

SALE/LEASE

45751/45755 ELMWOOD COURT | STERLING | VA | 20166



50,400 SQ FT
WITH FENCED YARD
HEAVY INDUSTRIAL/FABRICATION

45751 ELMWOOD CT
43,200 SQ FT INCLUDES 14,400 SQ FT OFFICE

45755 ELMWOOD CT
7,200 SQ FT-WAREHOUSE/SHOP
FENCED LOADING/STORAGE-33,000 +/- SQ FT

ZONING: PDGI 1972

LEASE RATE: \$10.50 NNN
DELIVERY: 90 DAYS FROM LEASE EXECUTION

SALE PRICE: \$9,000,000

Exclusive Listing By:



www.cgr-inc.com

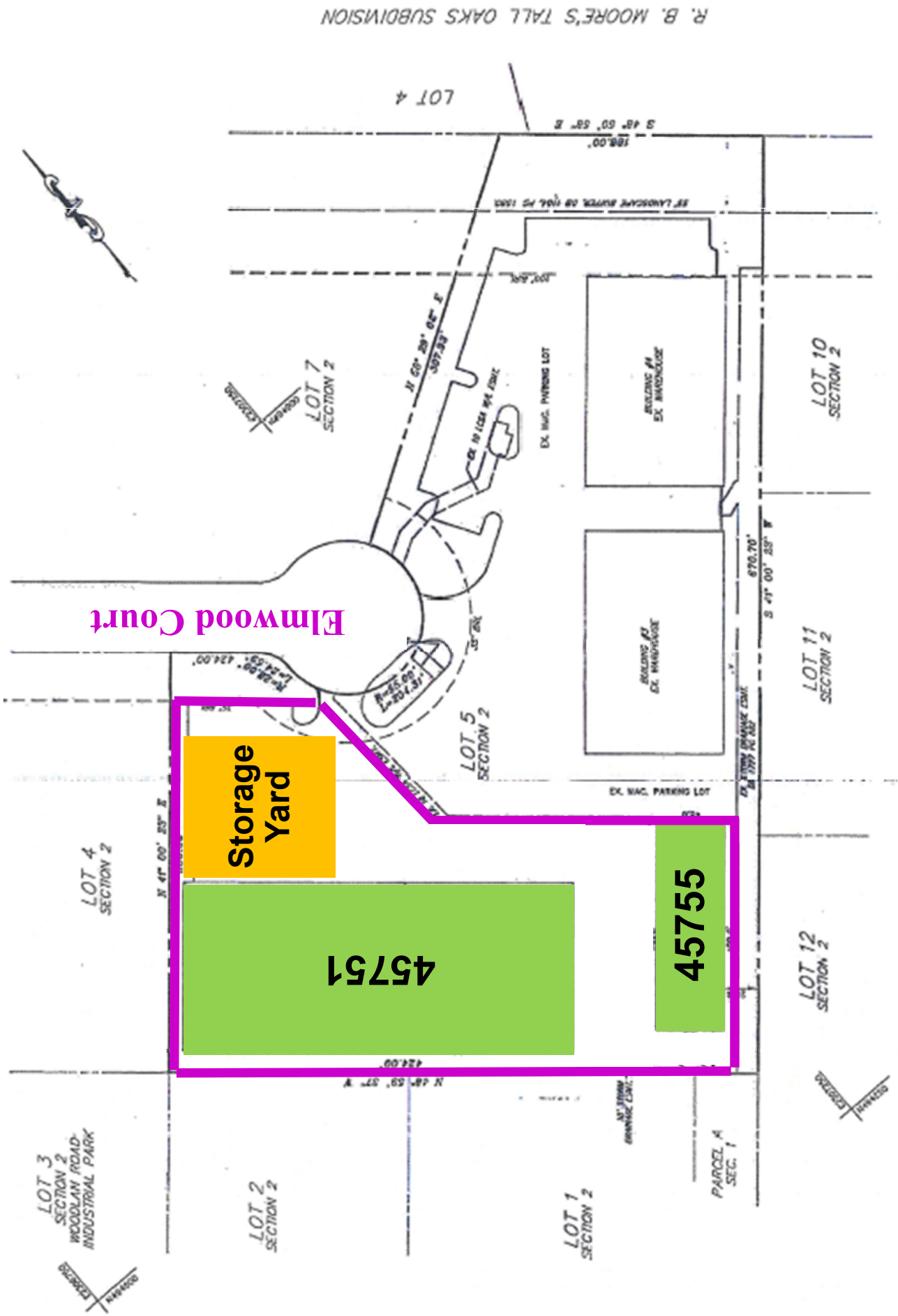


703-544-1013

DAVE GUNTER, CCIM EXT 111
DAVID AUSTIN, CCIM EXT 114

COMMERCIAL GROUP REALTY, INC. - SERVING THE DULLES CORRIDOR

45751 & 45755 ELMWOOD COURT, STERLING, VIRGINIA 20166



45751 ELMWOOD CT

BUILDING SIZE 43,200 SF INCLUDES 14,400 SF OFFICE

- TWO (2) 7 1/2 TON BRIDGE CRANE
- TWO (2) 5 TON BRIDGE CRANES
- POWER: 800 AMP
- FOUR (4) SWING CRANES
- CEILING HEIGHT 18'-28';
- LOADING: 4 DRIVE IN INCLUDING 2-18' X 18'
- SKYLIGHT: 48
- SIX (6) GAS HEATERS

