



AVAILABILITY

- 27,000 SF of Warehouse with 8,100 SF of Office
- 32,400 SF Foot Print, concrete Mezzanine (one half storage and one half meeting room) on top of 5,400 SF of Office

FOR LEASE - WAREHOUSE/OFFICE

- Conveniently Located Across Route 606 from the North Gate of Dulles International Airport
- PDGI - 1972
- Three drive-in's with Three Additional Punchouts
- Lease Rate: \$19.00 PSF, NNN
- Pass-Thru's: \$3.00 FST
- 24' Ceiling Height
- 30x40 column spacing
- 4.36 Acres with Outdoor Storage
- Signage Available

RYAN GOELLER, CCIM

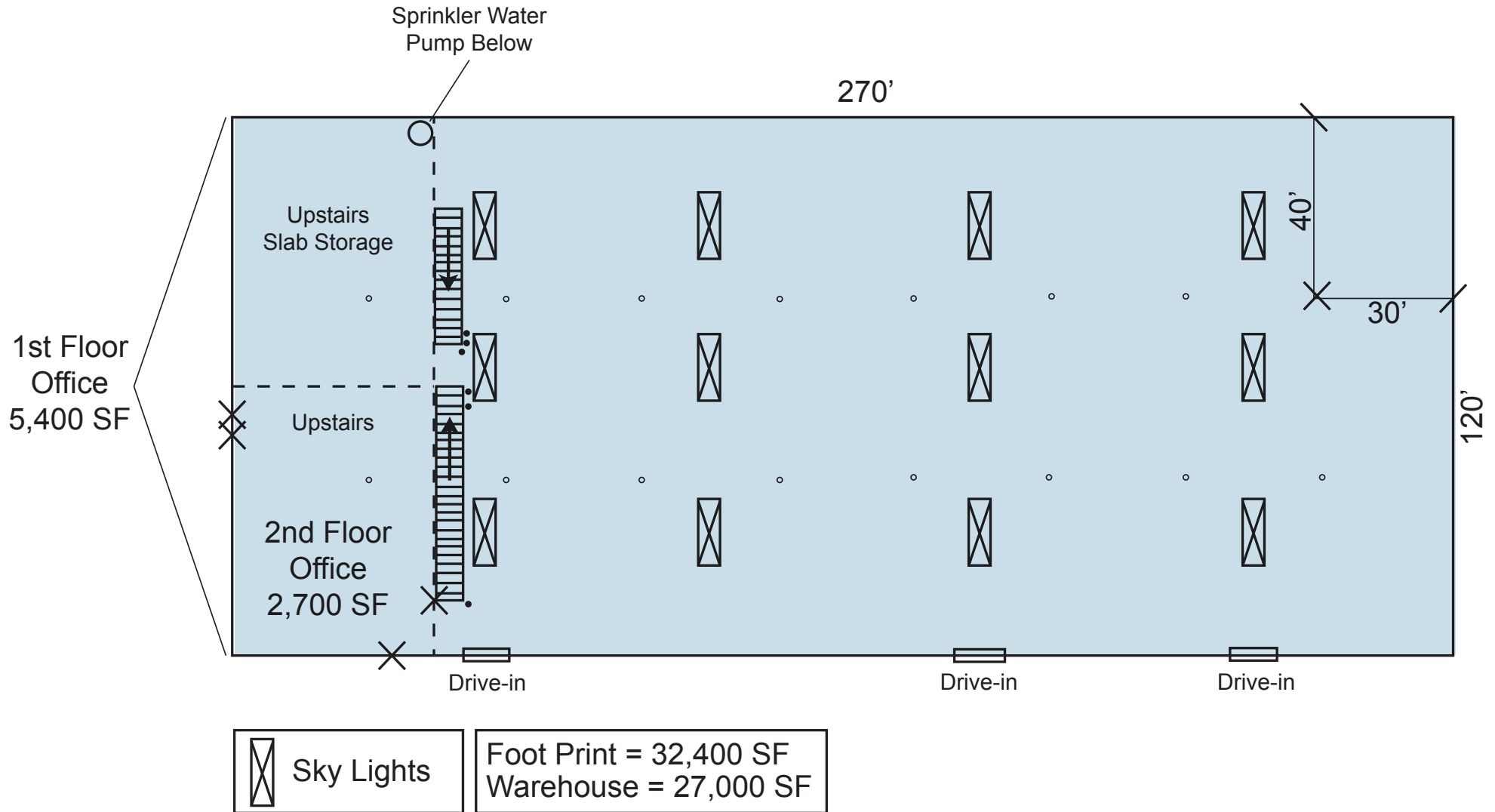
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CLOSE-UP

