

## FREESTANDING WAREHOUSE FOR LEASE



### AVAILABILITY

- 80,260 square feet on 5.14 Acres
- Existing office area approx 4,000 square feet on two levels
- Rate: Contact for additional Information
- Available July 1, 2025

### PROPERTY HIGHLIGHTS

- Located in the heart of Data Center Alley
- Immediate access to Route 28, Route 606, and the Dulles Toll Road
- PDIP 1972 zoning, Loudoun County
- Maximum 30' clear height
- Eleven (11) drive-in doors
- One (1) dock door
- Rare opportunity for stand alone building
- Fenced yard
- Abundant parking

**MARC TASKER, CCIM, SIOR**

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**RYAN MOODY**

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**KEENAN WOOFER**

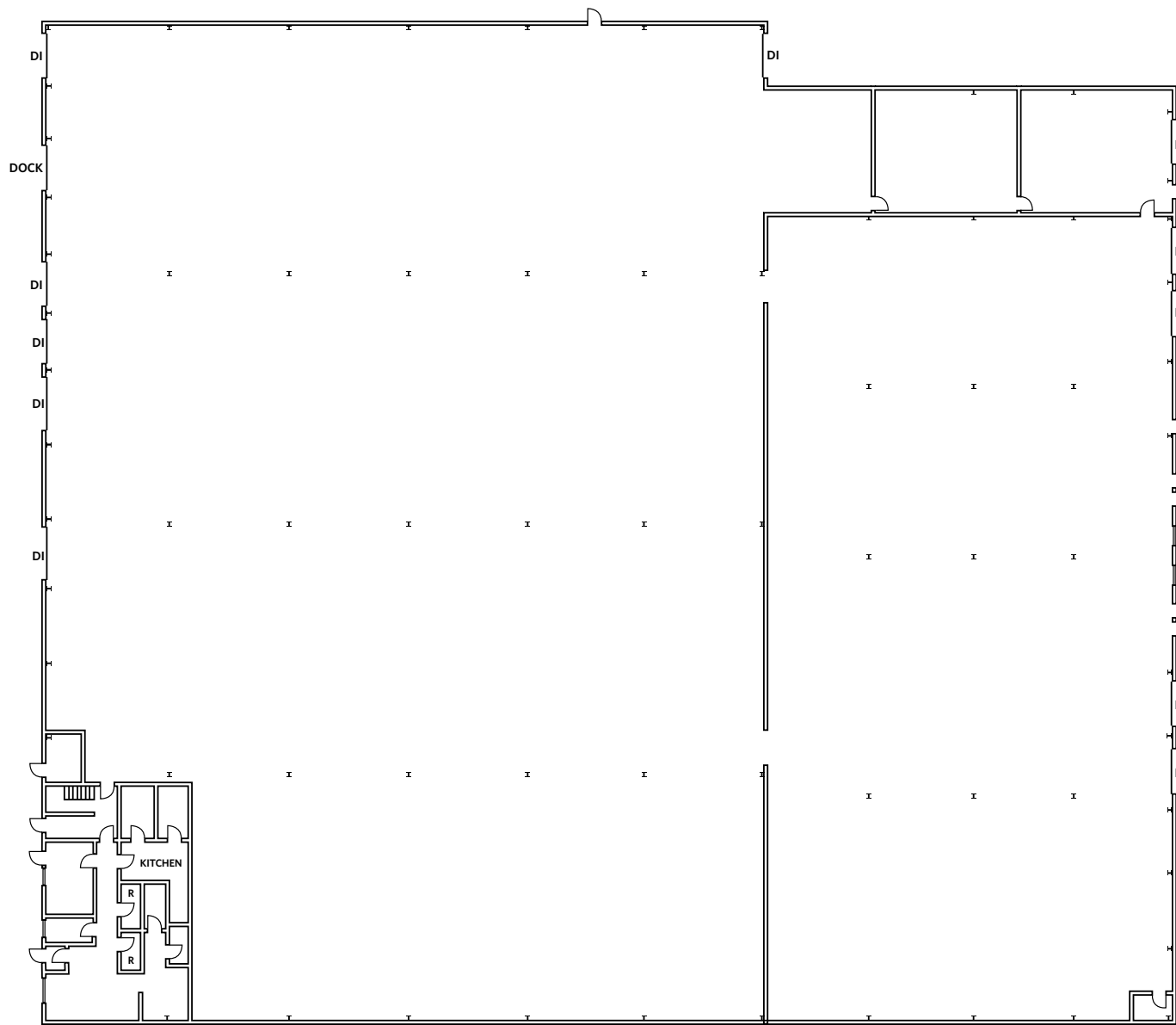
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# FLOOR PLAN

