

FLEX UNIT FOR SALE

43766 TRADE CENTER PLACE, UNIT 130, STERLING, VA 20166



FEATURES

- 6,081 SF CONSISTING OF 5,331 SF OFFICE AND 750 SF WAREHOUSE
- ONE (1) REAR 4' LOADING DOCK
- CEILING HEIGHT 20'
- OFFICES AND KITCHENETTE ON 1ST & 2ND FLOOR
- ZONING: LOUDOUN COUNTY PD-GI WITH PROFFERS & COVENANTS THAT EXCLUDE CERTAIN USES INCLUDING SPORTS TRAINING, CHURCH/SANCTUARY & AUTO REPAIR
- MINUTES FROM RT 606 METRO STOP AND DULLES AIRPORT
- 2025 CONDO FEE: \$9,265 ANNUALLY
- 2025 REAL ESTATE TAXES: \$9,967 ANNUALLY
- PURCHASE PRICE: \$1,775,000.00



**Centrally located in Dulles Trade Center I
Midway between Route 28 and Route 50
2 miles from the Greenway
5 miles from Dulles International Airport
20 miles to the Washington Beltway**

Exclusive Listing By:

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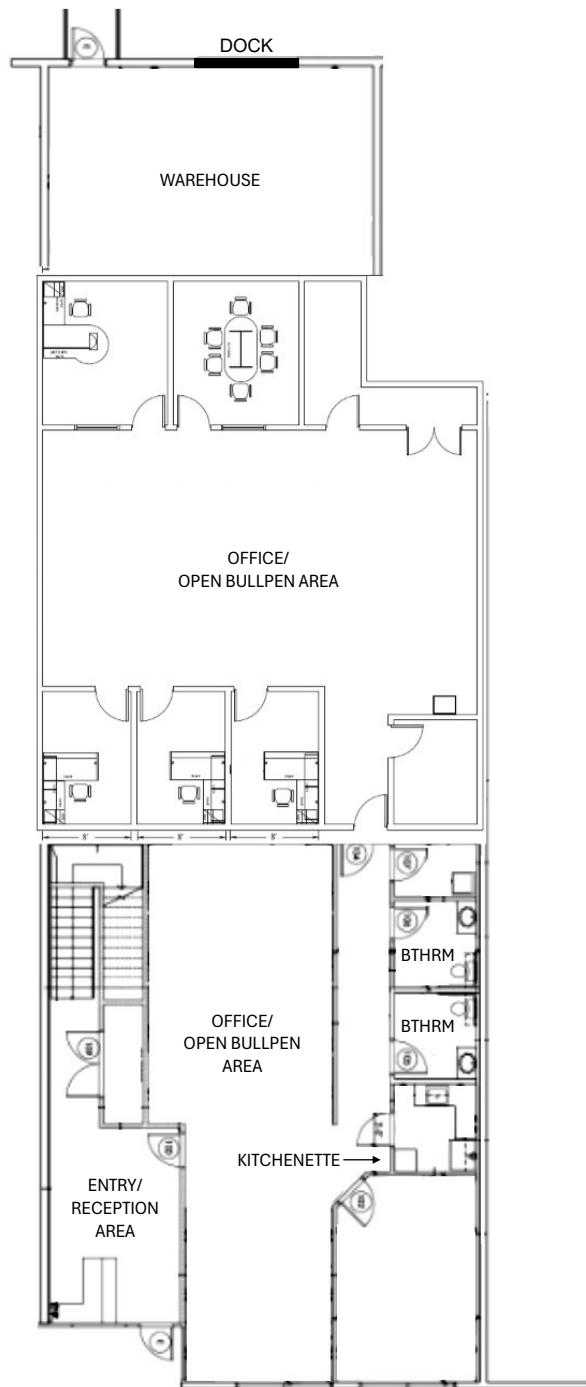
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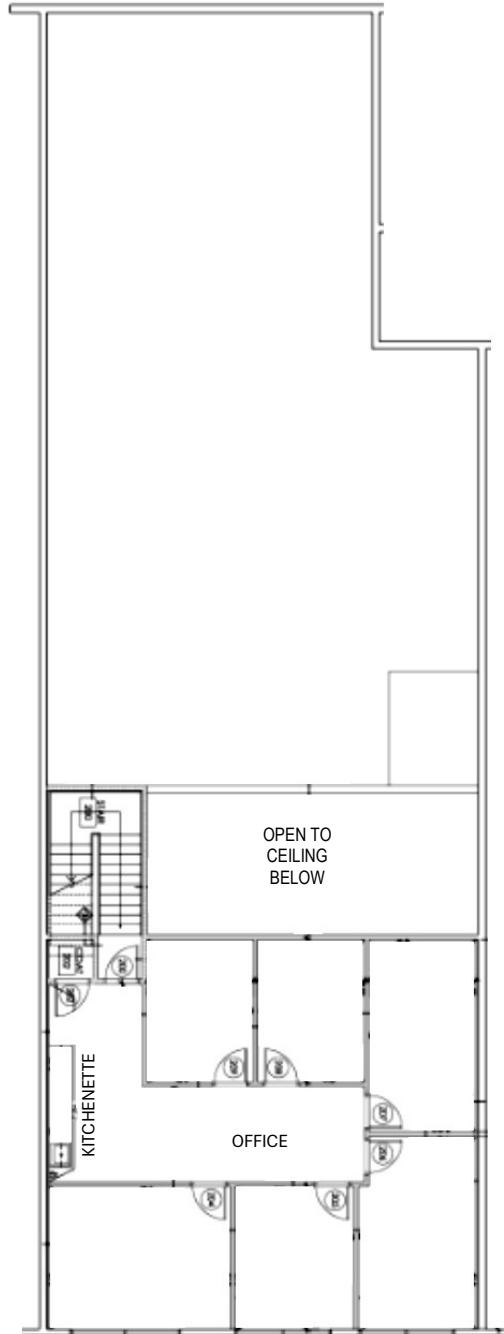
CGR
COMMERCIAL GROUP REALTY
www.cgr-inc.com

FLEX UNIT FOR SALE

6,081 SF



First Floor



Second Floor

