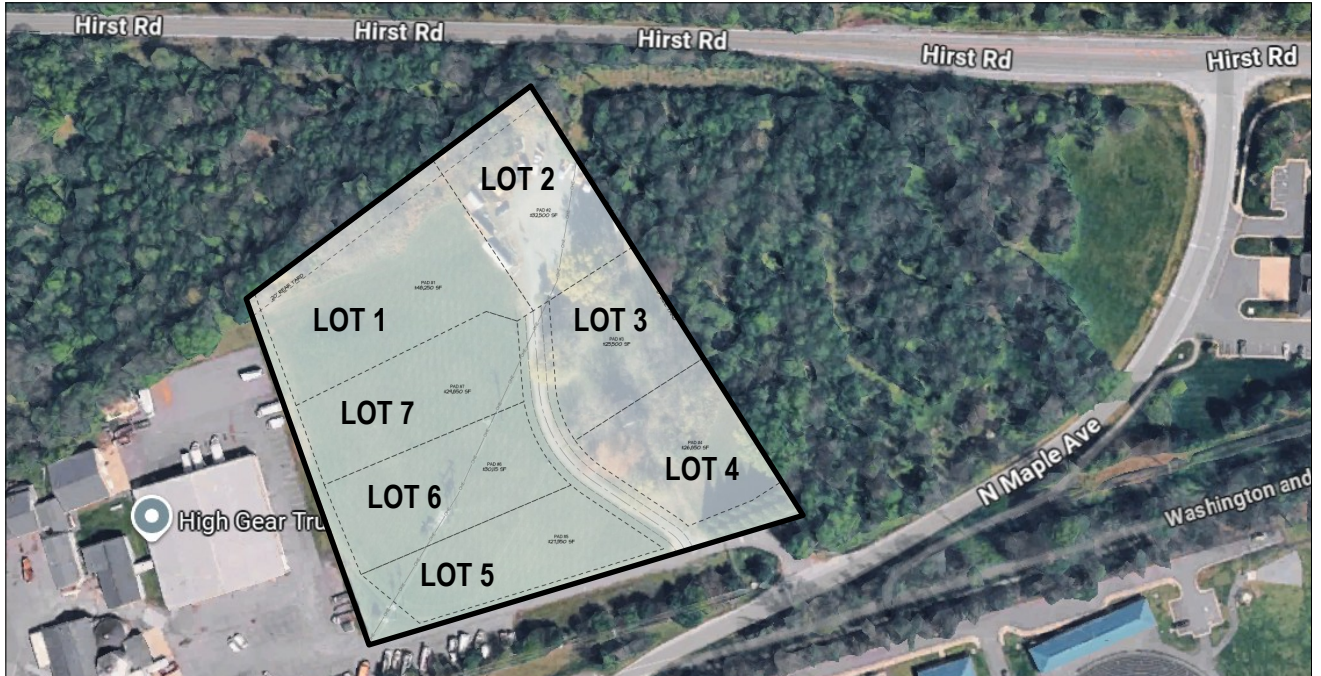


STORAGE YARDS FOR LEASE

17167 N. MAPLE AVE, PURCELLVILLE VA 20132



APPROXIMATELY
+/- 25,500 - 220,415 SF

- RATE: \$4.00 PSF
 - FENCED OUTSIDE STORAGE FOR EQUIPMENT AND MATERIALS
 - ZONING, IB - PURCELLVILLE
 - AVAILABLE LOTS:
LOT 1: +/- 48,250 SF
LOT 2: +/- 32,500 SF
LOT 3: +/- 25,500 SF
LOT 4: +/- 26,850 SF
LOT 5: +/- 27,350 SF
LOT 6: +/- 30,115 SF
LOT 7: +/- 29,850 SF
- * WILL CONSIDER SUBDIVING



Located in Loudoun County off Route 7 in Purcellville

DAVID GUNTER
DEG@CGR-INC.COM
703-544-1013 · EXT 111



THOMAS HERTEL
THERTEL@CGR-INC.COM
703-544-1013 · EXT 118

Exclusive Listing By:

CGR
COMMERCIAL GROUP REALTY
www.cgr-inc.com

N Maple Ave

LOT 2
+/- 32,500 SF

PAD #2
#32,500 SF

LOT 3
+/- 25,500 SF

PAD #3
#25,500 SF

LOT 4
+/- 26,850 SF

PAD #4
#26,850 SF

LOT 1
+/- 48,250 SF

PAD #1
#48,250 SF

LOT 7
+/- 29,850 SF

PAD #7
#29,850 SF

LOT 6
+/- 30,115 SF

PAD #6
#30,115 SF

LOT 5
+/- 27,350 SF

PAD #5
#27,350 SF

0' SIDE YARD

20' REAR YARD

