

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

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KEENAN WOOFER

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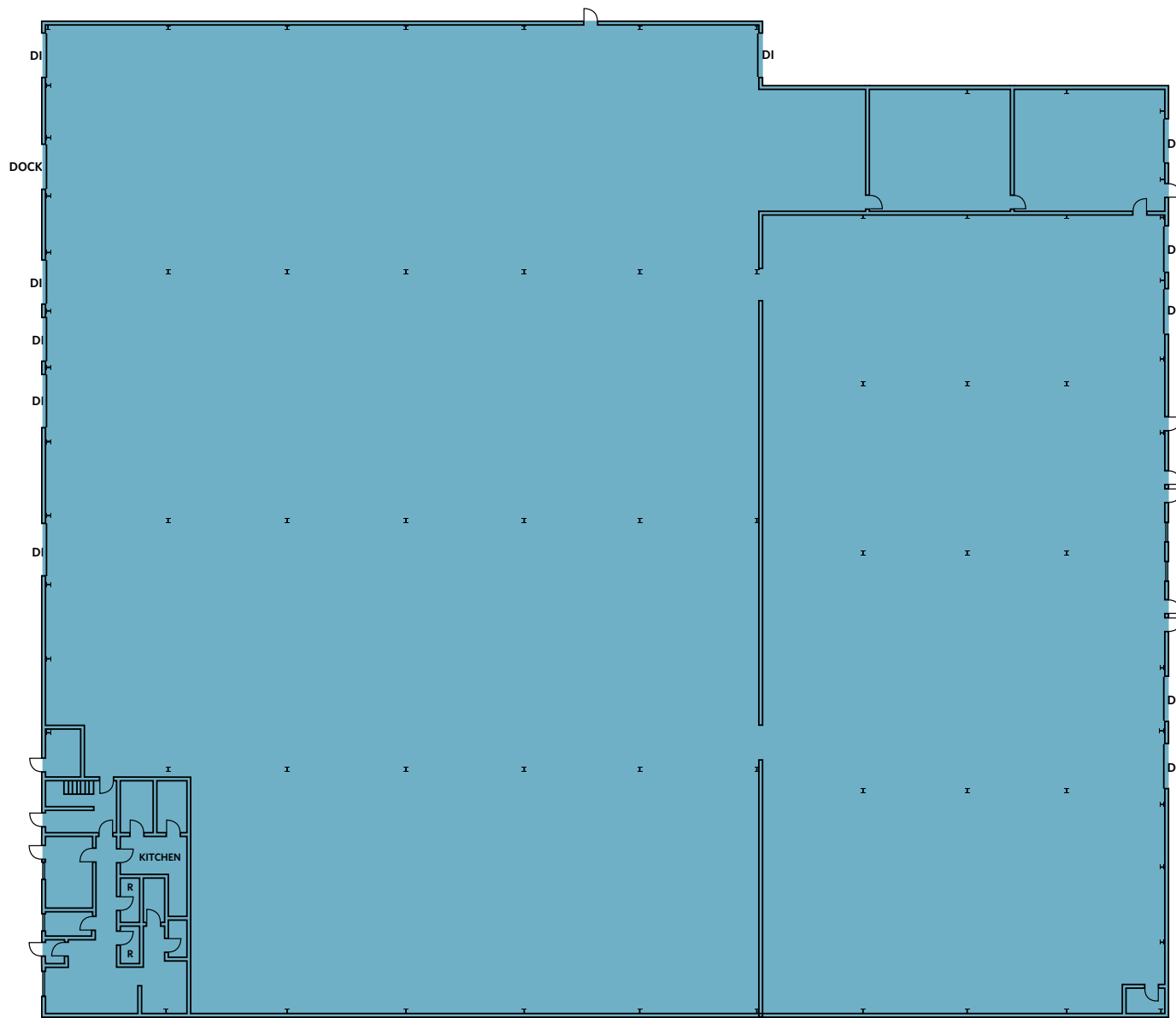
klnb.com

