

FOR SALE OR LEASE

FLEX/WAREHOUSE BUILDING

45888 WOODLAND ROAD, STERLING, VA 20166



Owner/User Investment Opportunity

SALE PRICE:
\$4,350,000

OR

LEASE RATE:
\$20.00 NNN

FEATURES:

- 12,038 SF STAND ALONE BUILDING
- FULL BUILDING 12,038 SF WITH 2,214 SF OF OFFICE & 3 DRIVE-IN LOADING DOORS
- LOADING: TWO (2) 12'X14' DRIVE-IN LOADING DOORS & ONE (1) 16'X14' DRIVE-IN LOADING DOOR
- ZONED PD-IP 1972
- LOT SIZE: 1.16 ACRES
- 2024 ANNUAL REAL ESTATE TAXES: \$17,757.86



Strategically located, this property has easy access to Rt 28, Rt 7 and the Toll Road and is in close proximity to Dulles International Airport, Restaurants & Amenities

DAVID GUNTER

DEG@CGR-INC.COM

703-544-1013 · EXT 111



DAVID AUSTIN

AUSTIN@CGR-INC.COM

703-544-1013 · EXT 114



THOMAS HERTEL

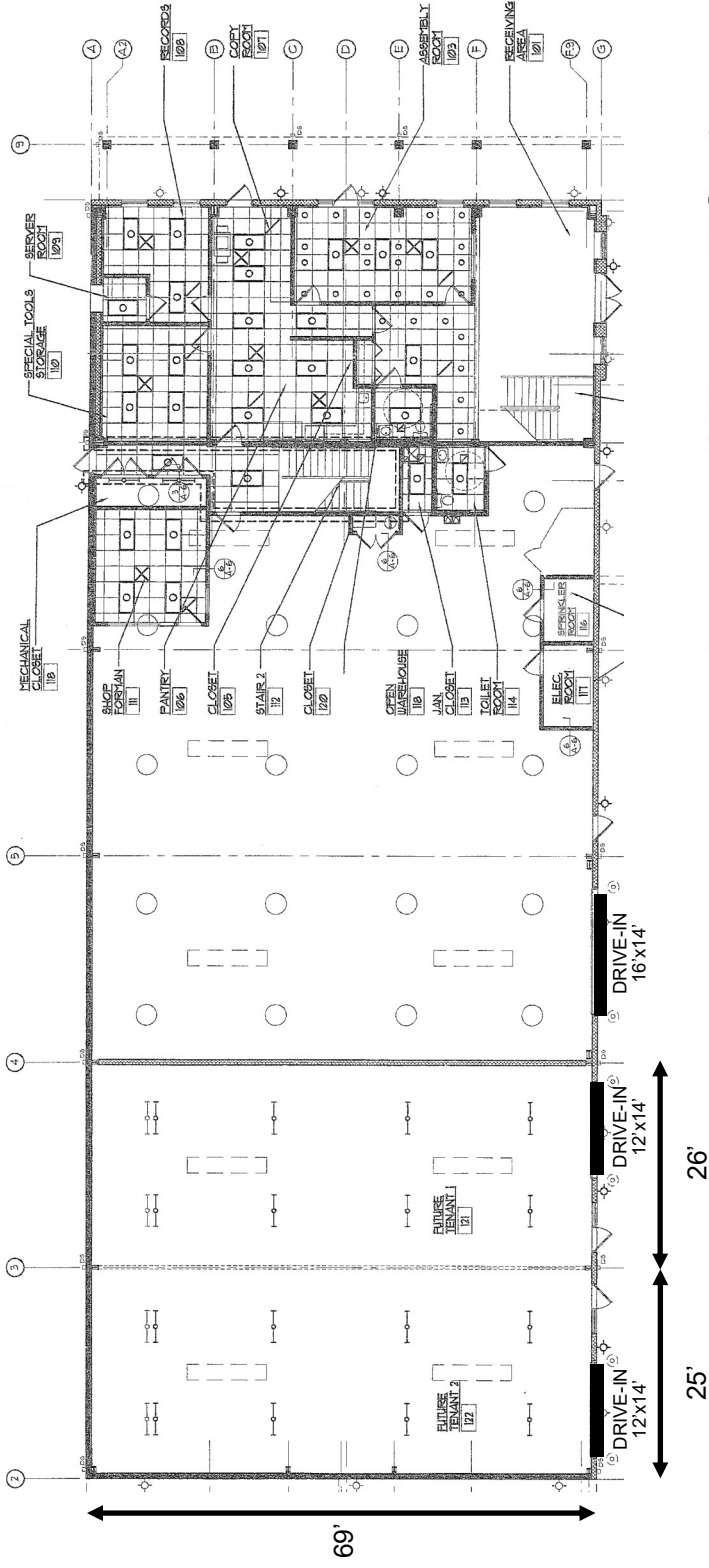
THERTEL@CGR-INC.COM

703-544-1013 · EXT 118

Exclusive Listing By:



