

**FOR
LEASE**



INDUSTRIAL BUILDING ON 1.57 AC

**Lease Rate:
Negotiable**

PROPERTY OVERVIEW

45726 Elmwood Ct is an industrial building that sits on a large lot, zoned PDGI, a rare find in Loudoun County that allows for a broad range of uses. Previously occupied by a moving company, the property is well-suited for businesses needing outdoor storage and functional warehouse space. Permitted uses include kennels, veterinary services, equipment and machinery sales, vehicle repair, moving and storage operations, and more. See link for Zoning Uses: <https://buildout.com/sharing/ElmwoodCt?file=3654060>

DEMOGRAPHICS 3 MILES 5 MILES 10 MILES

Households:	32,133	72,663	194,622
Population:	94,360	210,693	565,505
Avg HH Income:	\$175,714	\$197,091	\$224,498

PROPERTY HIGHLIGHTS

- Zoned PDGI – Industrial, suited for a range of industrial uses
- Large Rear Lot - possible to expand for additional outdoor storage
- Loading Access: Six (6) grade-level roll-up doors measuring 14' x 14'
- Ceiling Heights: Up to 30' clear in the main building; 22' clear in the secondary building.
- Ample Parking

AVAILABLE SPACES

Industrial Space on 1.57 AC Lot 21,310 SF

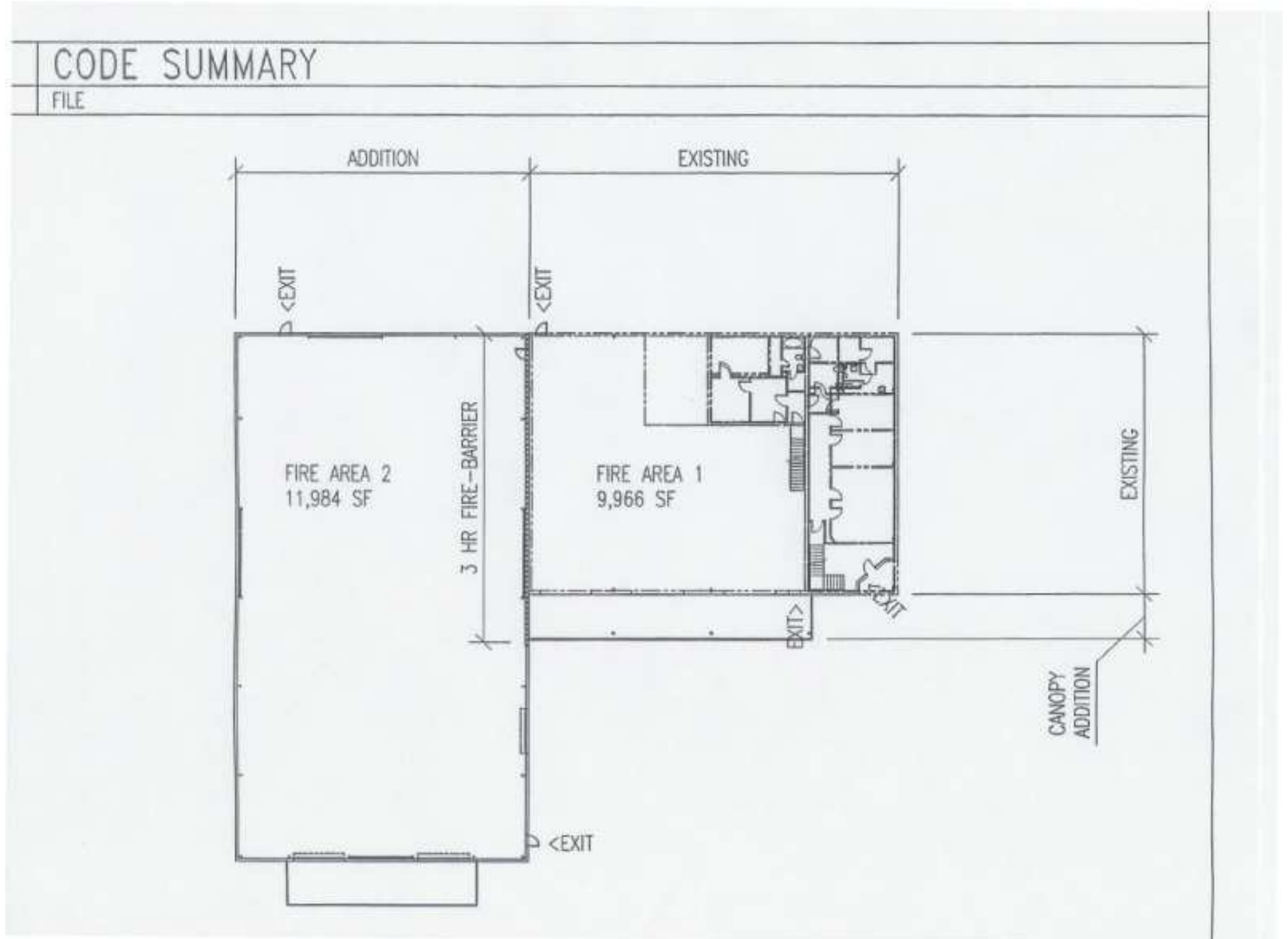
FOR FURTHER INFORMATION, PLEASE CONTACT:
ERIK ULSAKER • erik.ulsaker@divaris.com • 703.861.0373



