



FOR SALE OR LEASE

**45945 TREFOIL LANE #184
STERLING, VA 20166**

**PACKAGE SALES PRICE FOR
BUSINESS AND WAREHOUSE
\$3,500,000**



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Business Quick Facts

Asking Price: \$2,000,000

Cash Flow: Upon Request

Inventory: Included

FF&E: Fully Equipped

Rent: \$15/SF

NNN: \$2.00

Size: 5,600 SF

Reason for Sale: Owner is ready to retire

Real Estate: Owned and available for sale

Facilities: Fully furnished and equipped signage company

Growth & Expansion: Excellent opportunity for a signage company looking to grow or expand

Support & Training: Yes, the owner will provide training for as long as needed to ensure a smooth transition up to 6 months

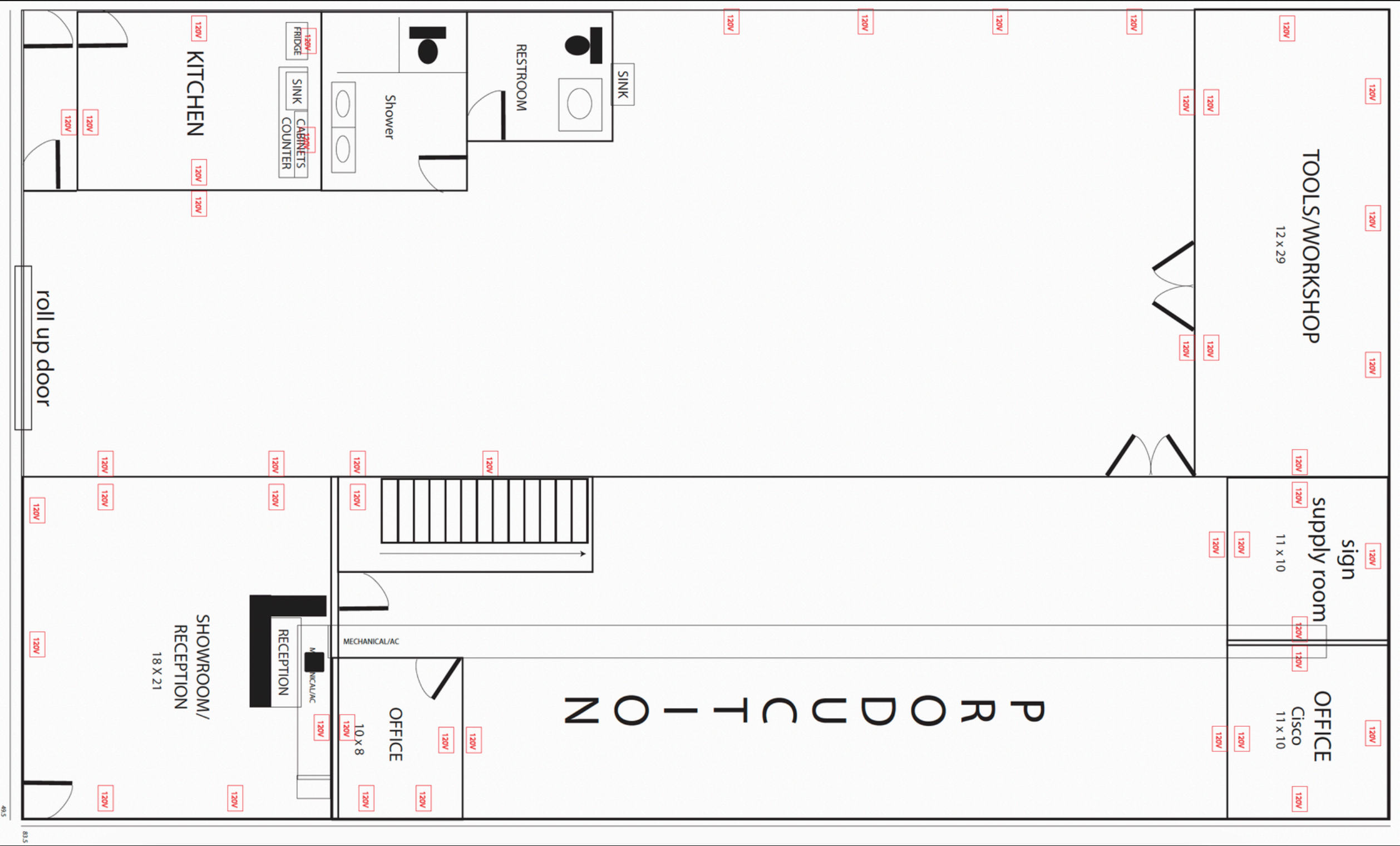


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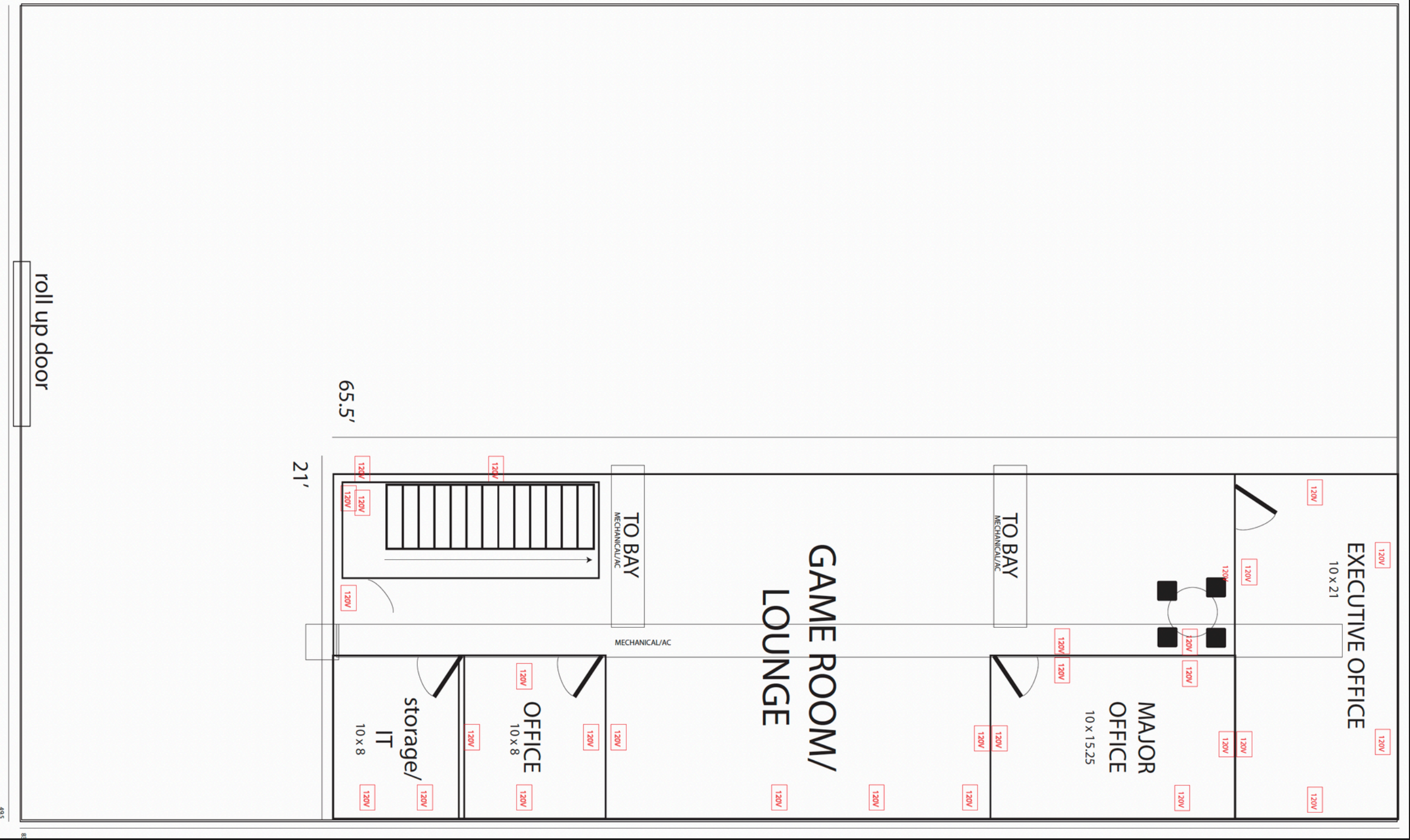
Property Highlights:

