

LEASE

DULLES GATEWAY FLEX INDUSTRIAL - SHOWROOM FOR LEASE

44810 Old Ox Road Sterling, VA 20166



LEASE RATE

\$22 SF/yr

 [CLICK TO VIEW VIDEO](#)

Deniz Senyurt, CCIM

(571) 271-6604

deniz.senyurt@cbcrrt.com

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PROPERTY DESCRIPTION

Suite 100 offers 3,100 SF of versatile industrial/flex space, currently built out as a tile showroom, featuring a 1,900 SF showroom and 1,200 SF warehouse with a 28-foot clear ceiling height and one drive-in door. This layout is ideal for home service providers such as flooring, cabinetry, kitchen & bath, and home improvement users seeking a strong retail/showroom presence combined with functional warehouse space. The high ceilings allow for efficient storage, while the drive-in door supports easy loading and deliveries.

OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (NNN)
Available SF:	3,100 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	19	72	288
Total Population	53	196	790
Average HH Income	\$168,026	\$163,876	\$171,281

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LOCATION DESCRIPTION

3,100 SF industrial/flex space at 44810 Old Ox Road in Sterling, VA, ideally located with immediate access to Route 28, Route 7, and the Dulles Toll Road (Route 267), and minutes from Dulles Airport. Positioned in Loudoun County's core industrial corridor near Ashburn and Reston, this location offers strong connectivity, access to a skilled workforce, and an ideal setup for logistics, warehouse, and service users.

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PROPERTY HIGHLIGHTS

- High visibility with 27,000 Vehicle Per Day
- 3,100 SF industrial/flex space – Suite 100
- 1,900 SF showroom + 1,200 SF warehouse layout
- 28' clear ceiling height + one drive-in door for efficient operations
- Built as a tile showroom – ideal for flooring, cabinetry, kitchen & bath, and home service users
- Prime Sterling location with immediate access to Route 28, Route 7, and Dulles Toll Road; minutes to Dulles Airport and close to Ashburn & Reston workforce

