



Pohick Flex Bldg

8823-8829 Telegraph Rd, Lorton, VA 22079



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Sterling Properties

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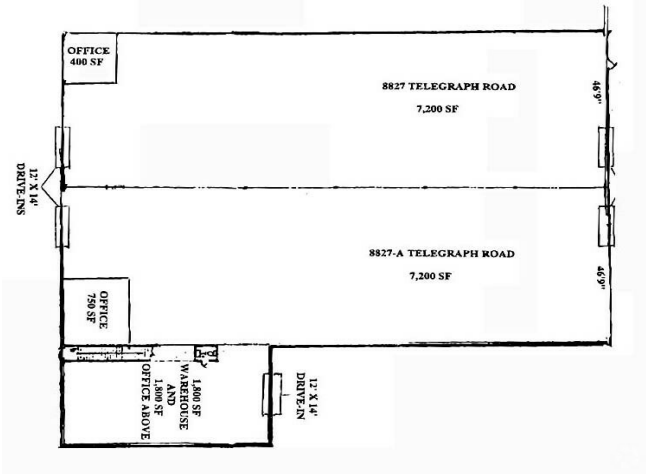


Pohick Flex Bldg

\$7.00 /SF/Yr

Well maintained warehouse on Telegraph Rd, with I-4 zoning in a very convenient location. Two available units with each offering office space, bathrooms, warehouse space and Drive Ins! Each space is 7200 sq. ft. (Available Units are 8827A & 8825). Tenant is responsible for electric....

- Great location with lots of exposure. Drive Ins and good traffic count.



Rental Rate:	\$7.00 /SF/Yr
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	36,000 SF
Year Built:	1973
Rental Rate Mo:	\$0.58 USD/SF/Mo

1

1st Floor

Space Available	7,200 SF
Rental Rate	\$7.00 /SF/Yr
Date Available	Now
Service Type	Triple Net
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Great location with lots of exposure and high traffic count.
2 Drive Ins(one in front, one in rear).

2

1st Floor

Space Available	7,200 SF
Rental Rate	\$7.00 /SF/Yr
Date Available	Now
Service Type	Triple Net
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Great Location with lots of exposure, Drive-In and high traffic count.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
ABC Cabinet and Granite	7200	
ABR of Virginia	7200	
Vacant	7200	
PMG	3600	
Primekey	3600	
ProFleet	7200	



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