

FOR SALE WAREHOUSE CONDO

45945 TREFOIL LANE, UNIT 148, STERLING, VA 20166



SALE PRICE

\$1,250,310

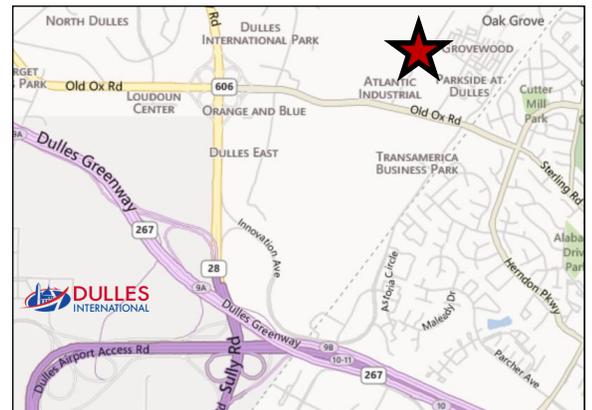
(\$355 PSF)

CONDO FEE:
\$1,585.05 QUARTERLY

2025 ANNUAL TAXES:
\$4,956.96

FEATURES:

- 3,522 SF WARM-LIT WAREHOUSE (2,722 SF 1ST FLOOR, 800 SF OF STORAGE MEZZANINE) WITH ONE (1) BATHROOM
- ONE (1) 10'X12' DRIVE-IN LOADING DOOR
- GAS HEAT
- 20' CLEAR HEIGHT
- PDGI ZONING - NO AUTOMOTIVE
- STRATEGICALLY LOCATED, THIS PROPERTY HAS EASY ACCESS TO RT 28, RT 7 AND THE TOLL ROAD AND IN CLOSE PROXIMITY TO DULLES INTERNATIONAL AIRPORT



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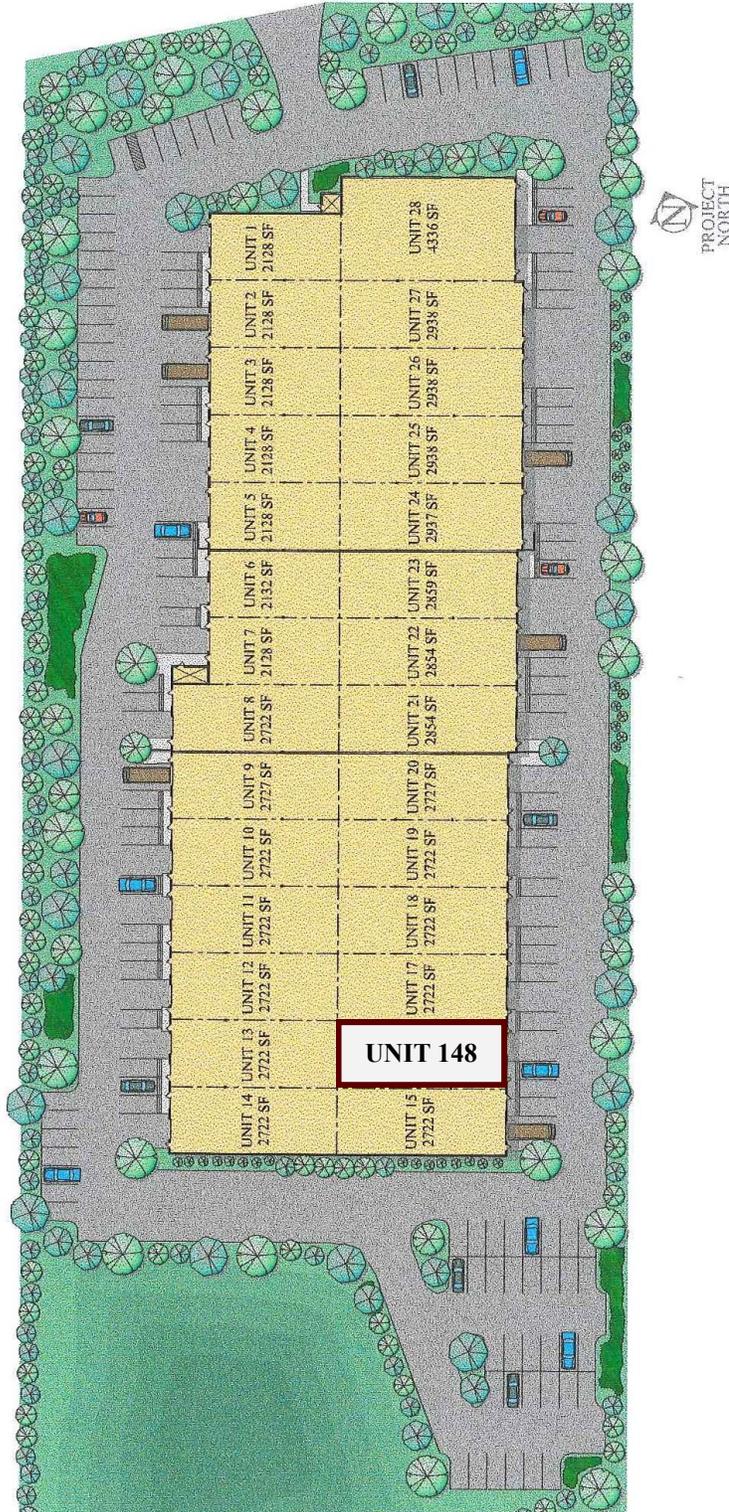


