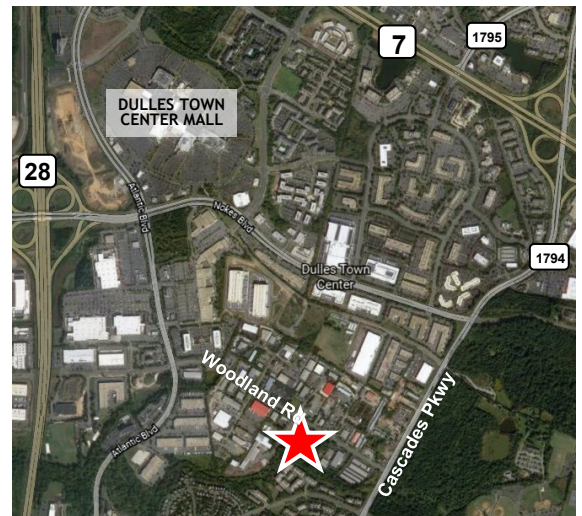


# LEASE/SALE STERLING WAREHOUSE

45825 WOODLAND ROAD, STERLING, VA 20166



**Building Size:** 52,834 sq. ft.  
**Lot Size:** 3.72 Acres  
**Zoning:** PDIP  
**Lease Rate:** Negotiable  
**Sales Price:** Negotiable  
**Description:** 52,834 sq. ft. warehouse to be built  
**Dock Bays:** Eight (8)  
**Drive-In Bays:** Seven (7) 12' Wide x 16' High  
**Ceiling Height:** 24' to 30' clear  
**Shell Description:** TBD, Warm-lit shell with high bay storage ability  
**Delivery:** TBD



*Strategically located, this property has easy access to Rt 28, Rt 7 and the Toll Road and is in close proximity to Dulles International Airport, Restaurants & Amenities*



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