

SAMSON

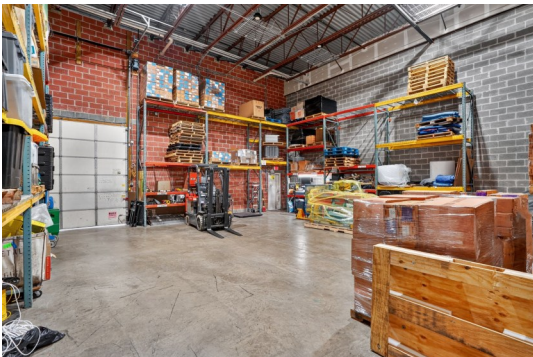
COMMERCIAL

WELCOME TO

22580 GLENN DRIVE #10
STERLING, VA 20164

TAKE A TOUR AT
22580GLENNDR.COM

OFFERED AT: \$1,324,000





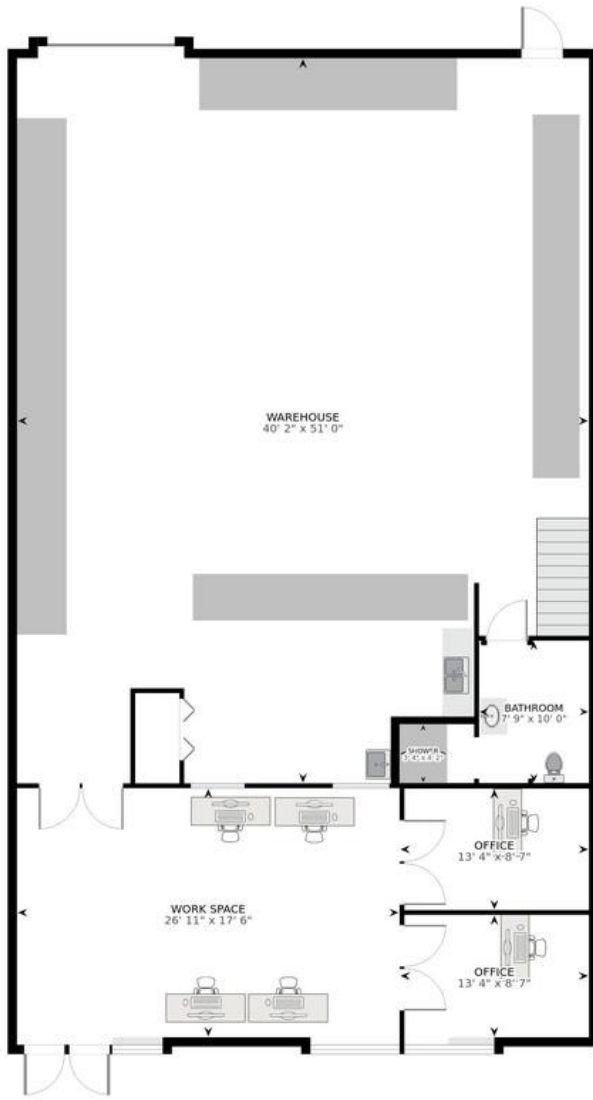
HIGHLIGHTS:

Available total SF:	3484 SF
Main level & Warehouse space:	2800 SF
Mezzanine space	684 SF
Sale Price:	\$1,324,000 or 380/SF
Condo Fee:	\$560/month
2026 Taxes:	\$7150/year

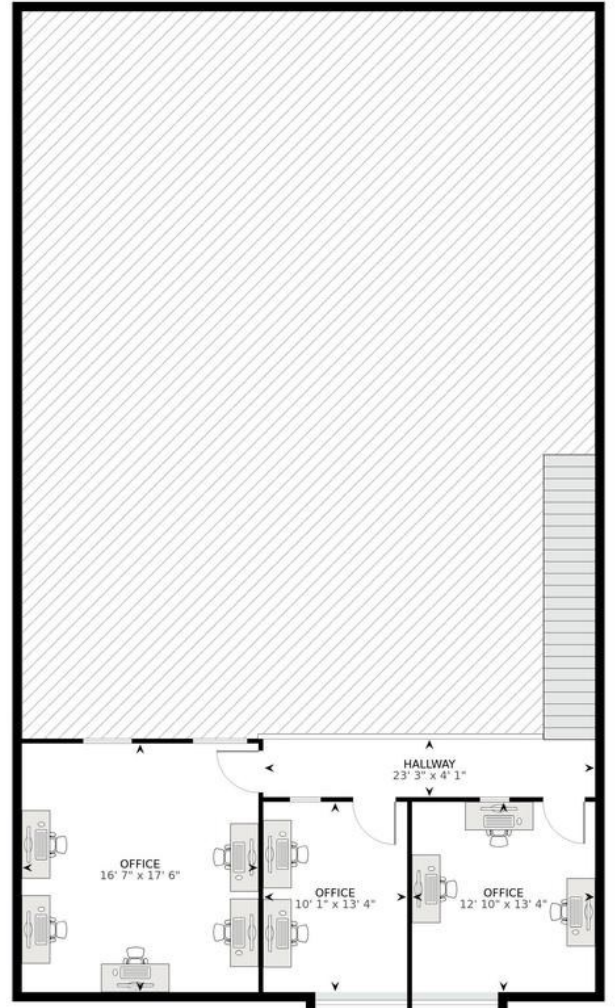
FEATURES:

