

21610 ATLANTIC BLVD

Sterling, VA 20166



FOR SALE

NAIklb

HIGHLIGHTS

The Offering

KLNB, as the exclusive representative for the owner, is pleased to present for sale 21610 Atlantic Blvd a 78,490 SF ± standalone industrial/sports facility situated in Loudoun County, one of Virginia's most land constrained and sought after market locations. While currently an indoor sports facility, the building was designed to incorporate a future conversion to traditional industrial.



PROPERTY SUMMARY

RBA:	78,490 SF ± (9,390 SF Mezzanine) 6,343 SF ± Office
Year Built:	2004
Frame:	One story tilt-up construction with steel frame
Acreage:	13.98 acres ± (13 AC ± usable)
Zoning:	IP
Ceiling Height:	24' - 27' clear
Loading:	1 drive-in, with 21 additional punchouts
Storage:	Over an acre of outdoor storage

PROPERTY OVERVIEW



General Specifications

Property Address	21610 Atlantic Blvd, Sterling, VA 20166
Total Building Size	78,490+/- square feet (9,390 sf mezzanine)
Parcel ID#	031-46-0125-000 / Loudoun County
Construction	One (1) story tilt-up w/steel frame
Lot Size	13.98 acres ± (13 ac ± usable)
Year Built	2004
Office Area	6,343±
Loading	1 drive in (12' x 15'±)
Ceiling Height	24' - 27' clear ±
Electric	3 phase, 1,200 amps, 277/480 volts, 2 main disconnects
Roof	2004
Zoning	IP; Industrial Use
Sprinkler	Wet
Heat	Gas
Column Spacing	Clear span except for center mezzanine with structural support columns
Lighting	Fluorescent
Utilities	All
Lease Rate	Negotiable
Sale Price	Negotiable
Assessment/ Real Estate Taxes	\$8,352,000/\$77,500 (2025) \$79,000 estimated in 2026

Electrical/Mechanical

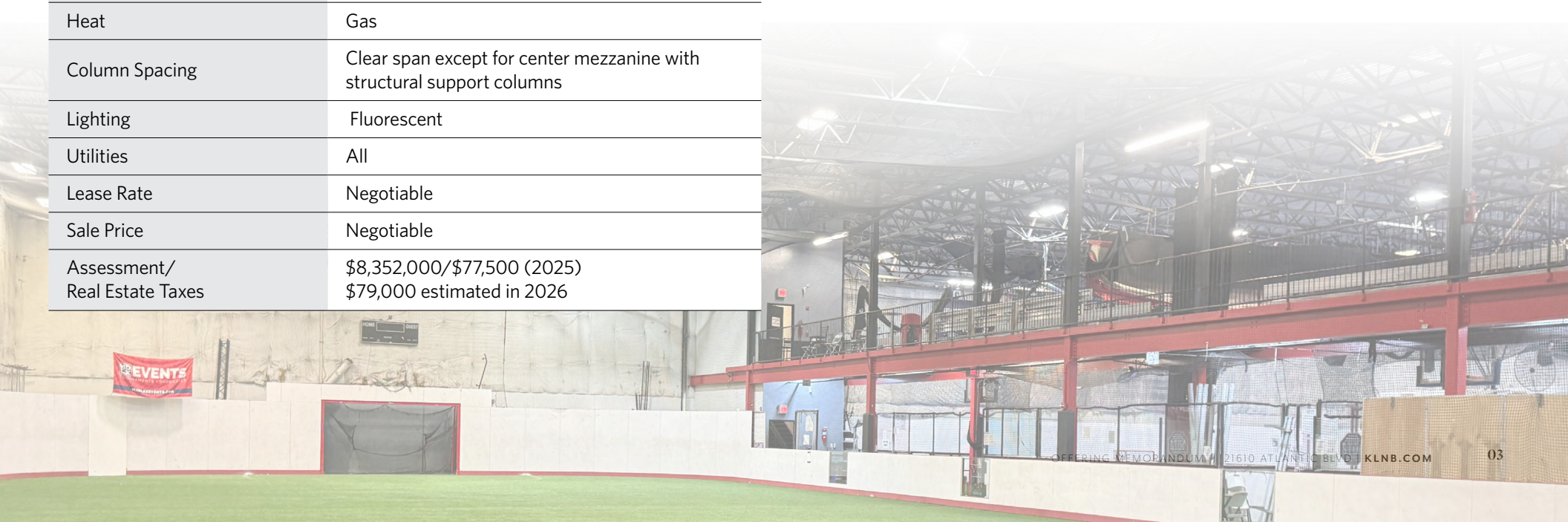
Mechanical/ HVAC	Roof top HVAC units. Project is fully heated and air conditioned
Electric	3 phase, 1,200 amps, 277/480 volts, 2 main disconnects