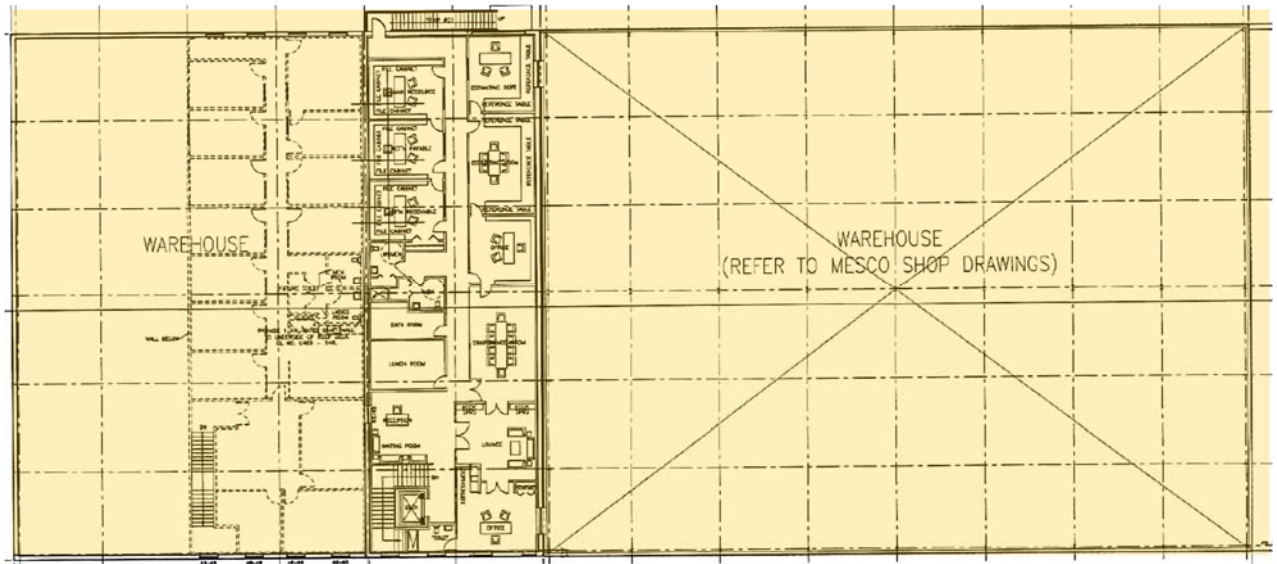
45755 ELMWOOD CT

BUILDING SIZE 7,200 SF 48 X 150

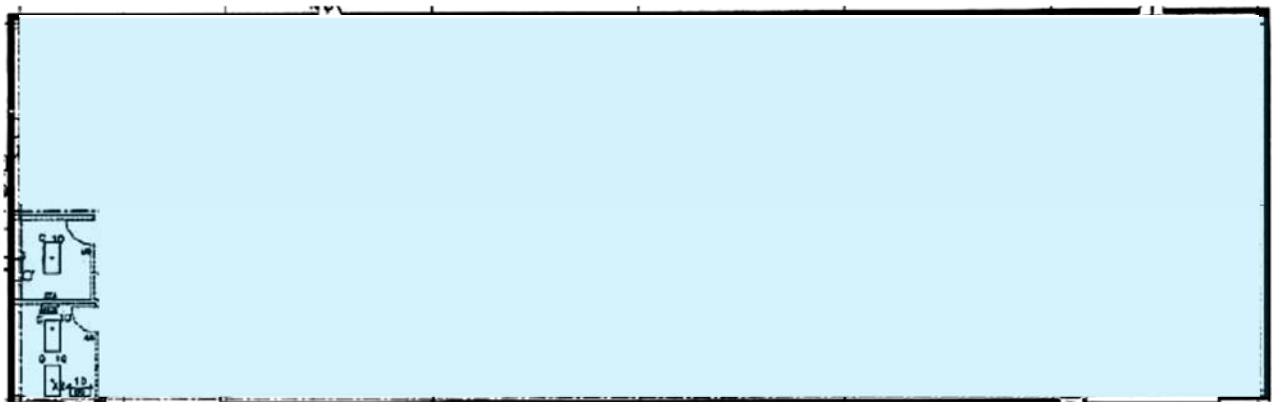
- ONE (1) 5 TON BRIDGE CRANE
- POWER 400 AMP
- LOADING: TWO (2) DRIVE IN DOORS
- GAS HEAT



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CORRIDOR



45751 ELMWOOD COURT
43,200 SF



45755 ELMWOOD COURT
7,200 SF