

**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 AND OFFICE SPACES FOR LEASE

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RYAN GOELLER, CCIM  
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## | 44964 UNDERWOOD LANE



## | 45000 UNDERWOOD LANE



## AVAILABLE

### 44964 Underwood Lane

- Unit A: 10,000 SF
  - Office & Warehouse
- Unit B: 6,000 SF
  - Warehouse (*Available 5/27*)
- Unit C: 6,000 SF
  - Warehouse
  - Dock Loading

### 45000 Underwood Lane Warehouse

- Unit H - 5,000 SF
  - Dock Loading

## 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
- Cannot handle 18-wheeler deliveries

## PROPERTY HIGHLIGHTS

## INDIAN CREEK CENTER

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## 44694 UNDERWOOD LANE

Warehouse Complex



# LEASE PLAN

## INDIAN CREEK CENTER

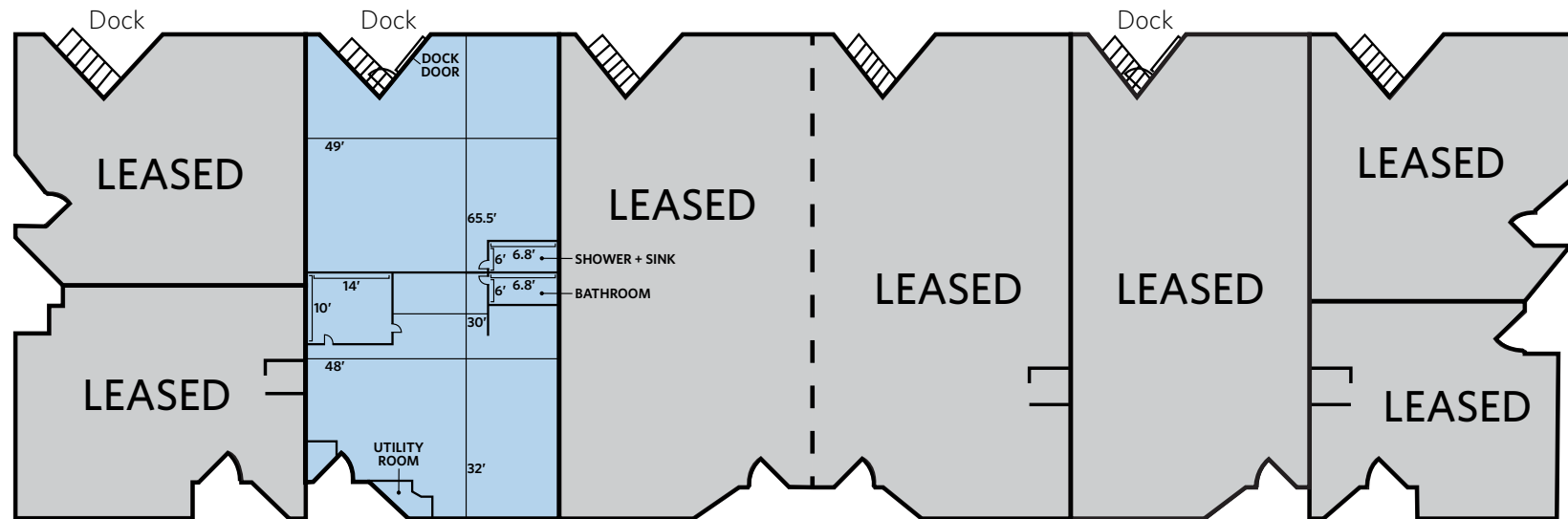
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## 45000 UNDERWOOD LANE

