



AVAILABILITY

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

FOR LEASE - WAREHOUSE/OFFICE

- 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: \$19.00 PSF, NNN
- Pass-Thru's: \$3.00 FST
- 24' Ceiling Height
- 30x40 column spacing
- 4.36 Acres with Outdoor Storage
- Signage Available
- Stand alone building

RYAN GOELLER, CCIM

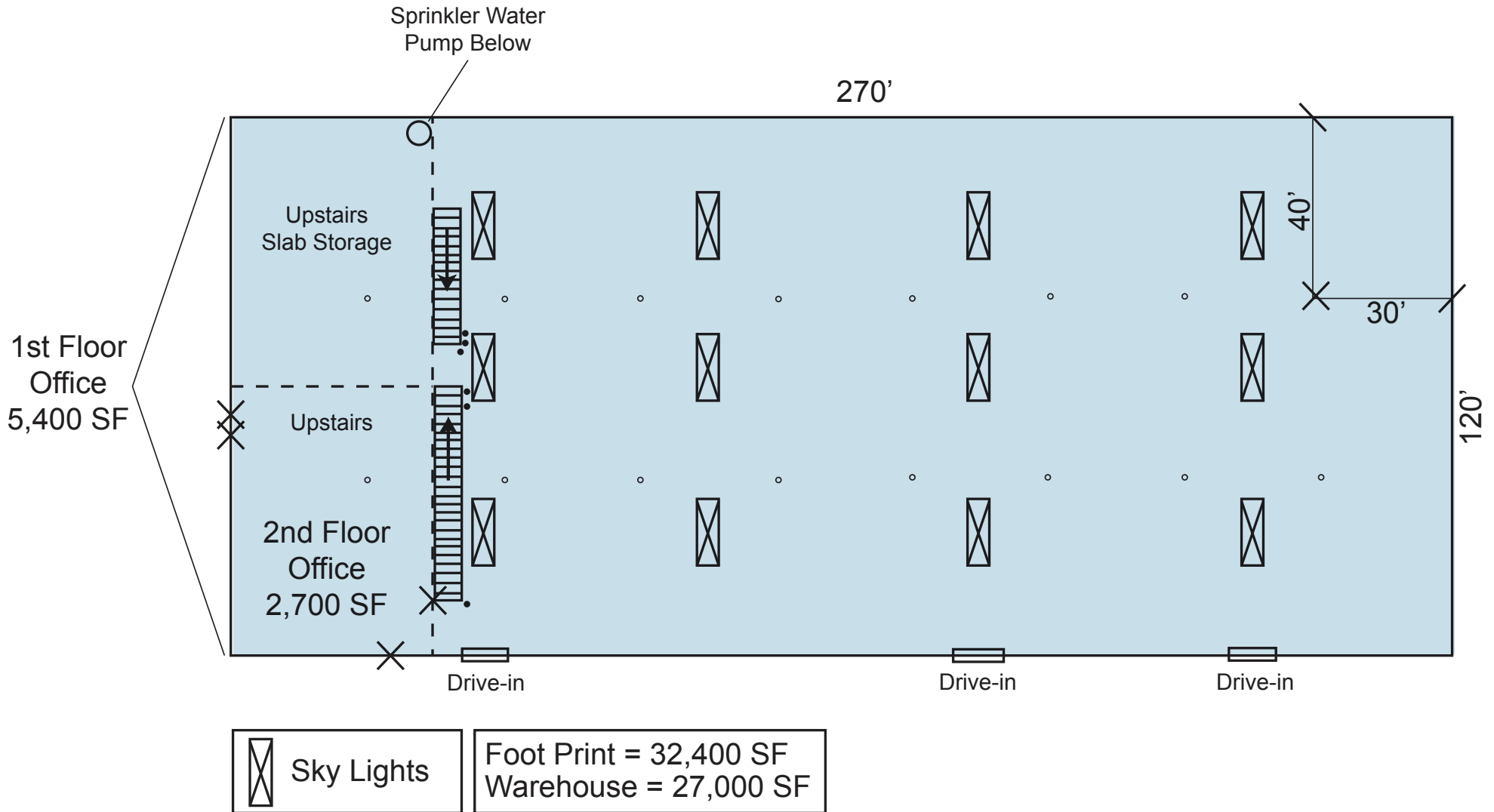
rgoeller@klnb.com | 703-268-2731

CHASE STEWART

cstewart@klnb.com | 703-268-2732

JEFF TARAE

jtarae@klnb.com | 703-268-2741



CLOSE-UP

22884 RELOCATION DRIVE

22884 RELOCATION DRIVE STERLING, VIRGINIA 20166



SITE

OUTDOOR STORAGE

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jtarae@klnb.com | 703-268-2741

NAI klnb

AERIAL

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Sterling

Loudoun County | Virginia

klnb

— 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.



RYAN GOELLER, CGIM

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PHOTOS

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OUTDOOR STORAGE



LOADING AREA



WAREHOUSE OUTSIDE



WAREHOUSE INSIDE

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jtarae@klnb.com | 703-268-2741

NAI klnb

FOR MORE INFORMATION, PLEASE CONTACT:

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rgoeller@kInb.com | 703-268-2731

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8065 Leesburg Pike, Suite 700, Tysons, VA 22182

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kInb.com

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