- Total Size: 5,600 SF warehouse space
- First Floor: 4,205 SF (40% built out as offices/print house)
- Structural Mezzanine: 1,365 SF with finished offices
- Ceiling Height: 25' clear in bay/showroom
- Amenities: Kitchen and restroom
- Loading: One 10' x 12' drive-in door
- Zoning: PDGI (no automotive)
- Location: Excellent access to Dulles Airport and major highways



Floor Plan

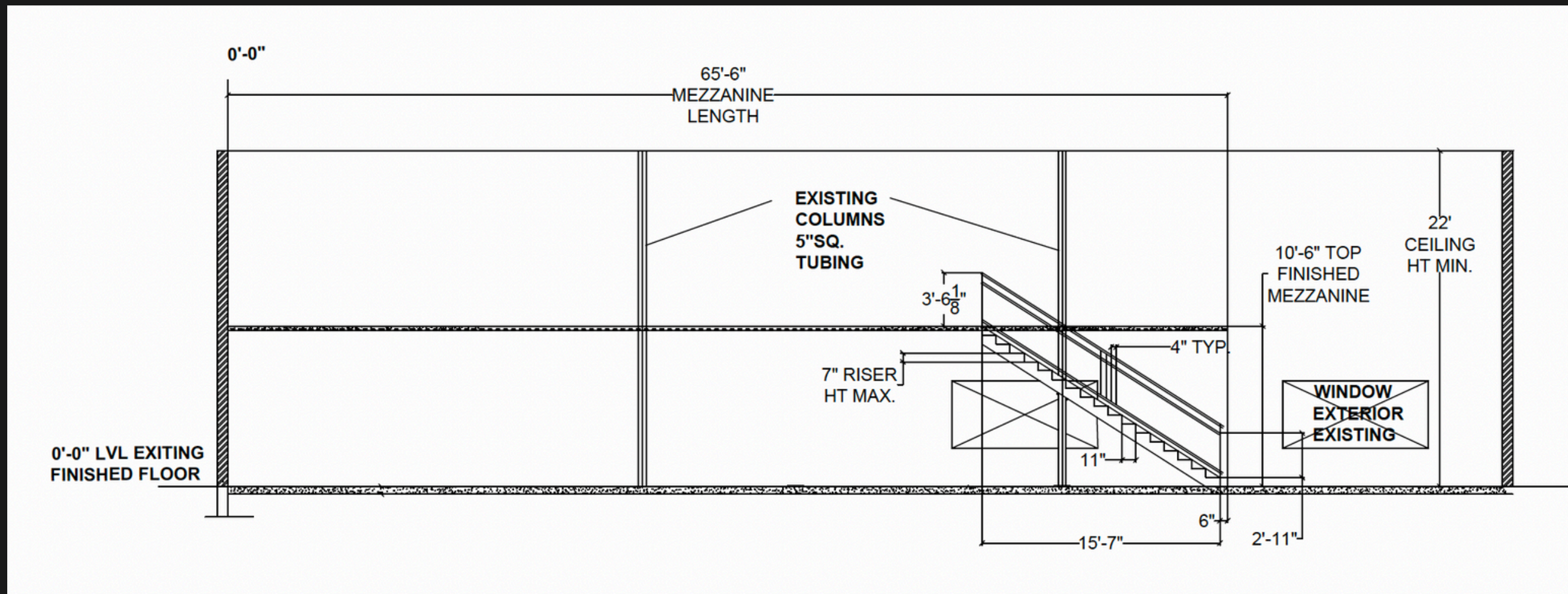
1st Floor



Floor Plan

2nd Floor

Floor Plan Side View



Floor Plan Full Building

