



Pohick Flex Bldg

8823-8829 Telegraph Rd, Lorton, VA 22079



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Sterling Properties

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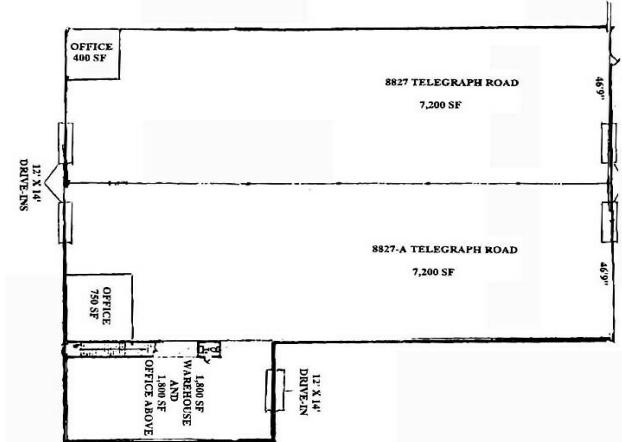


Pohick Flex Bldg

\$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

1st Floor

Space Available	7,200 SF	Great location with lots of exposure and high traffic count.
Rental Rate	\$7.00 /SF/Yr	2 Drive Ins(one in front, one in rear).
Date Available	Now	
Service Type	Triple Net	
Space Type	Relet	
Space Use	Industrial	
Lease Term	Negotiable	

1st Floor

Space Available	7,200 SF	Great Location with lots of exposure, Drive-In and high traffic count.
Rental Rate	\$7.00 /SF/Yr	
Date Available	Now	
Service Type	Triple Net	
Space Type	Relet	
Space Use	Industrial	
Lease Term	Negotiable	

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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