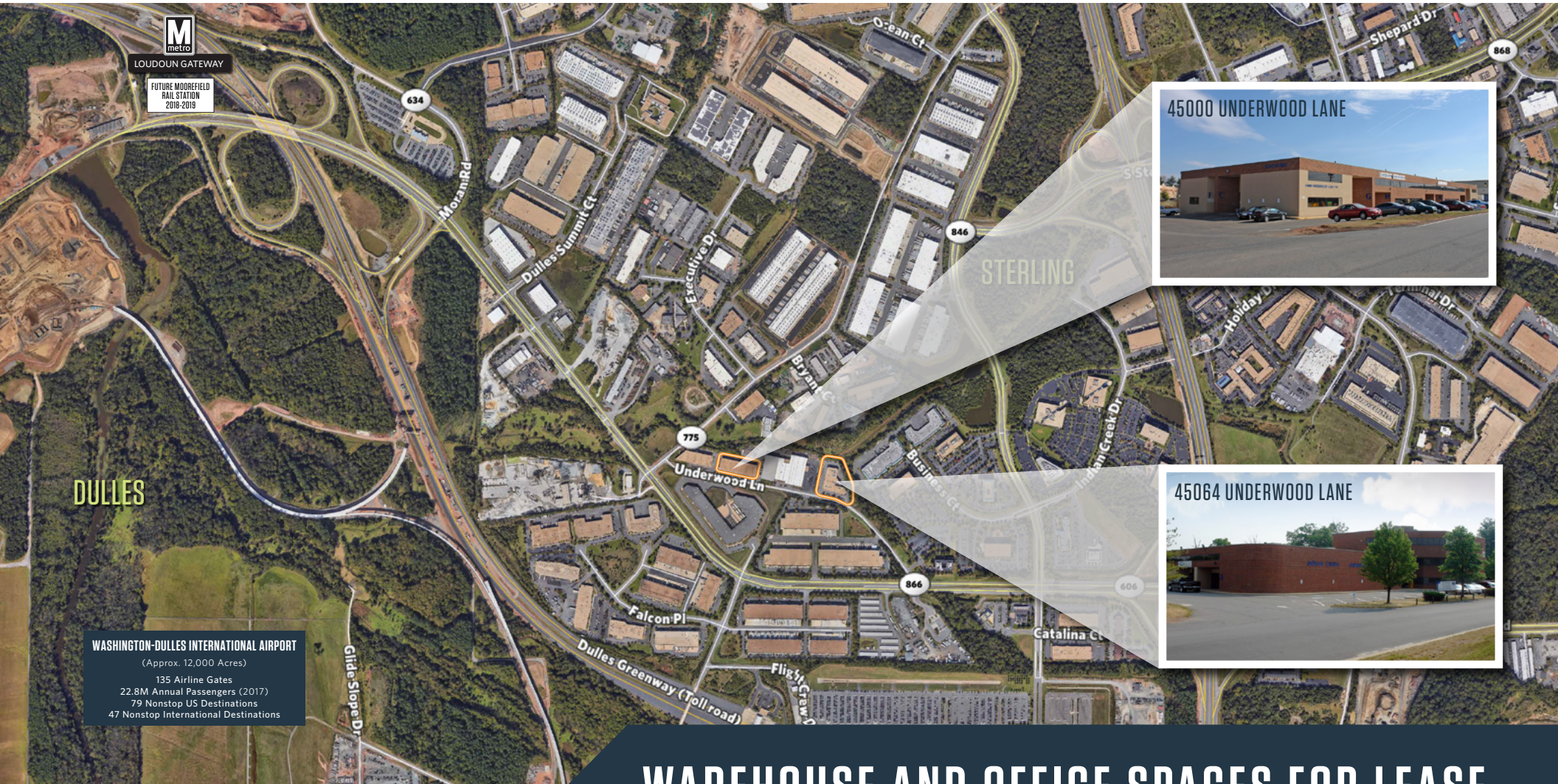




WAREHOUSE AND OFFICE SPACES FOR LEASE

TYLER CUMBERLAND
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703-268-2720

JEFF TARAE
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703-268-2741

CHASE STEWART
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703-268-2732

RYAN GOELLER, CCIM
rgoeller@klnb.com
703-268-2731

klnb.com

| 45000 UNDERWOOD LANE



| 45064 UNDERWOOD LANE



AVAILABLE

45000 Underwood Lane

- Unit H - 5,000 SF - \$16.00/SF NNN
 - Available
 - Dock Loading
- Unit L - 5,000 SF - \$16.00/SF NNN
 - Available
 - Dock Loading
- Unit J & K - 10,000 SF - \$16.00/SF NNN
 - Available 1/1/26
 - Dock Loading

45064 Underwood Lane - Available 7/31/2025

- Suite E - 4,500 SF
 - Available

HIGHLIGHTS

- PD-GI zoning
- Small industrial bays with drive-in & dock loading
(not suitable for 53' trailers)
- 24' ft clear height
- Great visibility on Route 606

