



METROPOLITAN
REAL ESTATE SERVICES, LLC.

**45580 Shepard Drive, Unit #8
Sterling, VA 20164
Loudoun County, VA**



Warehouse Condominium for Lease - \$15.00 NNN

Specs

- 2,993 SF office/warehouse
- 600 sf office on 2 floors
- One (1) dock door, 12' x 12'
- Zoning – PDIP Industrial Loudoun County
- Property taxes - \$1.30 per square foot
- Condo fees - \$1.91 per square foot
- 23' clear ceiling height

Property Information

- Rare small warehouse condo for lease
- Terrific owner/user opportunity
- Zoning allows for many types of users
- Located near the intersection of Sterling Blvd and Rt. 28

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