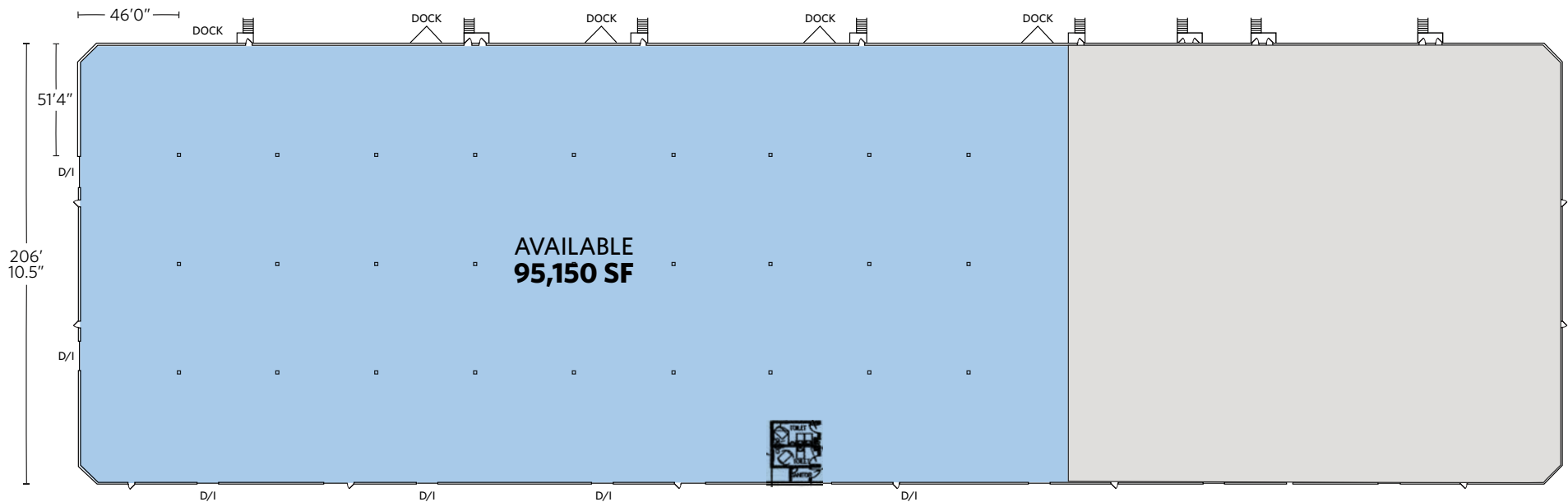
8065 Leesburg Pike, Suite 700
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45669 Terminal Drive | 47,575-95,150 SF



