



**WASHINGTON-DULLES INTERNATIONAL AIRPORT**  
(Approx. 12,000 Acres)  
135 Airline Gates  
22.8M Annual Passengers (2017)  
79 Nonstop US Destinations  
47 Nonstop International Destinations

**WAREHOUSE FOR LEASE**

RYAN GOELLER  
rgoeller@kl**nb**.com  
703-268-2731

CHASE STEWART  
cstewart@kl**nb**.com  
703-268-2732

JEFF TARAE  
jtarae@kl**nb**.com  
703-268-2741

## | 45000 UNDERWOOD LANE



## | 45064 UNDERWOOD LANE



## AVAILABLE

### 45000 Underwood Lane

- Unit L - 5,000 SF - \$16.00/SF NNN
  - Available
  - Dock Loading

### 45064 Underwood Lane - Available 7/31/2025

- Suite 250 - 2,390 SF - \$10.00/SF NNN
- Suite 250 - 2,390 SF - \$10.00/SF NNN  
= 5,000 SF Contiguous
- Suite 506 D - 6,288 SF - \$10.00/SF NNN

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## HIGHLIGHTS

- PD-GI zoning
- Small industrial bays with drive-in & dock loading  
(*not suitable for 53' trailers*)
- 24' ft clear height
- Great visibility on Route 606

# PROPERTY HIGHLIGHTS

## INDIAN CREEK CENTER

RYAN GOELLER  
rgoeller@klnb.com  
703-268-2731

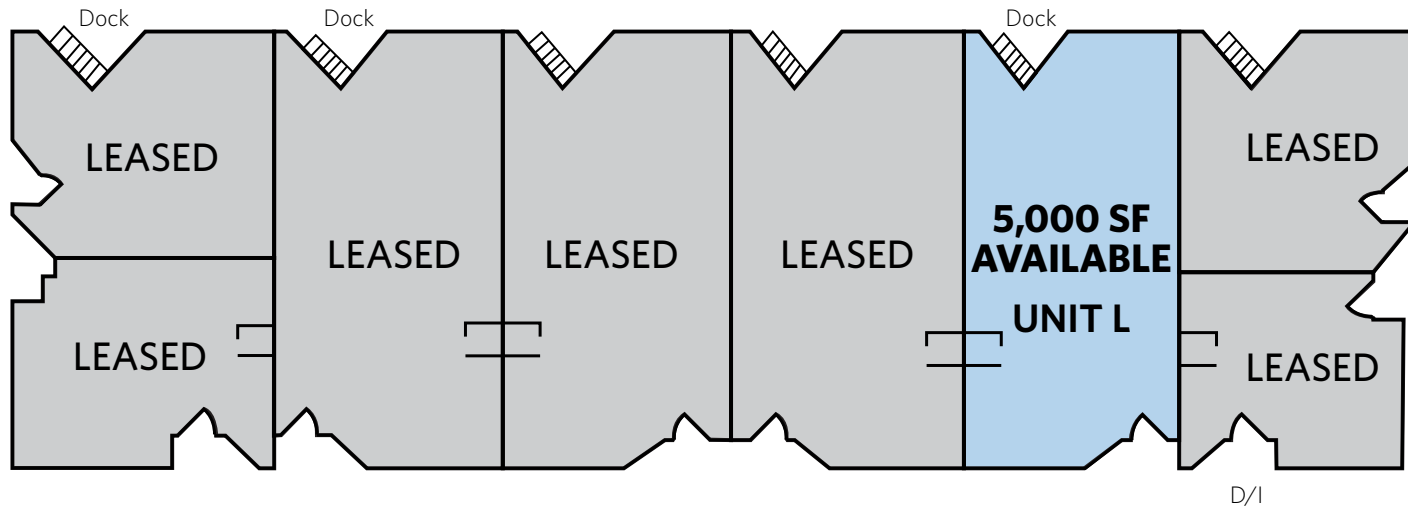
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## 45000 UNDERWOOD LANE

Warehouse Complex



# LEASE PLAN

## INDIAN CREEK CENTER

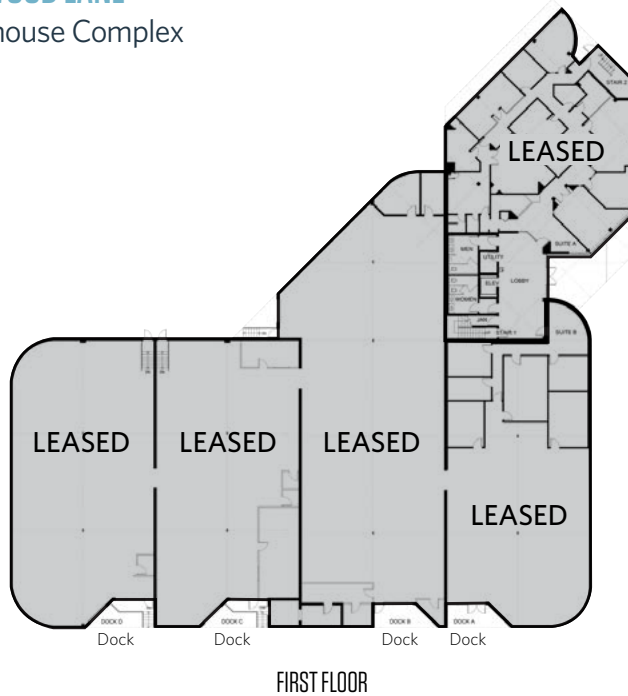
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## 45064 UNDERWOOD LANE

Office & Warehouse Complex



**2,610 SF AVAILABLE**  
7/1/2025



SECOND FLOOR

**2,390 SF AVAILABLE**  
7/1/2025



THIRD FLOOR

**6,288 SF AVAILABLE**  
7/1/2025

# LEASE PLAN

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## INDIAN CREEK CENTER

45000-45064 Underwood Lane, Sterling, VA 20166



### CONTACT

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CHASE STEWART  
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JEFF TARAE  
jtarae@klnb.com  
703-268-2741

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182

**klnb.com**

VISIT PROPERTY WEBSITE



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