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FLOOR PLANS



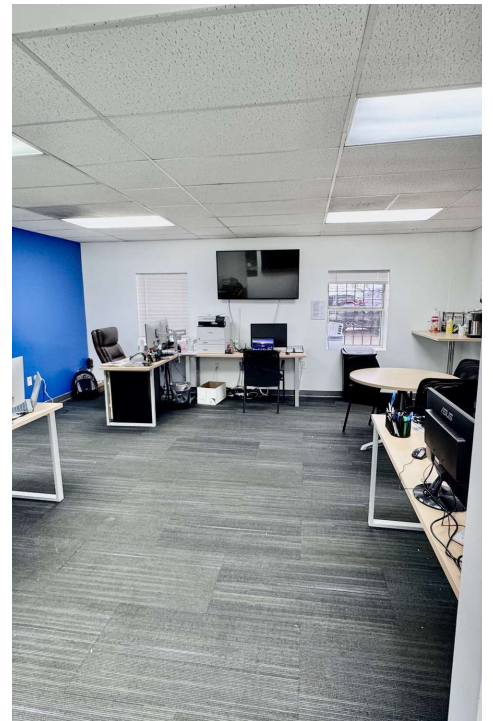
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ADDITIONAL PHOTOS



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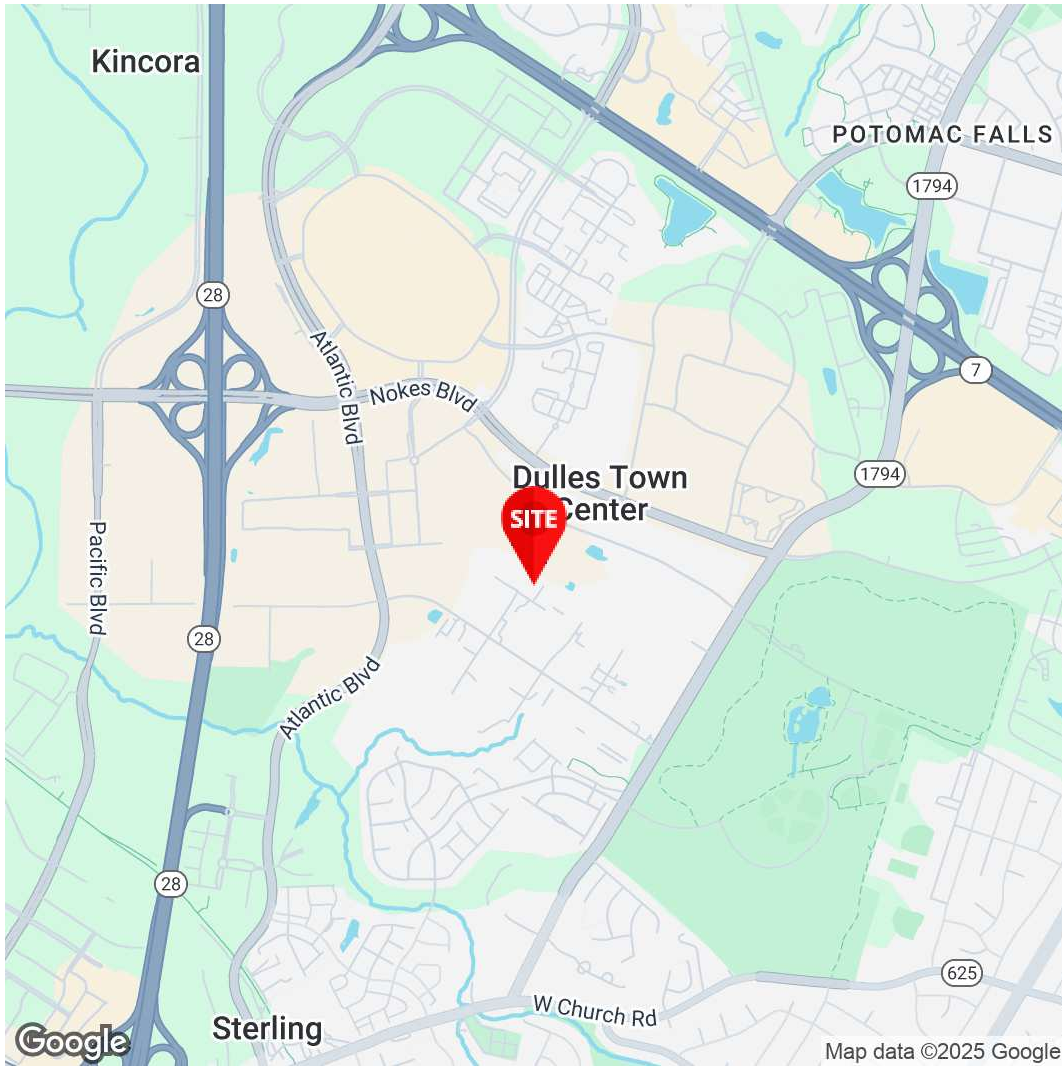
RETAILER MAP



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