

# LEASE/SALE

## STERLING WAREHOUSE

45825 WOODLAND Road, STERLING, VA 20166



### FEATURES

**Building Size:** 41,945 SF

**Lot Size:** 3.72 Acres

**Zoning:** PDIP

**Description:** 41,945 SF warehouse to be built

**Dock Bays:** Eight (8) 12' Wide x 16' High

**Ceiling Height:** 24' to 30' clear

**Shell Description:** TBD, Warm-lit shell with high bay storage ability

**Delivery:** TBD

**Sales Price/Lease Rate:** Negotiable



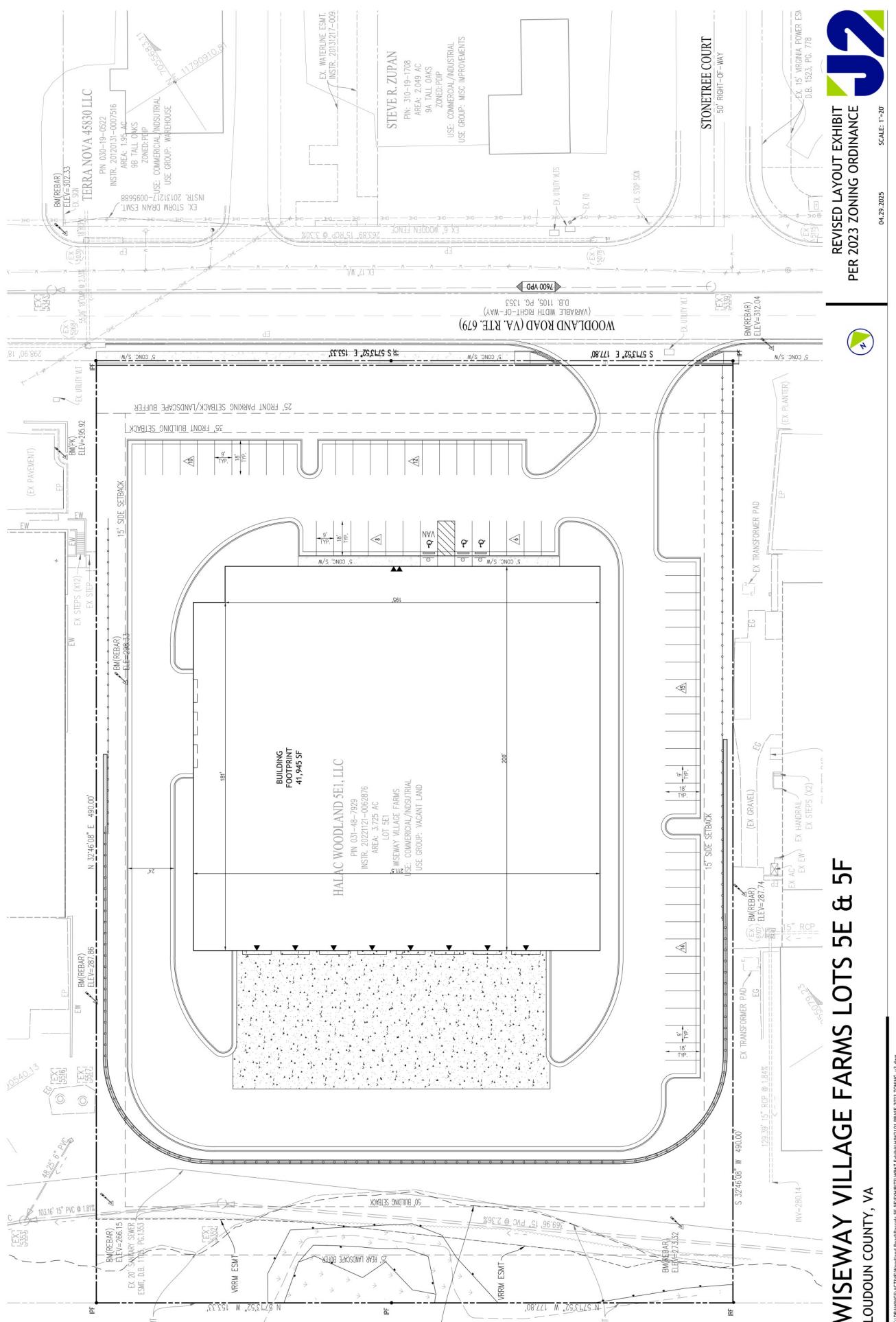
*Strategically located, this property has easy access to Rt 28, Rt 7 and the Toll Road and is in close proximity to Dulles International Airport, Restaurants & Amenities*

Exclusive Listing By:

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WISEWAY VILLAGE FARMS LOTS 5E & 5F  
HOUDOUN COUNTY, VA

LOUDOUN COUNTY, VA

YILDAHANNEVACTIVE/MoodInd and BoardBarcode EE SECEVHIDTS/WO/67 Exhibit LHM2101 D04CE 2023 70101C 12/18/2023

SCAL F. 1"=20'

04 79 7075

REVISED LAYOUT EXHIBIT  
PER 2023 ZONING ORDINANCE