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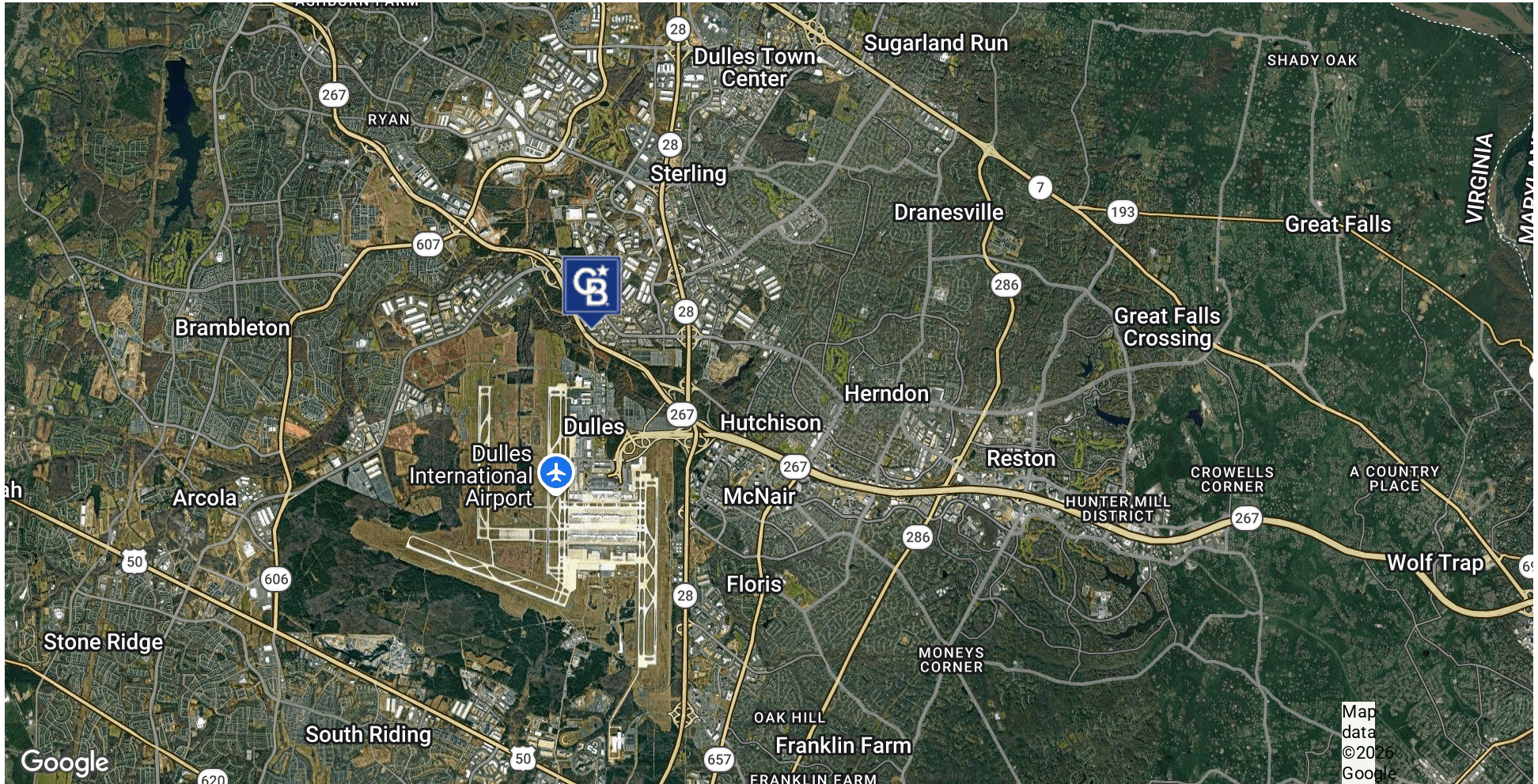
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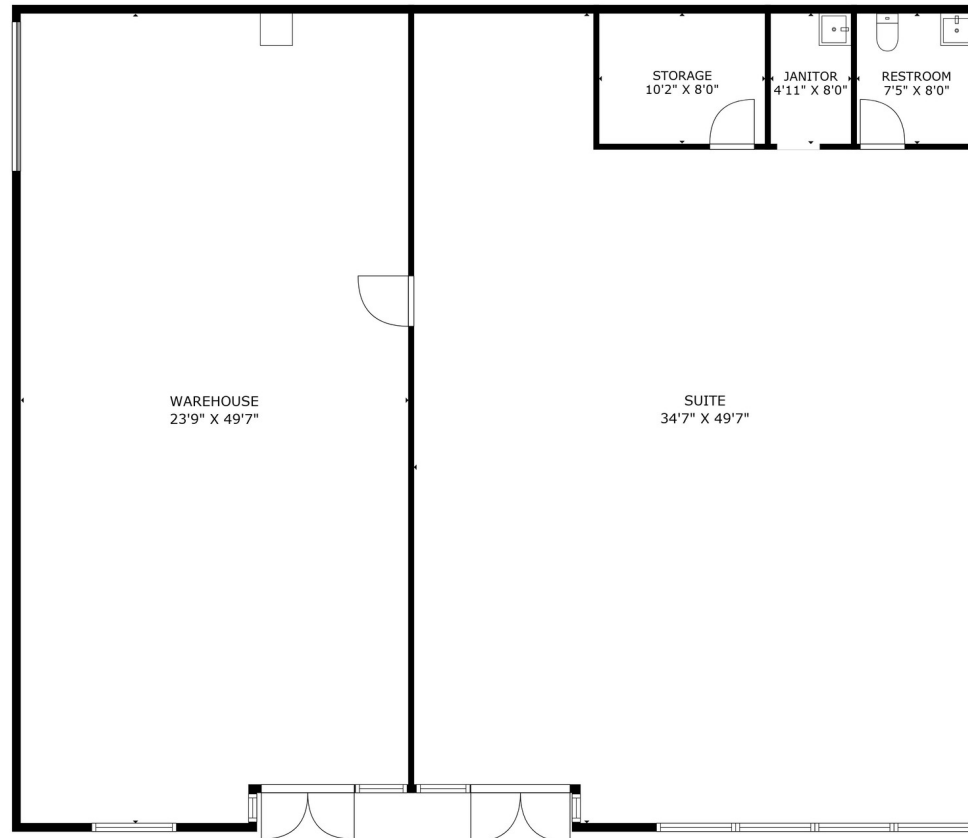
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Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