Utilities

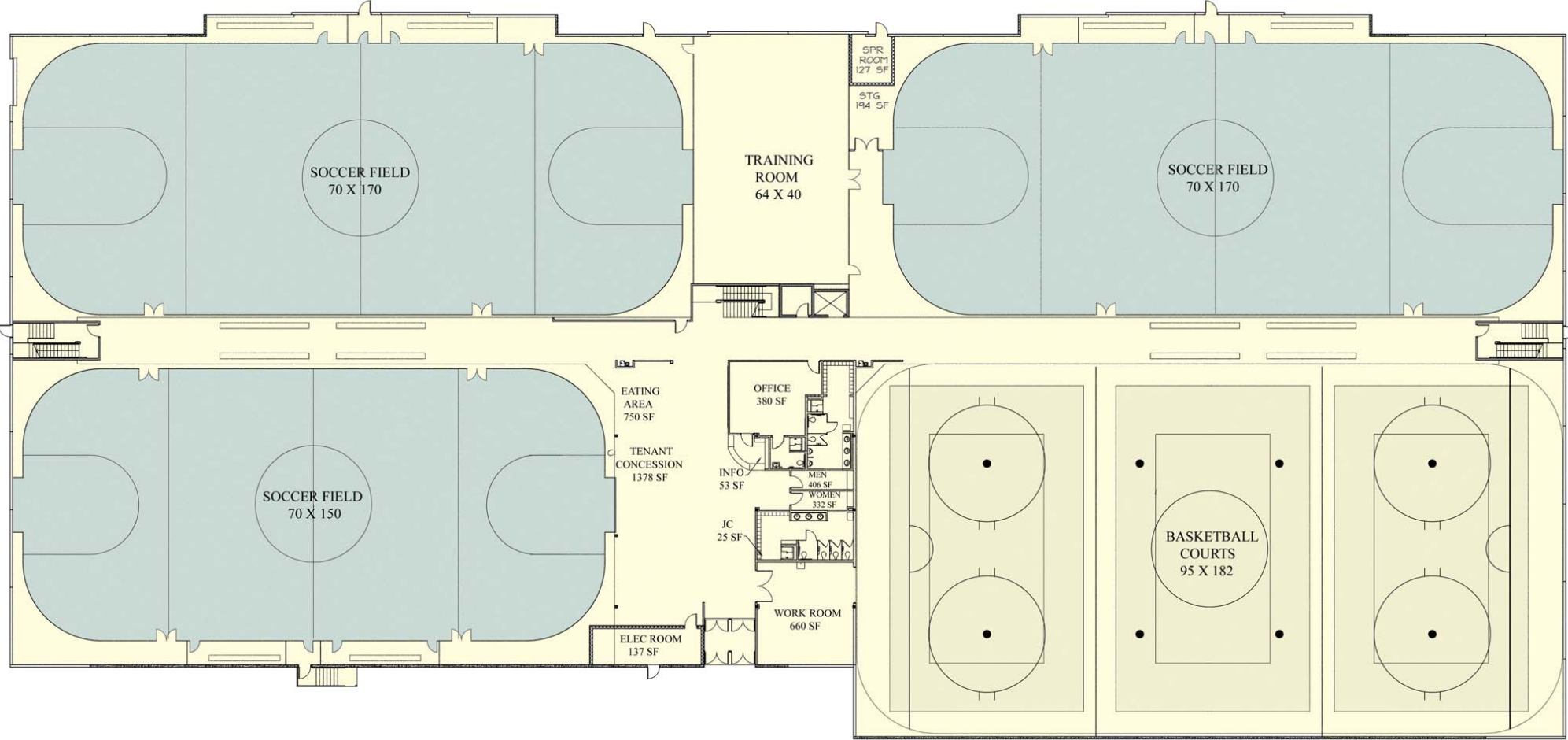
Water/Sewer	Loudoun County
Electricity/ Natural Gas	Dominion Columbia Gas