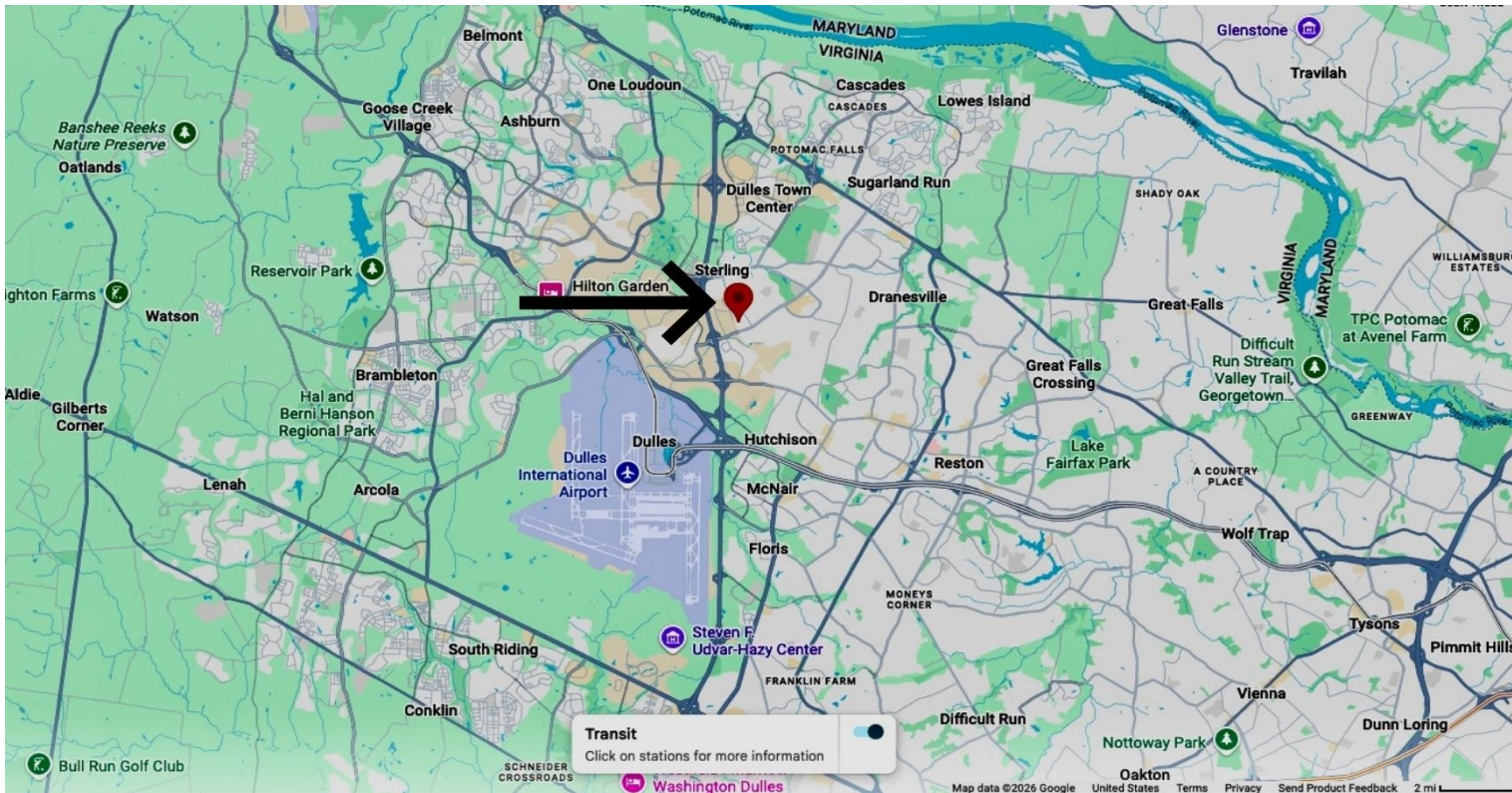
- Flex space with ample warehouse space, offices, conference room, full bath and kitchenette
- Loading dock with roll up door—dock height
- 22FT clear span, 24Ft ceiling height
- Easy access to Rt. 28 and the Dulles Toll Rd.
- Close to Dulles International Airport
- Average 7 parking spaces/unit—onsite includes oversize parking spaces for large trucks/trailers
- Forklift, pallet racking and floor scale available separately

Main Level



Mezzanine Level





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SAMSON
PROPERTIES

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