

Sterling, VA



Summary

Available SF: 15,000 – 29,727 SF

Lease Rate: \$18/SF NNN

Property Highlights

- Class A warehouse space
- Divisible to 15,000 sf (includes office space + 3 docks)
- Zoning: PD-IP (1993 ordinance) Loudoun County
- Loading: Seven (7) Docks, One Drive-In (Ramped) with Columns 40' x 40'
- Ceiling Height: 24' minimum clear height
- Electric: 480/277 V-3 ph. amp
- Excellent access to Route 606, Route 28 and Dulles Greenway
- In close proximity to Dulles International Airport

Demographics	2 Miles	5 Miles	10 Miles
Total Households:	6,217	88,964	220,681
Total Population:	19,559	252,862	638,958
Average HH Income:	\$140,214	\$164,542	\$178,003

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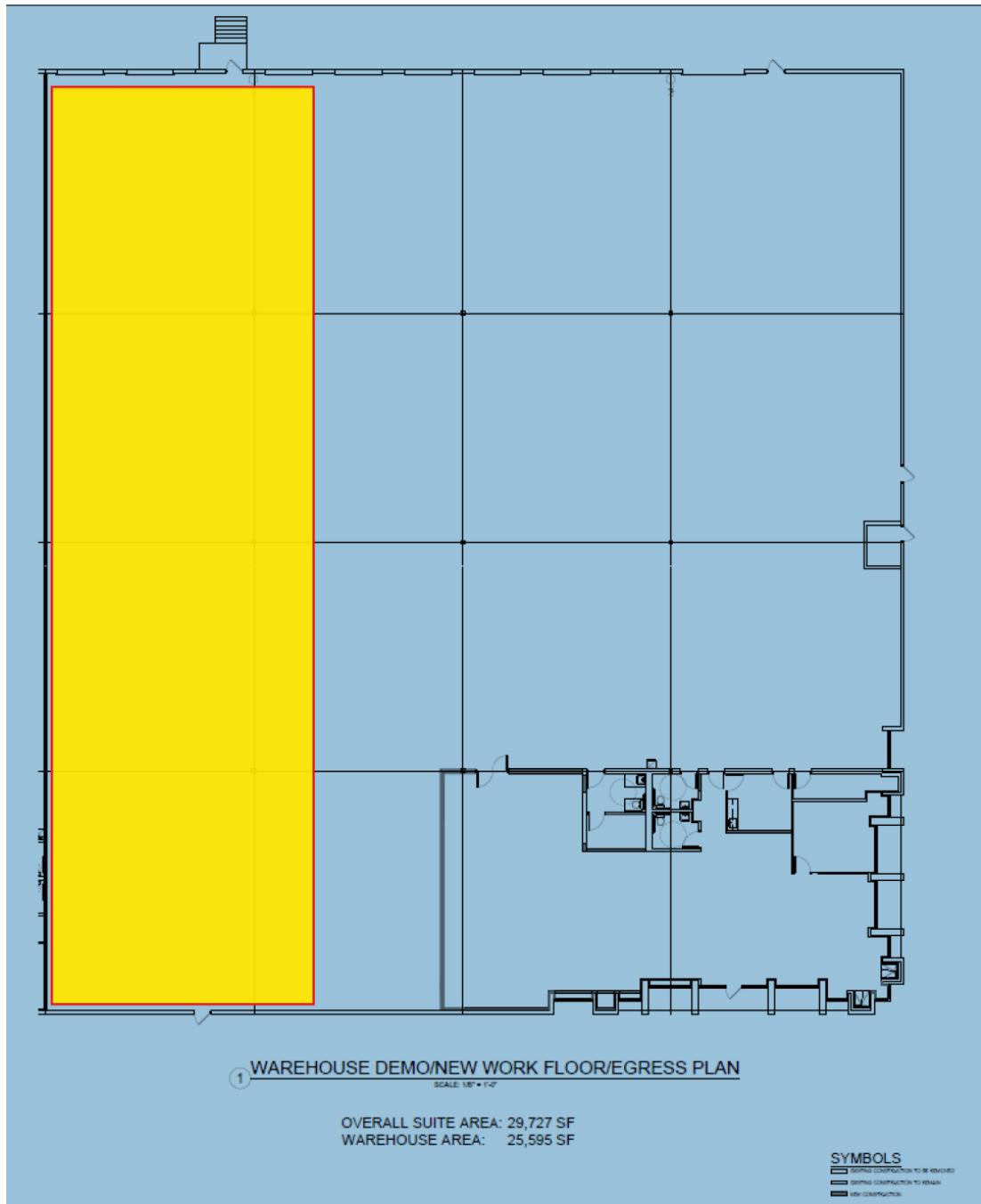
Oyku Hanna

