

FREE STANDING OFFICE/FLEX BUILDING FOR SALE

1301 MORAN ROAD, STERLING VA 20166

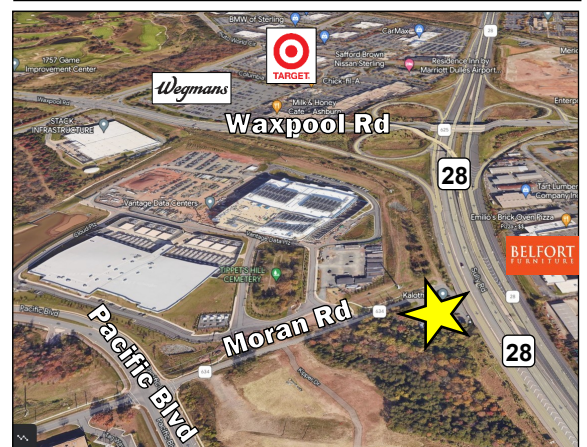


INVESTOR SALE

Seller will lease back the 1st & 2nd floors or the entire property.
Rate and terms for seller lease back negotiable.

FEATURES

- Office/Flex Building: 12,567 rentable square feet on 3 floors
- Lower level warehouse with drive-in loading
- Lot Size: .71 Acres
- Zoning: PD-IP
- 2024 Annual Real Estate Taxes: \$21,605.42
- Signage on Route 28 and centrally located this property has easy access to Waxpool Rd, Route 28 and Route 7
- Strategically located in the heart of "Data Center Alley"



Exclusive Listing By:

CGR
COMMERCIAL GROUP REALTY
www.cgr-inc.com

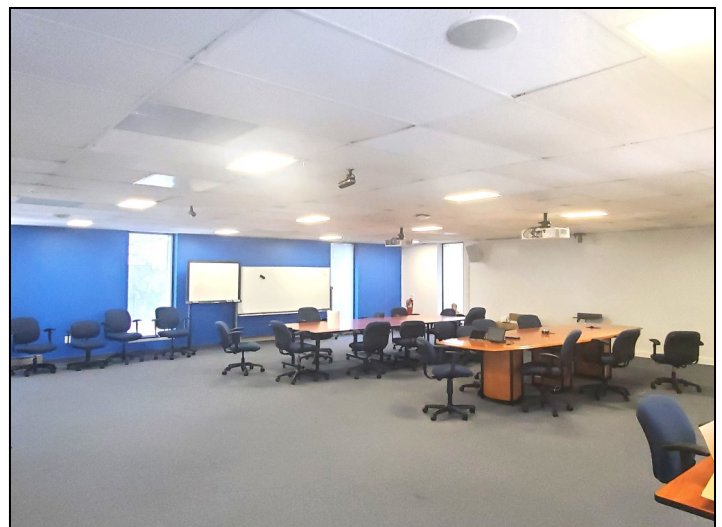
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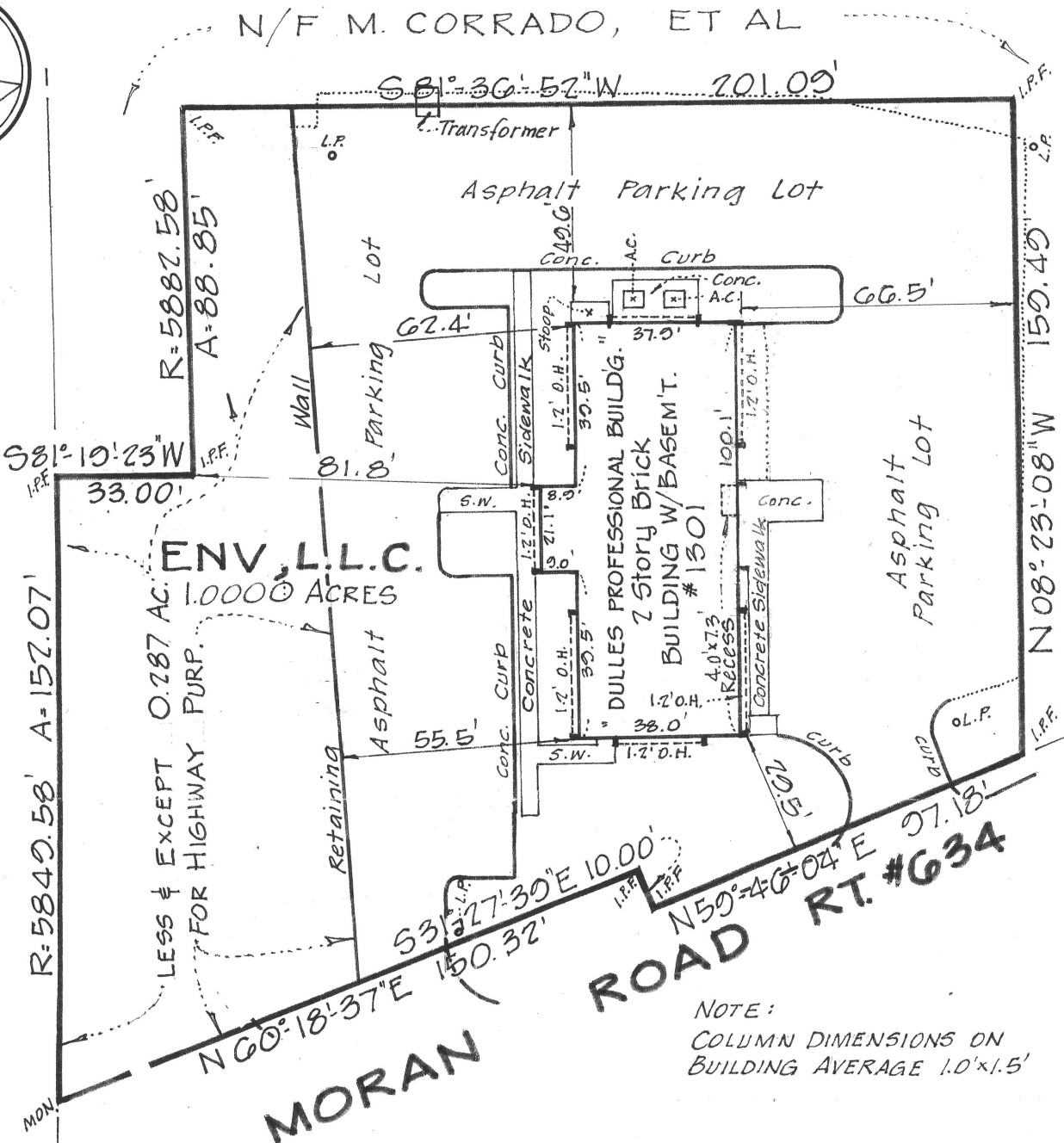
FREE STANDING OFFICE/FLEX BUILDING FOR SALE