FLOOR PLAN

22326 RANDOLPH DRIVE

STERLING, VIRGINIA 20166, LOUDOUN COUNTY

FIRST FLOOR



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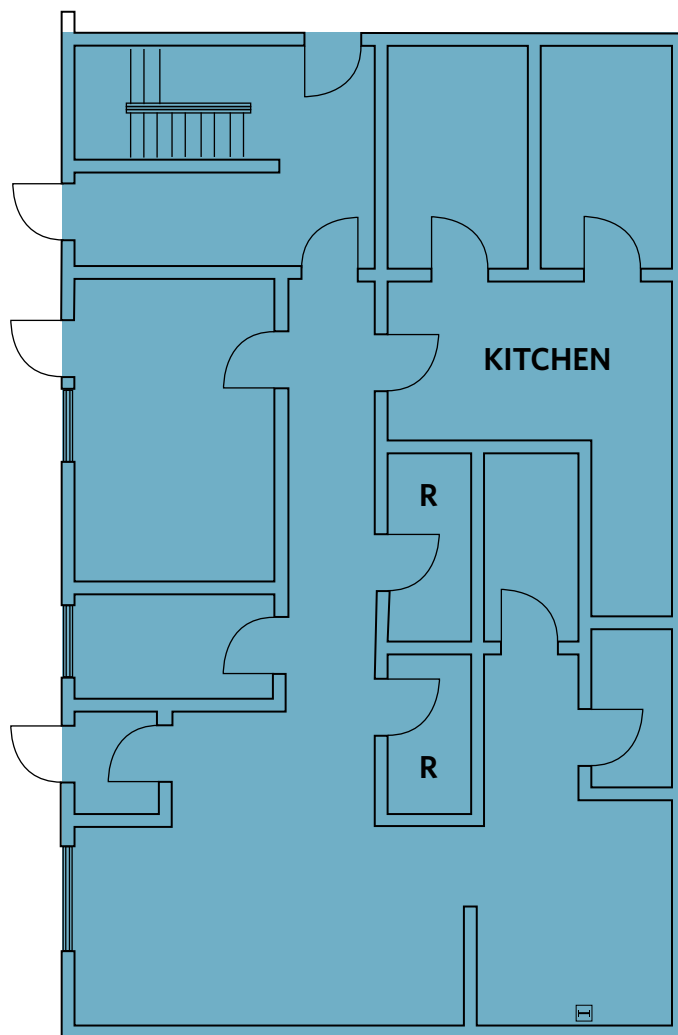


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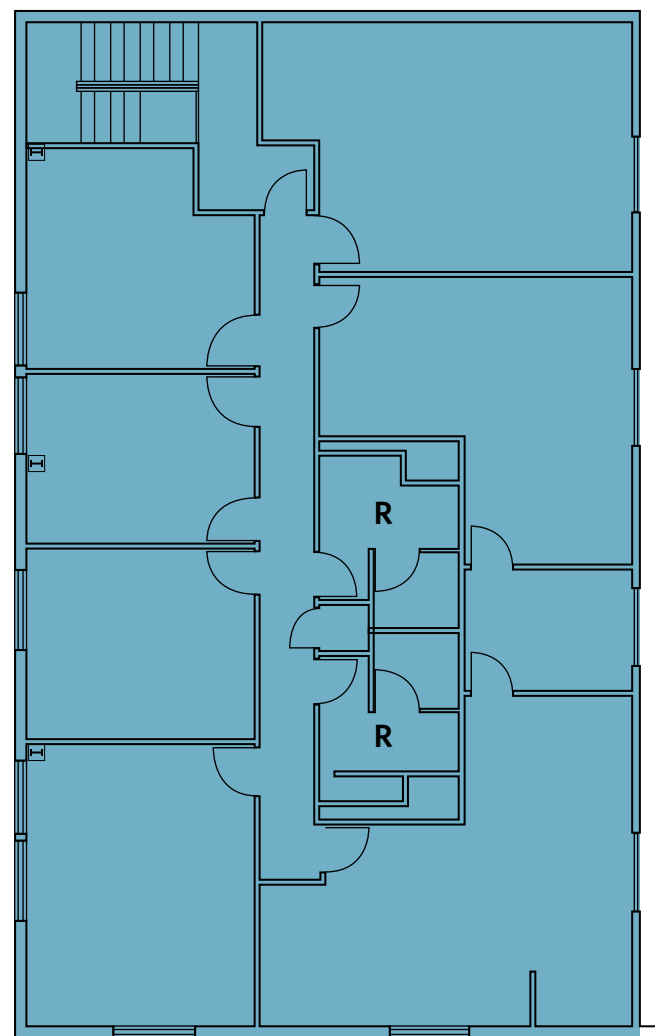
22326 RANDOLPH DRIVE