Exclusive Listing By:

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SITE PLAN

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PICTURES

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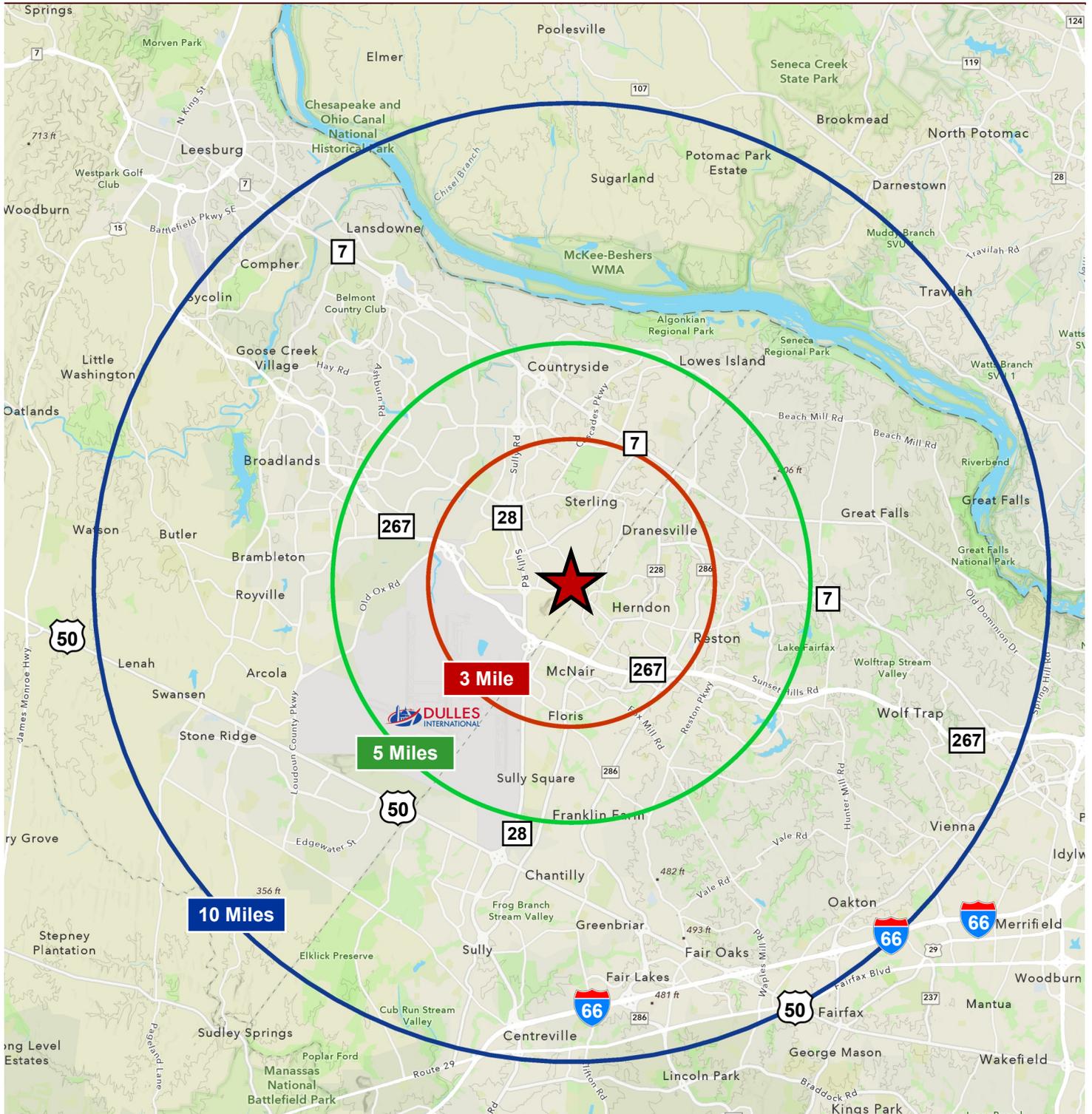
3,522 SF

1ST FLOOR: 2,722 SF
MEZZANINE: 800 SF



3, 5, 10 MILE RADIUS

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