PROPERTY HIGHLIGHTS

INDIAN CREEK CENTER

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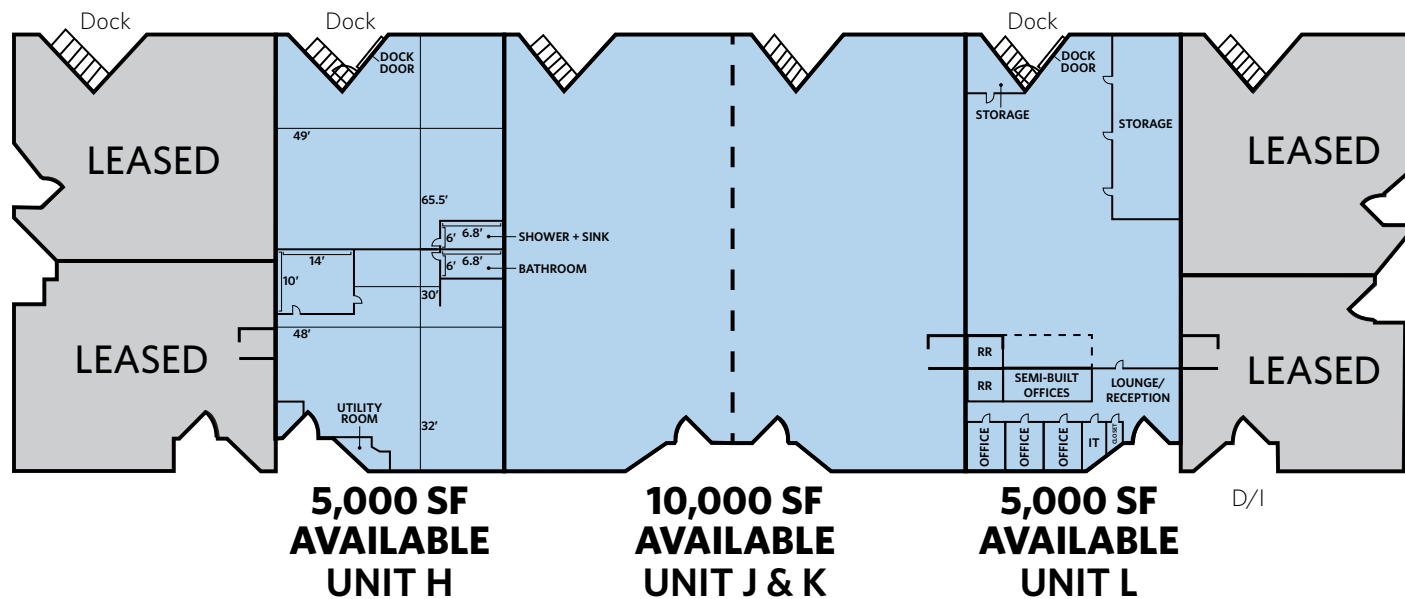
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45000 UNDERWOOD LANE

Warehouse Complex



LEASE PLAN

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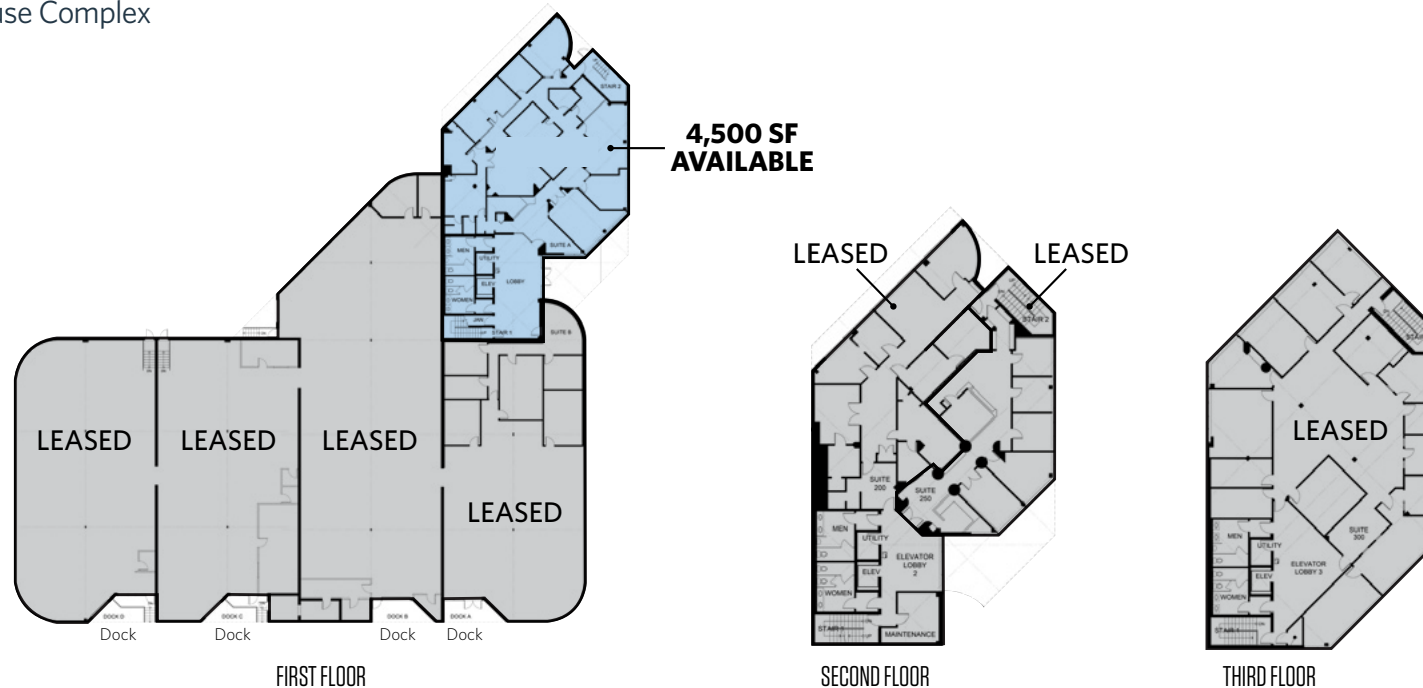


INDIAN CREEK CENTER

45000-45064 Underwood Ln, Sterling, VA 20166

45064 UNDERWOOD LANE

Office & Warehouse Complex



LEASE PLAN

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VISIT PROPERTY WEBSITE



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