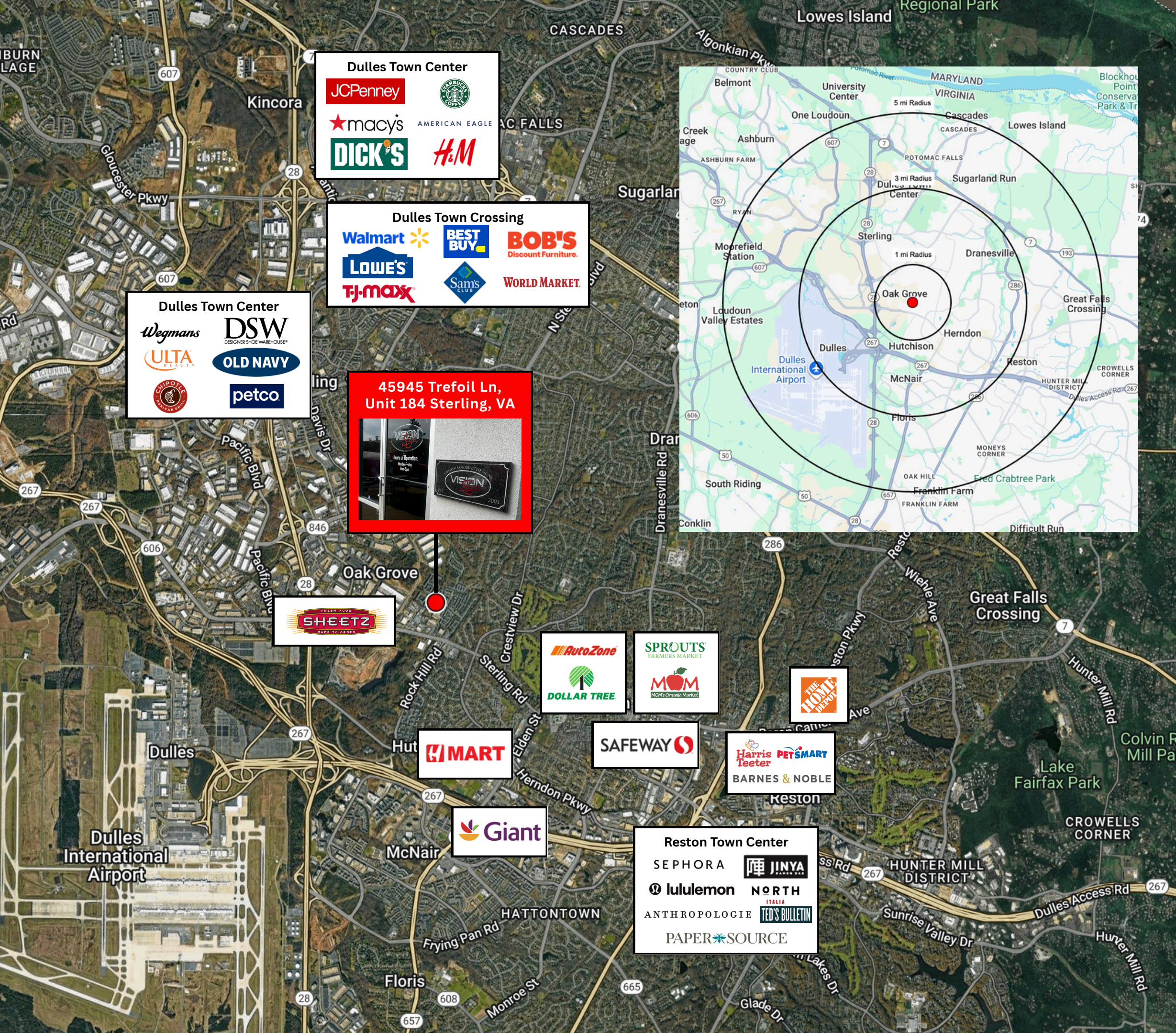


PROJECT
NORTH

Package Pricing

Business Sale Price	\$2,000,000
Warehouse Sale Price	\$1,500,000
Total Combined Sale Price	\$3,500,000
Sale and Rent Combination	\$2,000,000 Business sale \$15 SF Rent NNN





AREA DEMOGRAPHICS

1 MILE	3 MILES	5 MILES
Population	Population	Population
13,216	109,822	251,918
Average HH Income	Average HH Income	Average HH Income
\$186,620	\$173,177	\$188,539
Total Employees	Total Employees	Total Employees
9,441	109,641	235,593