FIRST FLOOR



PHOTOS

45888 WOODLAND ROAD, STERLING, VA 20166

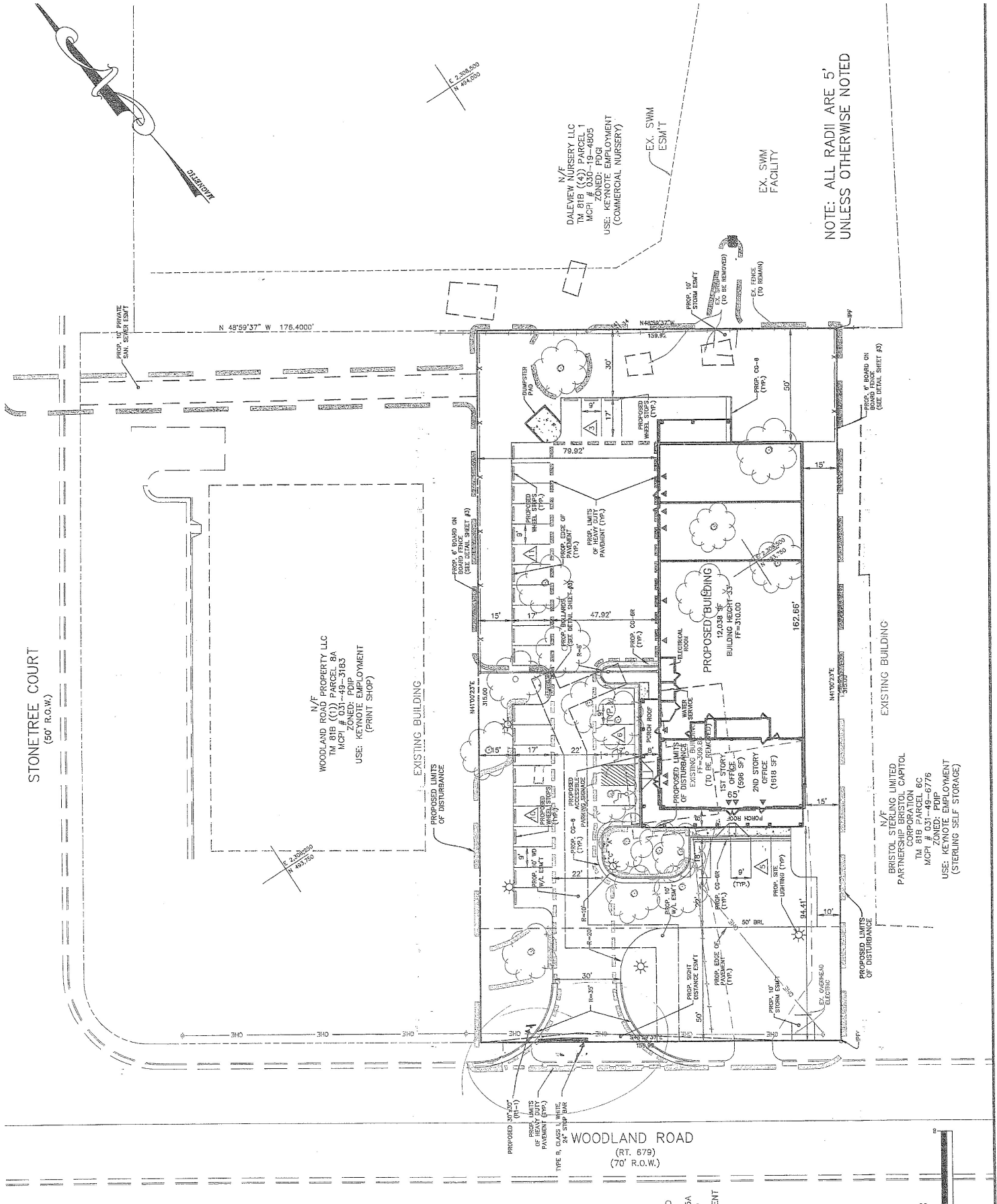


STONETREE COURT
(50' R.O.W.)

N/F
WOODLAND ROAD PROPERTY LLC
TM 8B PARCEL 8A
MCP # 031-49-3165
ZONED: POIP
USE: KEYNOTE EMPLOYMENT
(PRINT SHOP)

N/F
DALEVIEW NURSERY LLC
TM 8B PARCEL 1
MCP # 031-49-3165
ZONED: PDG
USE: KEYNOTE EMPLOYMENT
(COMMERCIAL NURSERY)

NOTE: ALL RADII ARE 5'
UNLESS OTHERWISE NOTED



WOODLAND ROAD
(RT. 879)
(70' R.O.W.)

EXISTING BUILDING

N/F
BRISTOL STERLING LIMITED
PARTNERSHIP BRISTOL CAPITOL
TM 8B PARCEL 6C
MCP # 031-49-6776
ZONED: POIP
USE: KEYNOTE EMPLOYMENT
(STERLING SELF STORAGE)

1, 5, 10 MILE RADIUS

45888 WOODLAND ROAD, STERLING, VA 20166