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FIRST FLOOR OFFICE



SECOND FLOOR OFFICE



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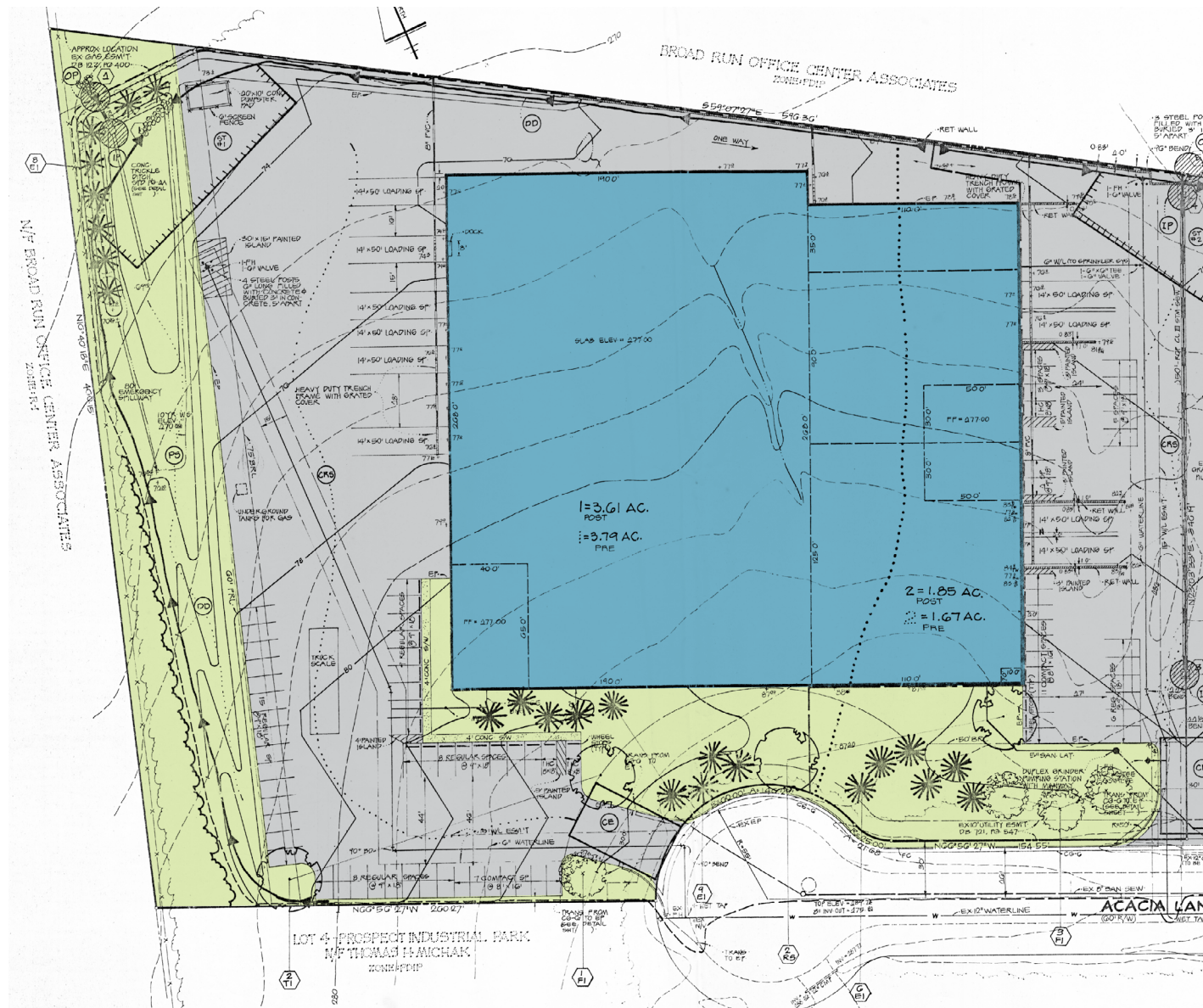
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SITE PLAN

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AERIAL

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CLOSE UP

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PICTURES

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FOR MORE INFORMATION, PLEASE CONTACT:

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