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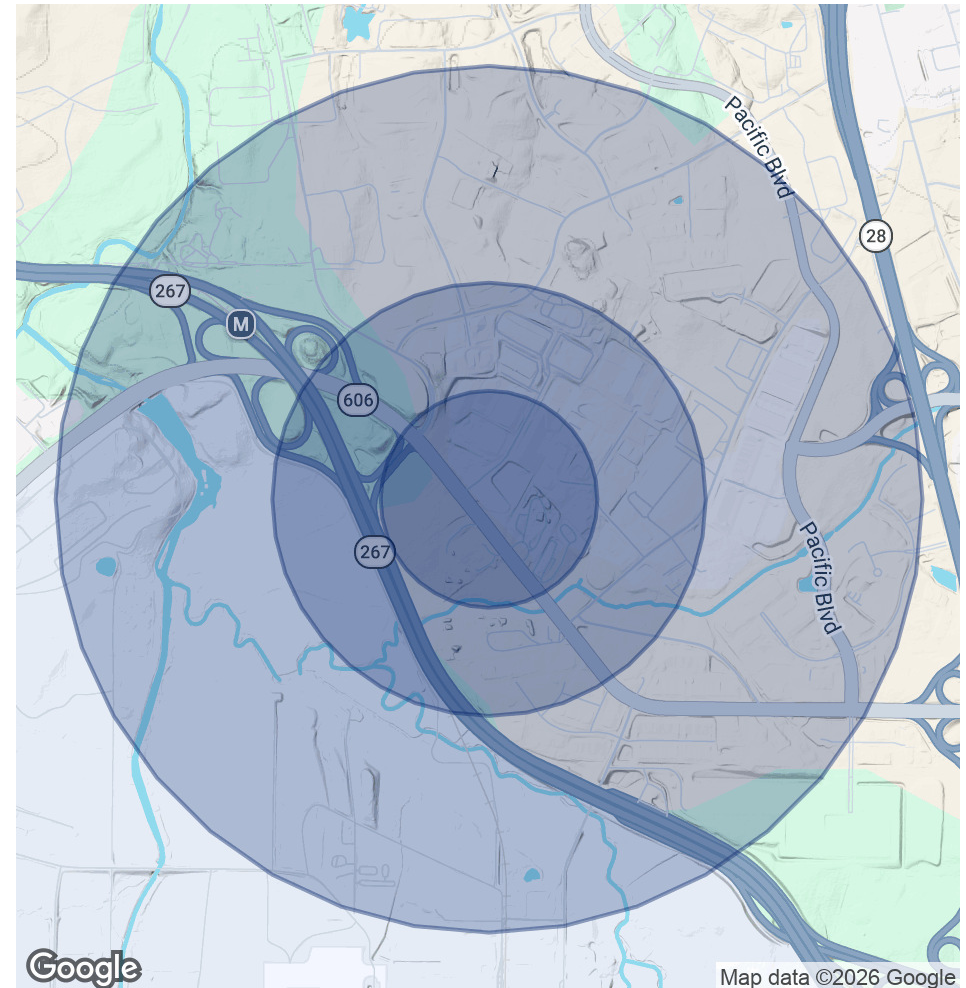
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	53	196	790
Average Age	36.8	36.7	37.4
Average Age (Male)	33.6	33.5	34.4
Average Age (Female)	37	36.9	37.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	19	72	288
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$168,026	\$163,876	\$171,281
Average House Value	\$752,427	\$728,324	\$745,108

2023 American Community Survey (ACS)



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DENIZ SENYURT, CCIM

Commercial Real Estate Associate Broker

deniz.senyurt@cbcprt.com

Direct: (703) 471-7220 | Cell: (571) 271-6604

VA #0225217450 // DC #SP200201703 / MD #677741

PROFESSIONAL BACKGROUND

Deniz Senyurt holds a Real Estate Broker license in Virginia and a Sales Associate license in Maryland and Washington DC. Deniz specialized in commercial real estate with vast experience in medical office, and industrial property leasing and sales. Aside from serving as a member of NVAR Board of Directors, Deniz is Treasurer of CCIM Mid Atlantic Chapter. She is the 2022 Coldwell Banker International Diamond Society Presidents Elect, 2022 Coldwell Banker Commercial Gold Circle of Distinction, 2023, 2024 & 2025 Coldwell Banker Commercial Silver Circle of Distinction, 2024 CREXI Platinum Broker and 2022-2025 NVAR Platinum Top Producer Award Winner.

EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program), from George Washington University. She has graduated from NVAR Leadership Institute in 2021 & CCIM JWL Leadership program in 2025. Her designations are Certified International Property Specialist (CIPS), Certified Merger and Acquisition Advisor (CM&AA) and Certified Commercial Investment Member (CCIM) .

MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR, Past President of Mid Atlantic Real Estate Marketing Association, NVAR Member of Board of Directors

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