22884 RELOCATION DRIVE

22884 RELOCATION DRIVE STERLING, VIRGINIA 20166



SITE



OUTDOOR STORAGE

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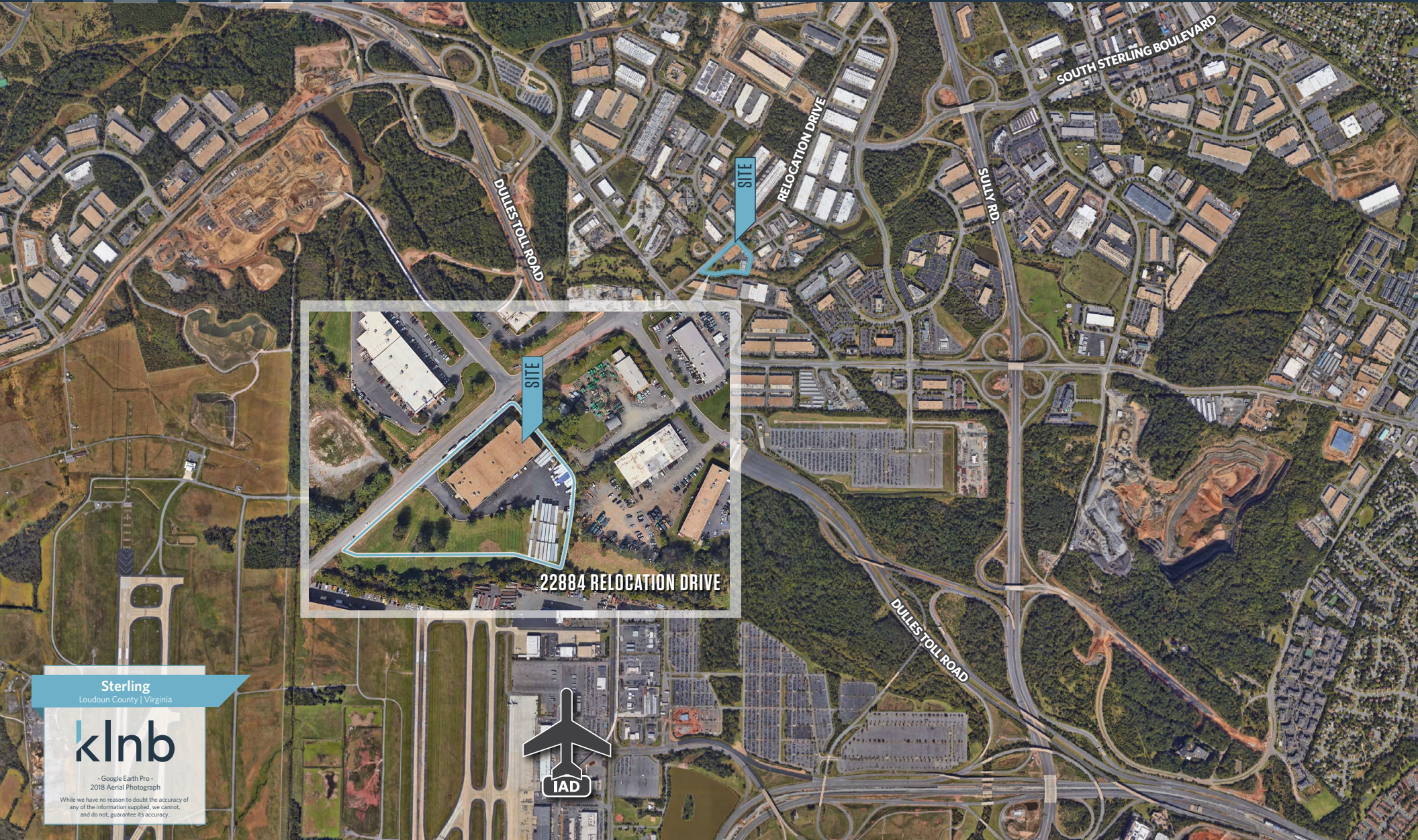
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AERIAL

22884 RELOCATION DRIVE

22884 RELOCATION DRIVE STERLING, VIRGINIA 20166



Sterling
Loudoun County | Virginia

klnb

— Google Earth Pro -
2018 Aerial Photograph

While we have no reason to doubt the accuracy of
any of the information supplied, we cannot,
and do not, guarantee its accuracy.



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OUTDOOR STORAGE



LOADING AREA



WAREHOUSE OUTSIDE



WAREHOUSE INSIDE

FOR MORE INFORMATION, PLEASE CONTACT:

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