Fire/Life Safety

Fire Protection	100% wet sprinklered
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Existing Plan



Zoning

Industrial Park [IP] A partial list of permitted uses include;



Warehouses, Truck Terminals, and Moving and Storage Establishments



Business Support Services



Recreation and Athletic Facilities



Maintenance & Repair Services



Biomedical Laboratories



Manufacturing



Flex-Space



Medical Care Facility



Variety of Retail Uses



Research & Development



Light Industrial



Outdoor Storage Accessory



Wholesale Distribution



LOCATION OVERVIEW

Strategic Location

Positioned in the heart of Loudoun County—one of the strongest industrial markets in the Washington, D.C. region—21610 Atlantic Boulevard offers investors and owner-users a rare opportunity to acquire a 79,000+/-square-foot industrial/sports facility in an exceptionally supply-constrained market. The property's strategic location provides immediate access to major transportation corridors, including Route 28, Route 7, the Dulles Greenway, and Washington Dulles International Airport, while benefiting from the county's robust economic growth, affluent demographics, and expanding technology and logistics sectors. Existing industrial facilities like this have become increasingly scarce, enhancing the long-term value and competitive positioning of this unique offering.



7

DULLES
Town Center

CyrusOne

amazon

Walmart *
T.J. MAXX **LOWE'S**

28

SITE - 21610 ATLANTIC BLVD

DULLES
28
CENTRE

NORTHROP GRUMMAN

PROLOGIS PARK GATEWAY

DULLES GATEWAY



ONELOUDOUN

BEAUMEADE CORPORATE PARK

CyrusOne

amazon

DULLES
Train Center

COSTCO
WHOLESALE

Walmart
TJ-maxx
LOWE'S

target
FIRST WATCH
Harris Teeter
MILLER'S
ALL-HOUSE

SITE - 21610 ATLANTIC BLVD

NORTHROP GRUMMAN

THE UPS STORE

DIGITAL REALTY

QTS

PROLOGIS DULLES

AIRPORT COMMERCE CENTER

PROLOGIS PARK GATEWAY

TRANSDULLES CENTRE

MERCURE

DULLES GATEWAY

NORTHWOODS INDUSTRIAL PARK

PROLOGIS PARK BUILDINGS I-VII

DULLES
INTERNATIONAL AIRPORT

Sterling, Virginia



Sterling, Virginia is one of the most established and sought-after industrial submarkets in the Washington, D.C. metropolitan area. Located within Loudoun County along the Dulles Corridor, Sterling benefits from exceptional transportation infrastructure, a highly educated workforce, and some of the strongest economic fundamentals in the nation. These attributes have made the area a preferred destination for industrial occupiers, technology firms, government contractors, and investors alike.

Strategically positioned along Route 28 between Route 7 and the Dulles Toll Road (Route 267), Sterling provides direct access to Interstate 66, Interstate 495, Washington Dulles International Airport, and the broader Northern Virginia region. This connectivity allows businesses to efficiently serve one of the most affluent and densely populated markets in the United States while maintaining proximity to major federal agencies, corporate headquarters, and data center campuses.

The Sterling industrial market benefits from a diverse tenant base that includes logistics providers, contractors, telecommunications companies, aerospace firms, light manufacturers, and technology-related users. Loudoun County's position as the world's largest data center market has further strengthened demand for industrial and flex properties, as companies supporting cloud infrastructure, telecommunications, and mission-critical operations continue to expand throughout the region.

For investors, one of Sterling's most compelling characteristics is its significant barrier to new supply. The market is substantially built out, with limited industrial-zoned land remaining for future development. Competition from data center development, residential growth, and other higher-density uses has further constrained the availability of sites suitable for traditional industrial projects. As a result, existing industrial assets benefit from limited competitive supply and strong long-term occupancy fundamentals.

