

45449 E SEVERN WAY

45449 E Severn Way, Sterling, VA 20166
Loudoun County

**BROKER BONUS
5% CO-BROKER FEE**



WAREHOUSE FOR LEASE

AVAILABILITY:

Suite 145: 17,683 SF

- Two (2) Loading Dock Doors
- One (1) Oversized Drive In Door
- Available Immediately

Favorable Lease Terms

- Short Term Flexibility
- Aggressive Rental Rate

Suite 173: 8,329 SF

- Combination of Office/ Showroom & Warehouse
- Temperature Controlled Warehouse
- One (1) Oversized Drive In Door
- One (1) Dock Door
- Available Immediately

PROPERTY HIGHLIGHTS:

- Zoned PDIP - 1993, Loudoun County Revised
- 24' Clear
- 40' x 30' Column Spacing
- Abundant Parking
- Numerous Hotels, Restaurants, and Retail Amenities Nearby



Marc Tasker, CCIM, SIOR
mtasker@klnb.com
703-268-2735

Ryan Moody
rmoody@klnb.com
703-268-2739

Keenan Woofter
kwoofter@klnb.com
703-268-2744

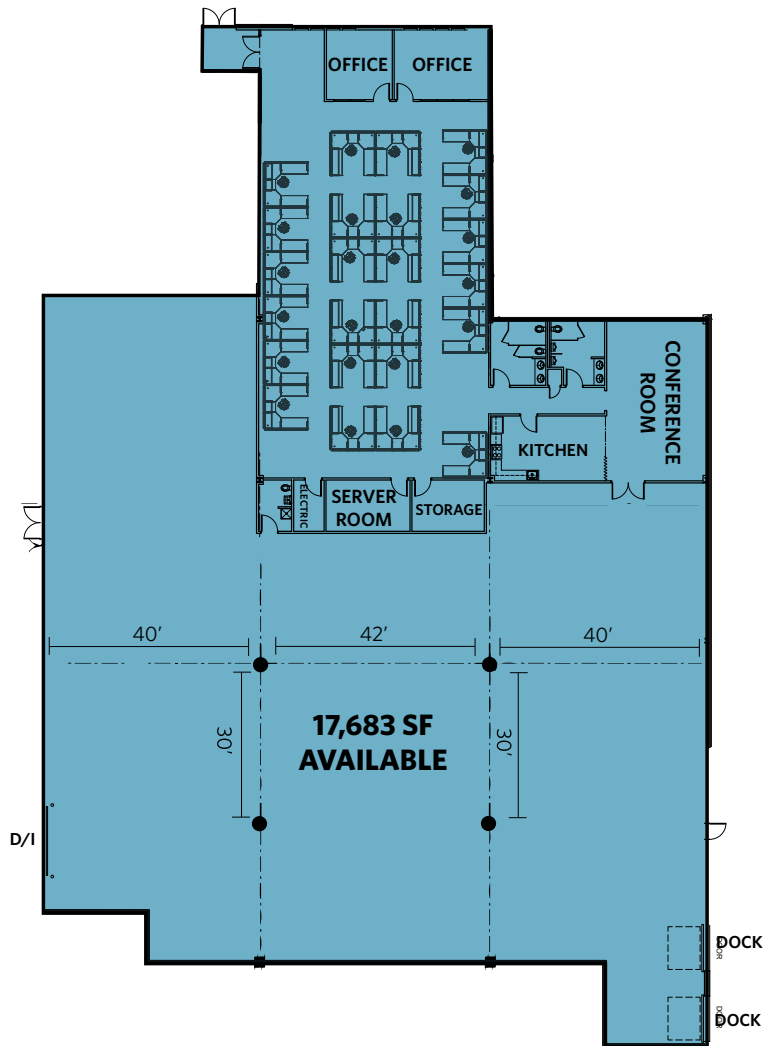
8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