# 22326 RANDOLPH DRIVE

STERLING, VIRGINIA 20166, LOUDOUN COUNTY

## FIRST FLOOR



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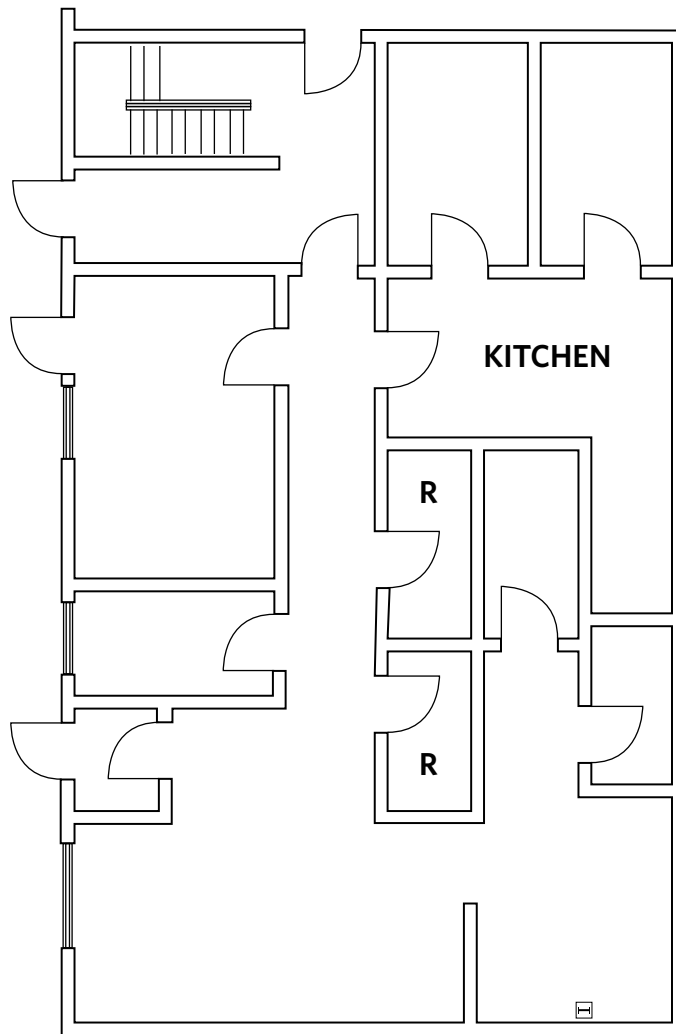


# FLOOR PLAN

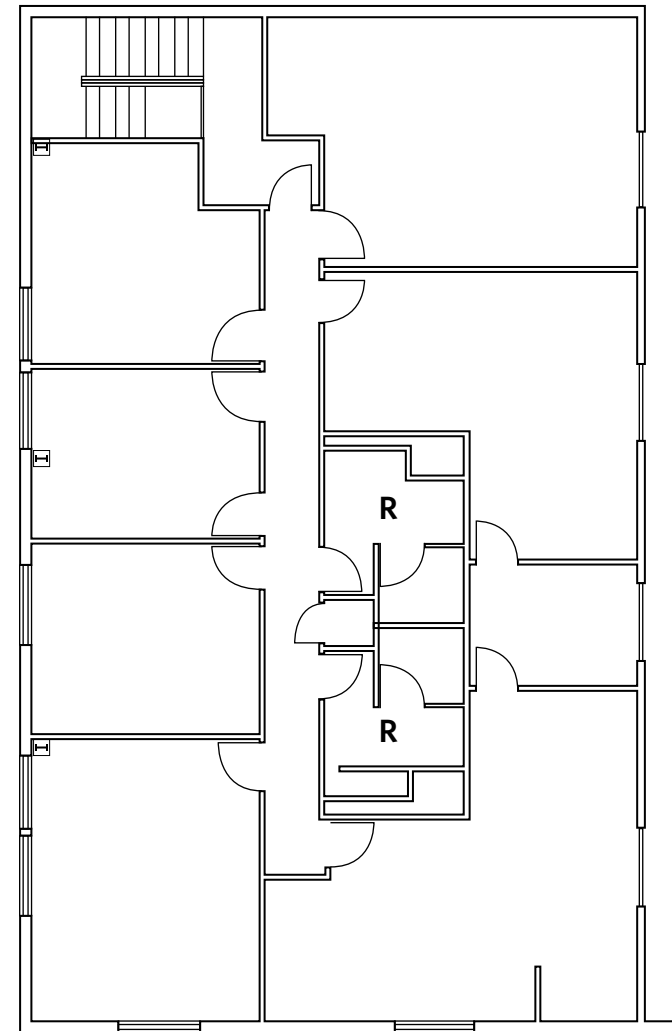
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### FIRST FLOOR OFFICE