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Floor Plan



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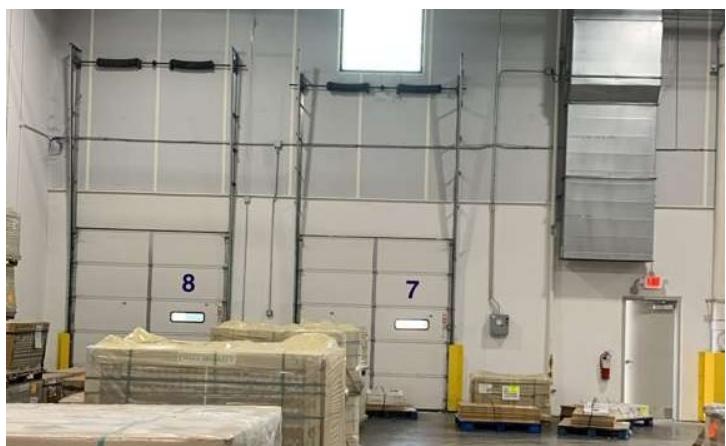
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For Sublease | Flex Industrial
45190 Prologis Plaza

Photos



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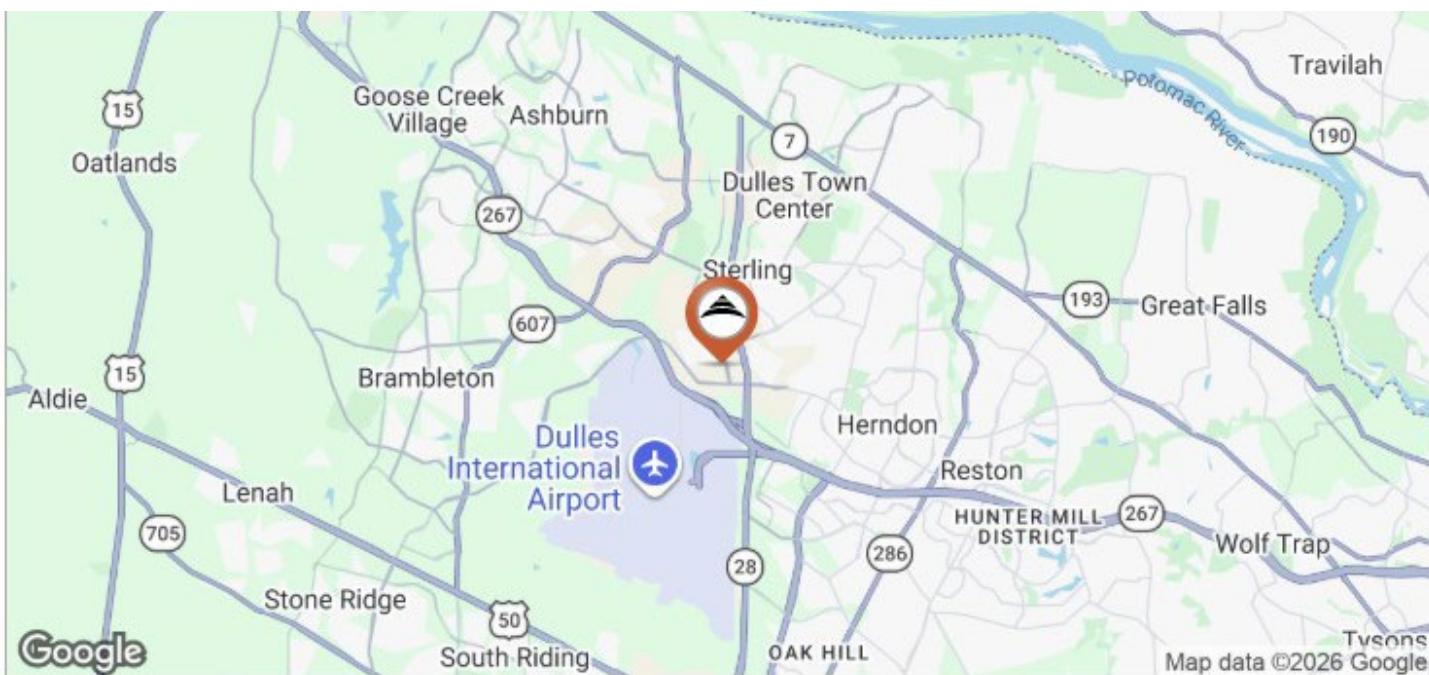
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Maps



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