

# 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

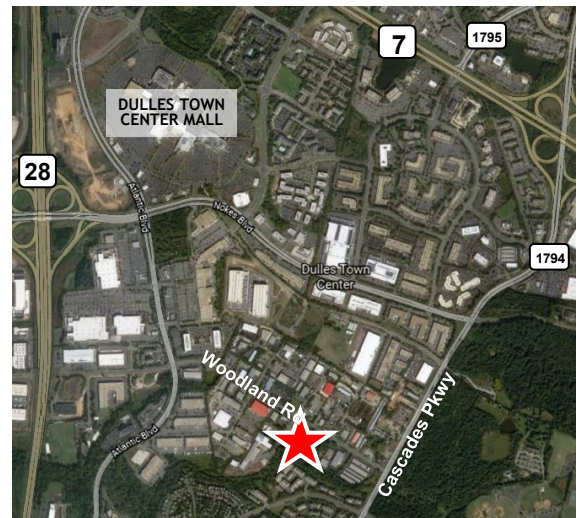
**Dock Bays:** Eight (8) 12' Wide x 16' High

**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**

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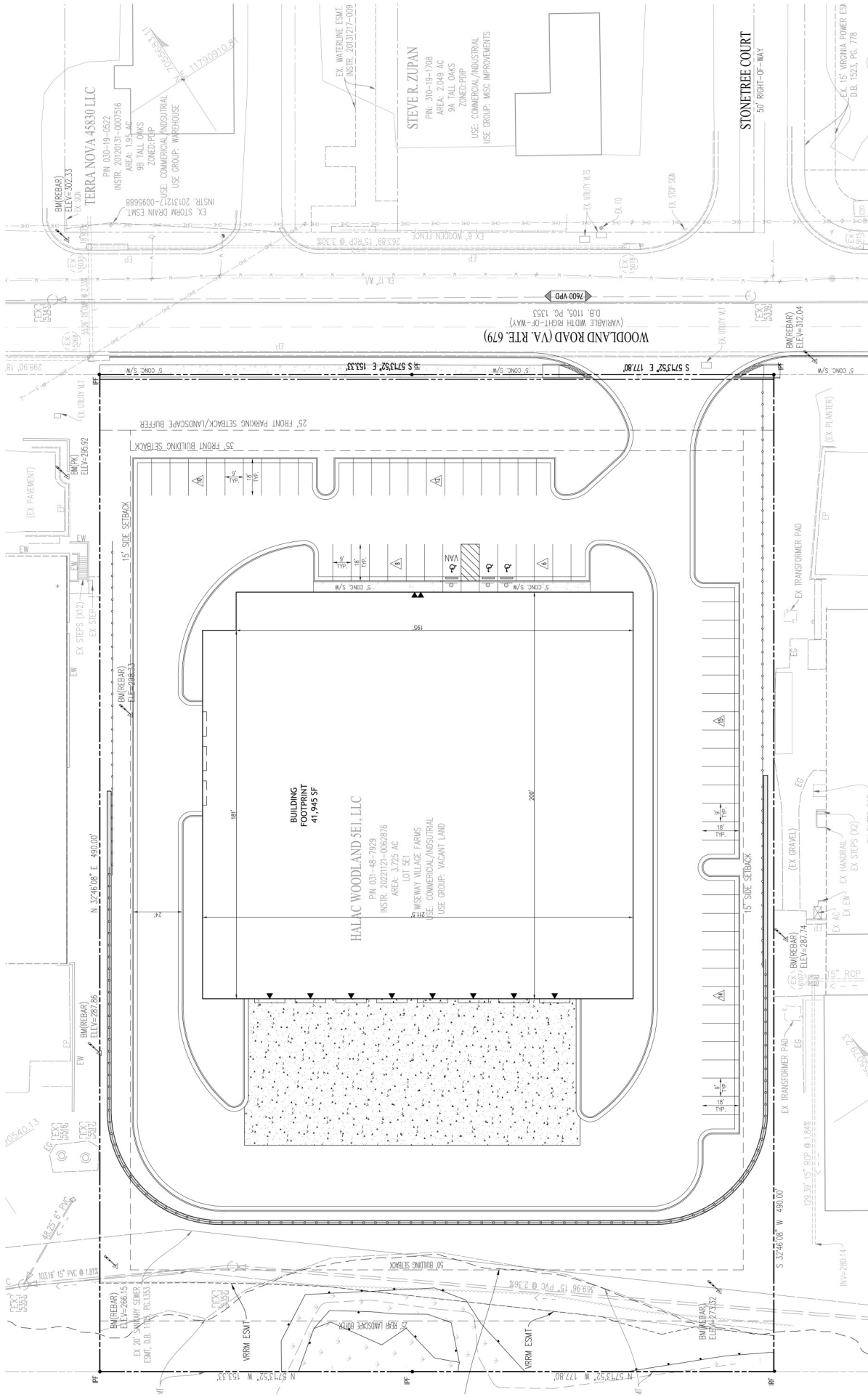


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**WISEWAY VILLAGE FARMS LOTS 5E & 5F**  
LOUDOUN COUNTY, VA

REVISED LAYOUT EXHIBIT  
PER 2023 ZONING ORDINANCE



04.29.2025

SCALE: 1"=20'