### SECOND FLOOR OFFICE



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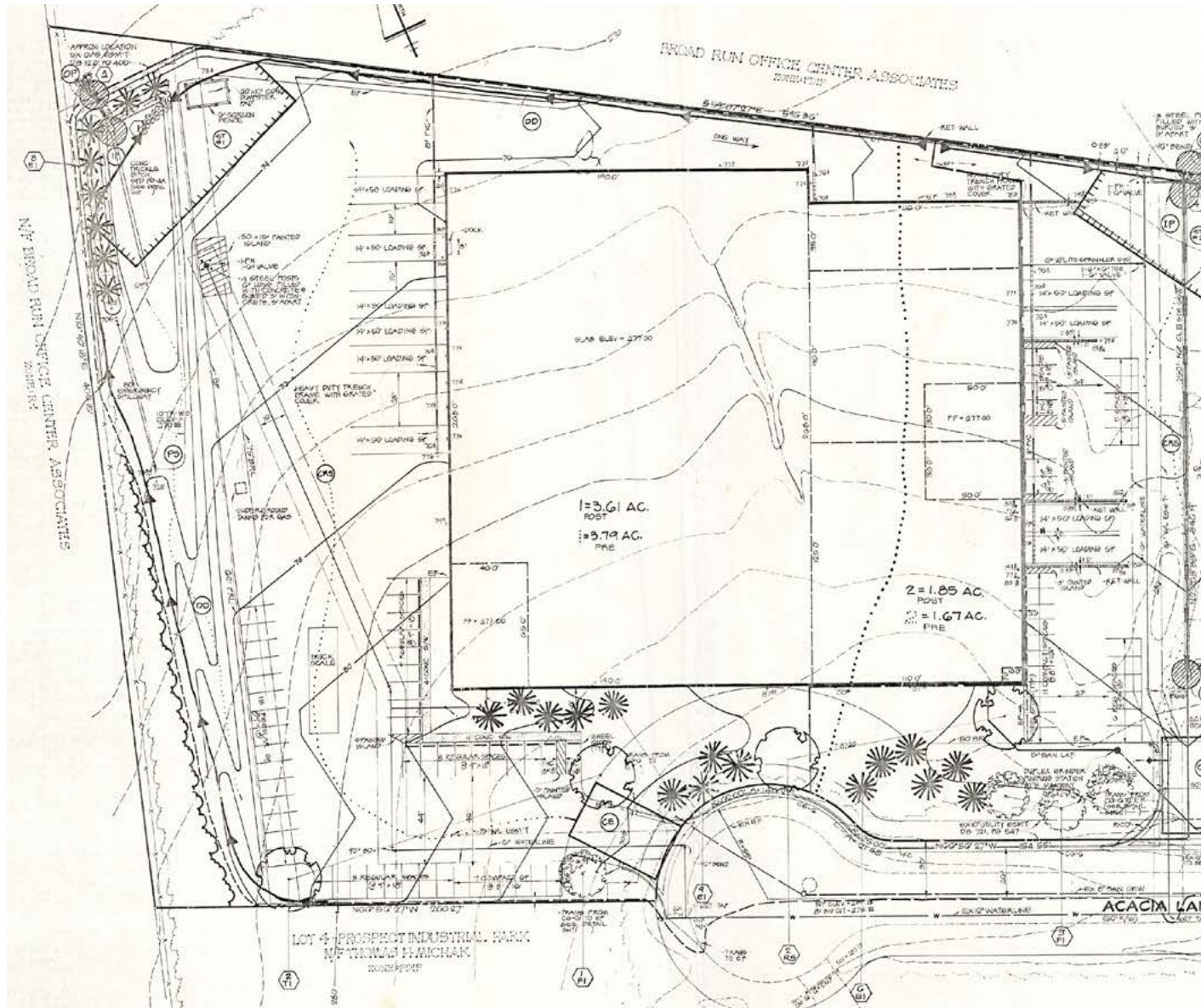
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# SITE PLAN