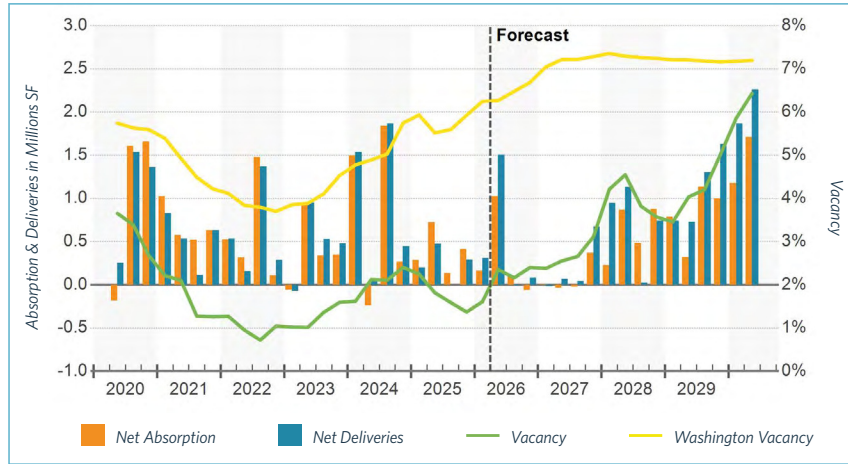
Industrial vacancy rates in Sterling have historically remained among the lowest in the Washington metropolitan area, supported by consistent tenant demand and a lack of new inventory. The market's strategic location, combined with rising replacement costs and restrictive development opportunities, has contributed to steady rental growth and sustained investor interest across multiple economic cycles.

Sterling is also supported by an extensive network of retail, hospitality, and business amenities, including Dulles Town Center, Cascades Marketplace, and numerous service-oriented commercial centers located throughout the Dulles Corridor. These amenities enhance the area's appeal to both employers and employees, further reinforcing tenant retention and leasing demand.

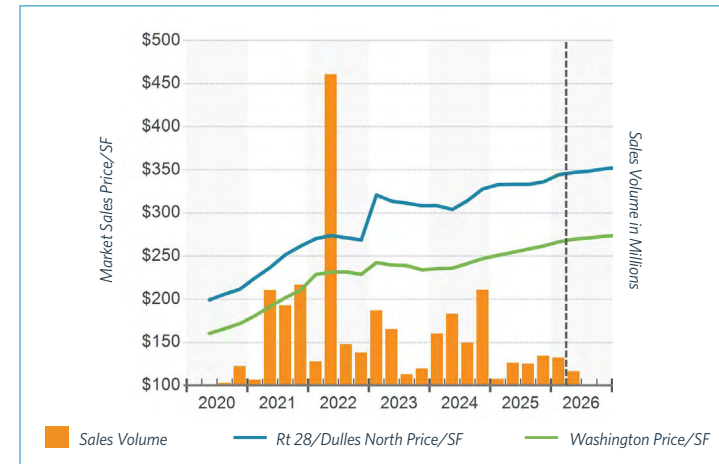
As Northern Virginia continues to experience population growth, corporate expansion, and technological investment, Sterling remains uniquely positioned to benefit from these long-term trends. Its combination of superior transportation access, limited industrial supply, strong tenant demand, and high barriers to entry have established the market as one of the premier industrial investment locations in the Mid-Atlantic region.

Loudoun County Industrial Trends

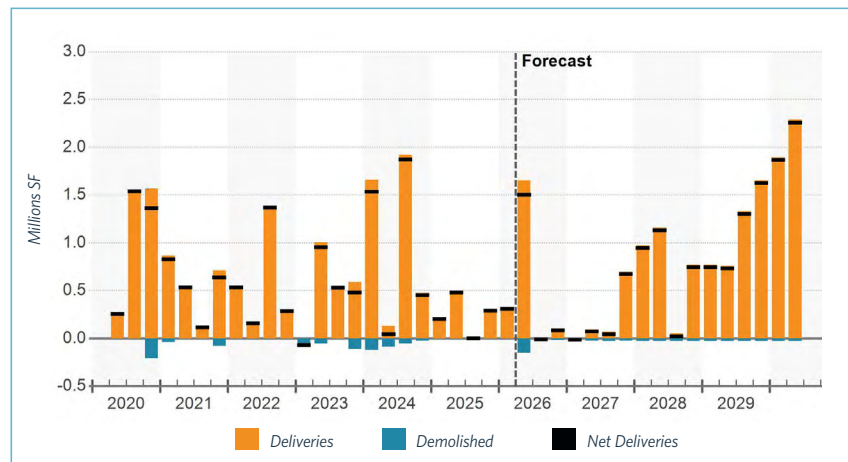
NET ABSORPTION, NET DELIVERIES & VACANCY



SALES VOLUME & MARKET SALE PRICE PER SF



DELIVERIES & DEMOLITIONS



OVERALL RENT & VACANCY

Year	Market Asking Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2027	\$22.02	198	2.7%	5.4%	1,922,703	3.1%	0.7%
2026	\$21.44	193	2.7%	2.7%	1,464,173	2.4%	1.0%
YTD	\$21.11	190	3.1%	1.1%	914,274	1.5%	0.2%
2025	\$20.88	188	4.7%	0%	810,370	1.4%	-1.0%
2024	\$19.95	179	7.2%	-4.5%	1,397,170	2.4%	0.8%



