



**WASHINGTON-DULLES INTERNATIONAL AIRPORT**  
(Approx. 12,000 Acres)  
135 Airline Gates  
22.8M Annual Passengers (2017)  
79 Nonstop US Destinations  
47 Nonstop International Destinations

# WAREHOUSE FOR LEASE

TYLER CUMBERLAND  
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RYAN GOELLER, CCIM  
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703-268-2731



## | 45000 UNDERWOOD LANE



## | 45064 UNDERWOOD LANE



## AVAILABLE

### 45000 Underwood Lane

- Unit H - 5,000 SF - \$16.00/SF NNN
  - Available 7/1/25
  - Dock Loading

### 45064 Underwood Lane - Available 7/31/2025

- Suite 250 - 2,390 SF
- Suite 250 - 2,390 SF  
= 5,000 SF Contiguous
- Suite 506 D - 6,288 SF

## HIGHLIGHTS

- PD-GI zoning
- Small industrial bays with drive-in & dock loading  
(not suitable for 53' trailers)
- 24' ft clear height
- Great visibility on Route 606

## PROPERTY HIGHLIGHTS

## INDIAN CREEK CENTER

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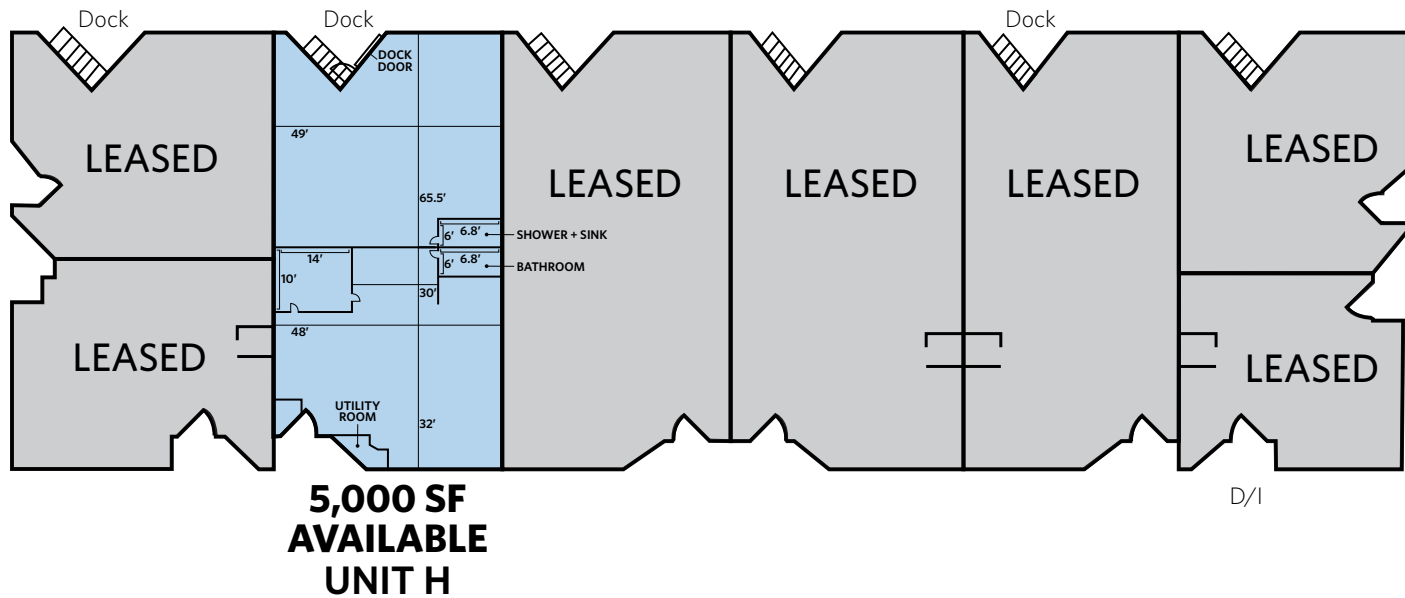
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## 45000 UNDERWOOD LANE

Warehouse Complex



## LEASE PLAN

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## INDIAN CREEK CENTER

45000-45064 Underwood Lane, Sterling, VA 20166



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VISIT PROPERTY WEBSITE



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