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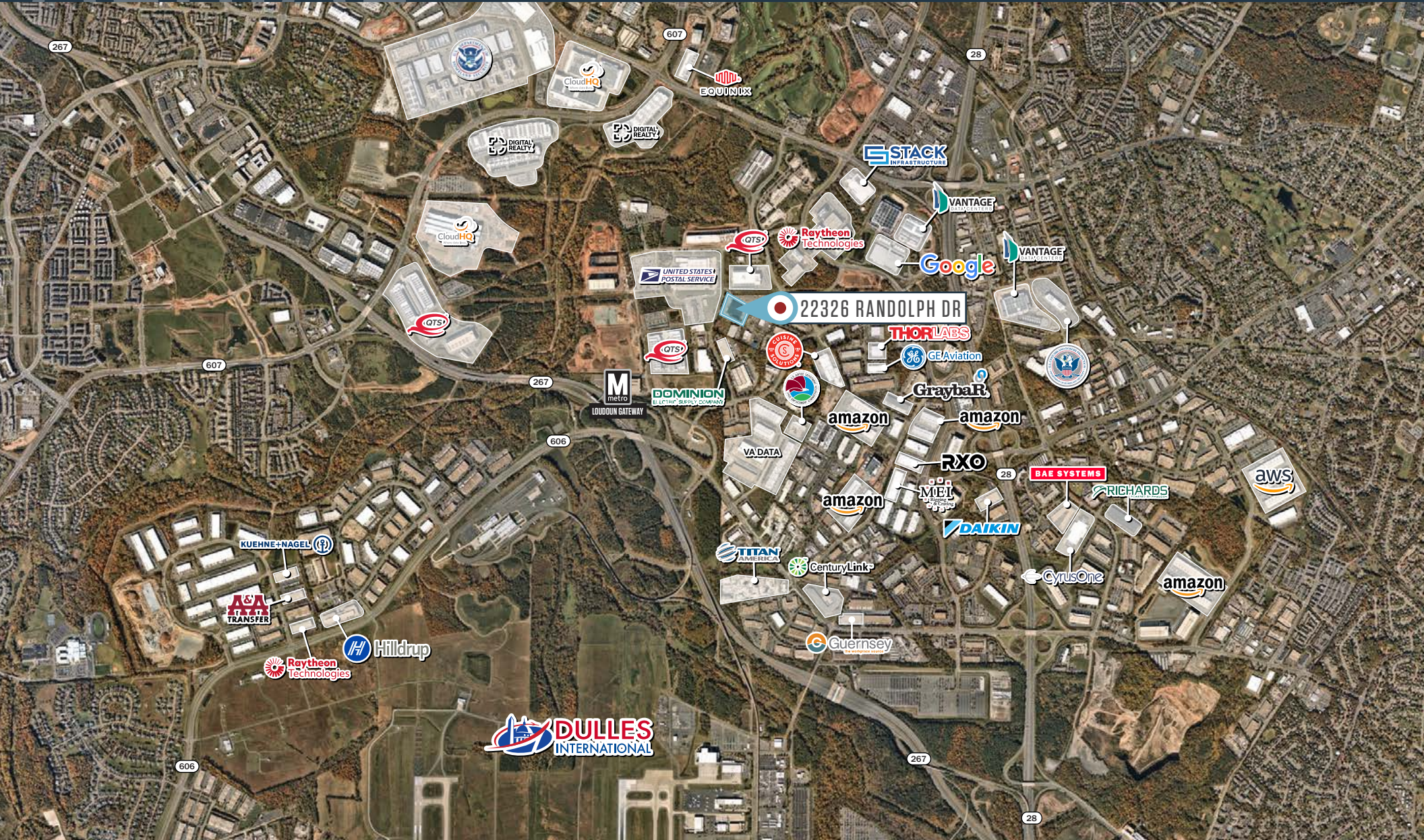
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# AERIAL

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# CLOSE UP

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# PICTURES

## 22326 RANDOLPH DRIVE

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## FOR MORE INFORMATION, PLEASE CONTACT:

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