FLOOR PLAN

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PHOTOS

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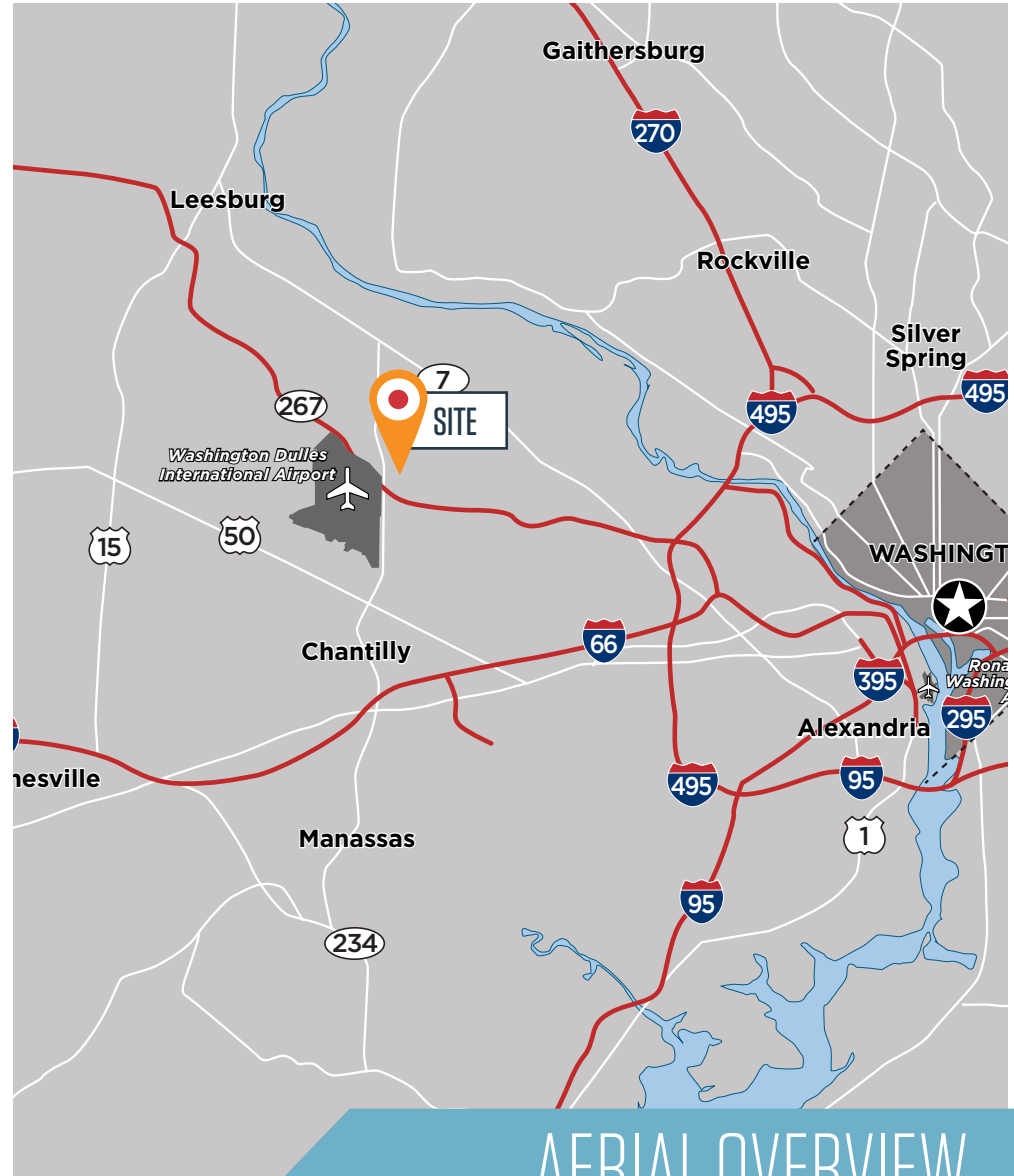
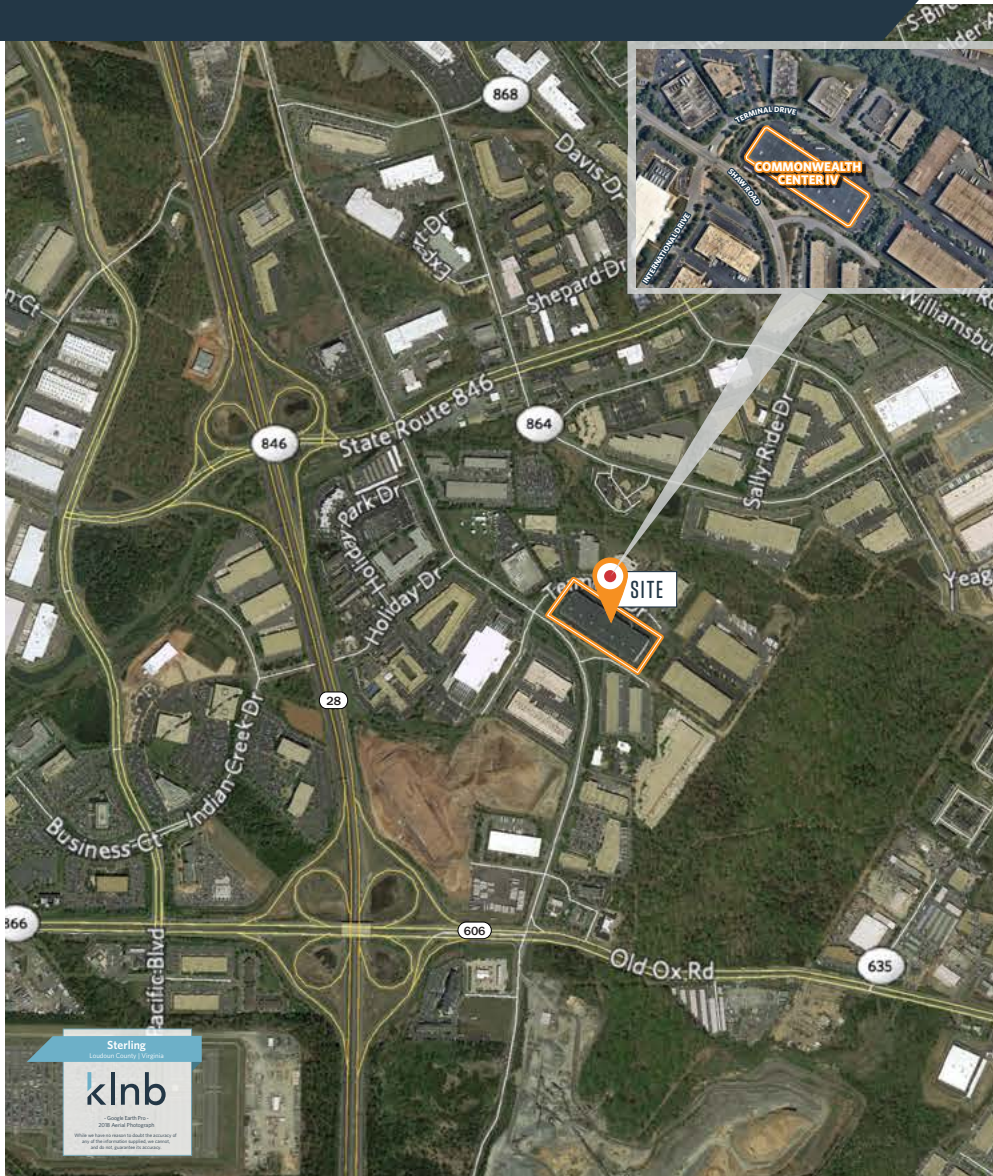
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AERIAL OVERVIEW

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CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

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