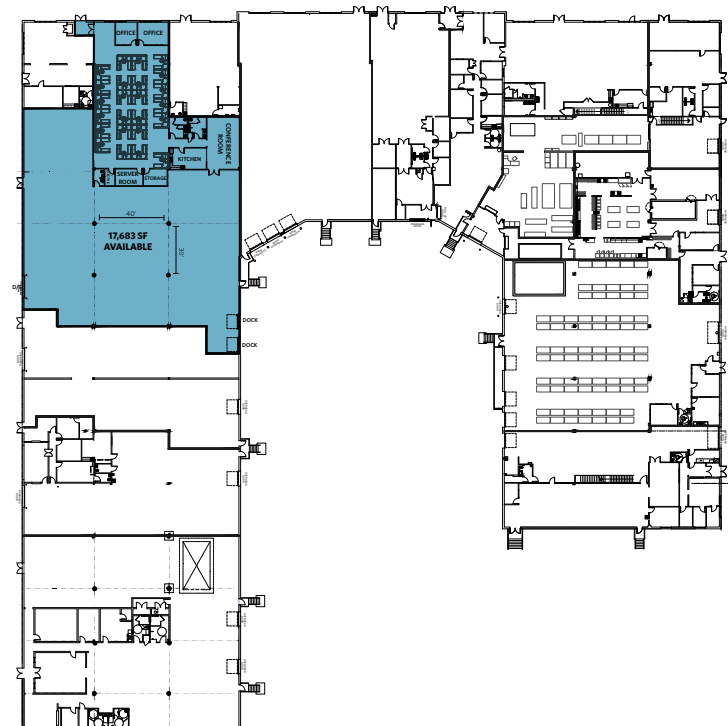
45449 E SEVERN WAY

45449 E Severn Way, Sterling, VA 20166
Loudoun County

SUITE 145 | 17,683 SF



BUILDING KEY



Marc Tasker, CCIM, SIOR
mtasker@klnb.com
703-268-2735

Ryan Moody
rmoody@klnb.com
703-268-2739

Keenan Wofter
kwofter@klnb.com
703-268-2744

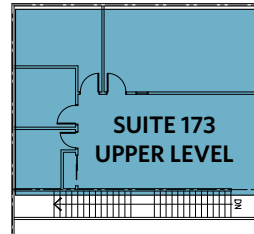
8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



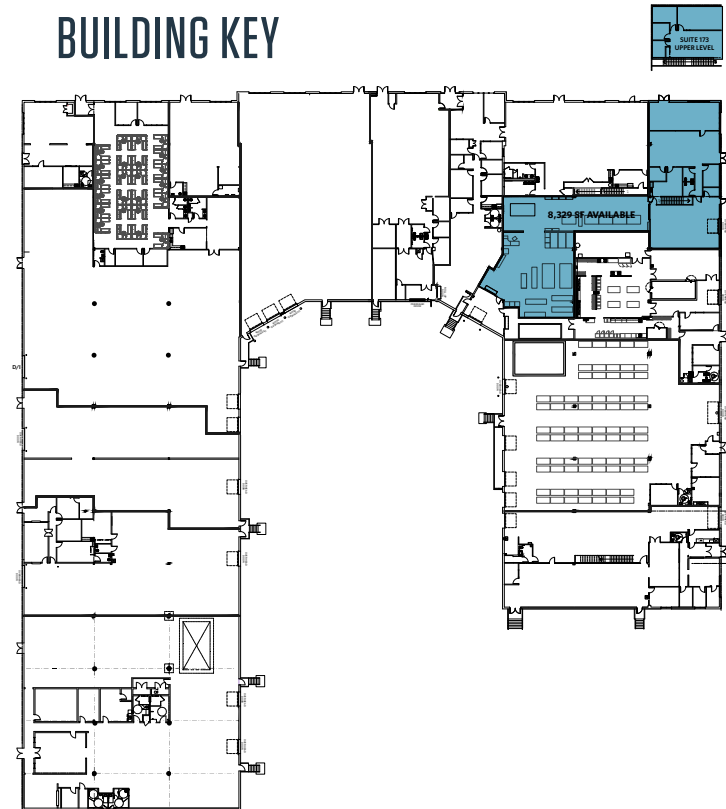
45449 E SEVERN WAY

45449 E Severn Way, Sterling, VA 20166
Loudoun County

SUITE 173 | 8,329 SF



BUILDING KEY



Marc Tasker, CCIM, SIOR
mtasker@klnb.com
703-268-2735

Ryan Moody
rmoody@klnb.com
703-268-2739

Keenan Woofter
kwoofter@klnb.com
703-268-2744

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



45449 E SEVERN WAY

45449 E Severn Way, Sterling, VA 20166
Loudoun County



PHOTOS

Marc Tasker, CCIM, SIOR
mtasker@klnb.com
703-268-2735

Ryan Moody
rmoody@klnb.com
703-268-2739

Keenan Woofter
kwoofter@klnb.com
703-268-2744

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



45449 E SEVERN WAY

45449 E Severn Way, Sterling, VA 20166
Loudoun County



Marc Tasker, CCIM, SIOR
mtasker@klnb.com
703-268-2735

Ryan Moody
rmoody@klnb.com
703-268-2739

Keenan Woofter
kwoofter@klnb.com
703-268-2744

8065 Leesburg Pike, Suite 700
Tysons, VA 22182
klnb.com



45449 E SEVERN WAY

45449 E Severn Way, Sterling, VA 20166
Loudoun County

CLICK TO VIEW PROPERTY WEBSITE

For More Information, Please Contact:

Marc Tasker, CCIM, SIOR

mtasker@klnb.com
703-268-2735

Ryan Moody

rmoody@klnb.com
703-268-2739

Keenan Woofter

kwoofter@klnb.com
703-268-2744

8065 Leesburg Pike, Suite 700
Tysons, VA 22182

klnb.com

 facebook.com/KLNB

 linkedin.com/company/klnb

 instagram.com/klnbcre

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

NAI klnb