1301 MORAN ROAD, STERLING VA 20166
12,567 RENTABLE SQUARE FEET ON 3 FLOORS





SULLY ROAD RT.#28



N/F M. CORRADO, ET AL

R=5849.58' A=152.07'

R=5882.58' A=88.85'

ENV, L.L.C.
1.0000 ACRES

LESS & EXCEPT 0.287 AC.
FOR HIGHWAY PURP.

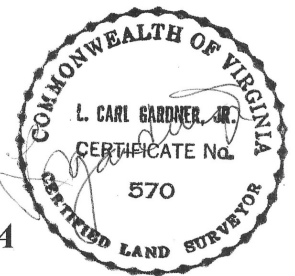
MORAN ROAD RT.#634

NOTE:
COLUMN DIMENSIONS ON
BUILDING AVERAGE 1.0'x1.5'

PLAT
SHOWING BUILDING LOCATION SURVEY:
PROPERTY OF
ENV LLC
DULLES PROFESSIONAL BUILDING
LOUDOUN COUNTY, VIRGINIA

SCALE: 1"=30'
DATE: SEPTEMBER 24, 2002 Rev. 12/16/2004
F.B.#: 45-58 L.C. Gardner, Jr.
FOR: ENV LLC

- NOTES:
- UNLESS OTHERWISE INDICATED, THIS PROPERTY LIES WITHIN FLOOD HAZARD ZONE "X" (AN AREA OF MINIMAL FLOODING) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR THIS AREA.
 - BOUNDARY DATA TAKEN FROM THE LAND RECORDS.
 - NO TITLE REPORT FURNISHED.



CERTIFIED CORRECT:
L. Carl Gardner, Jr.
L. CARL GARDNER, JR.
CERTIFIED LAND SURVEYOR
1045 RECTOR LANE
M c LEAN, VIRGINIA 22102 703-893-5555

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