Warehouse Complex



**5,000 SF  
AVAILABLE  
UNIT H**

D/I

**LEASE PLAN**

## INDIAN CREEK CENTER

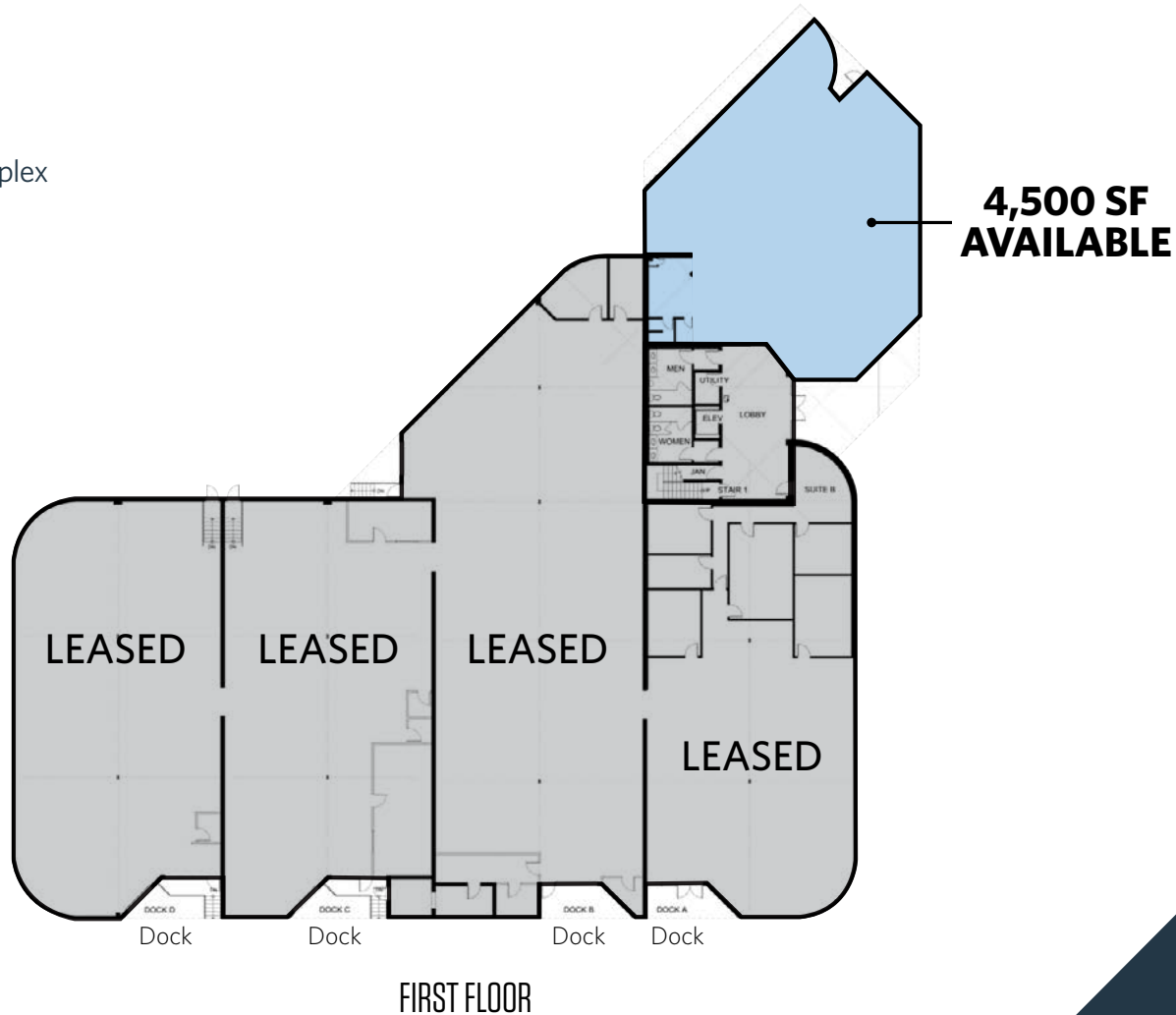
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## 45064 UNDERWOOD LANE

Office & Warehouse Complex



**LEASE PLAN**

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## INDIAN CREEK CENTER

45000-45064 Underwood Ln, Sterling, VA 20166

45000 UNDERWOOD LANE - SUITE H



45064 UNDERWOOD LANE - SUITE E



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VISIT PROPERTY WEBSITE



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