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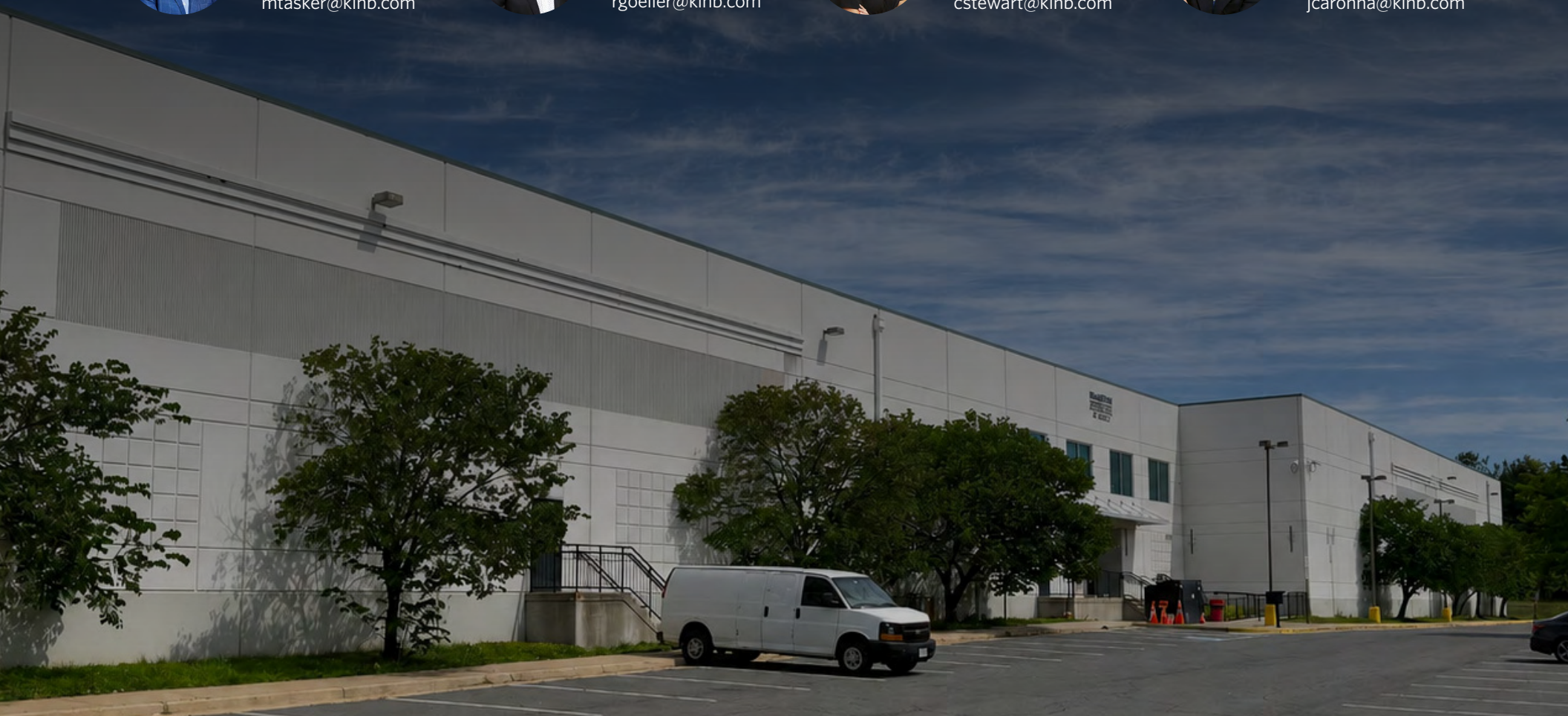
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