

FOR SALE: \$13,750,000 | 42,806 SF
INDUSTRIAL WAREHOUSE

44900 Falcon Place

Sterling, VA 20166

44900
FALCON PLACE

DULLES
AIRPORT

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HIGHLIGHTS

In a 10-mile radius:

- » 1.1M residents
- » Strong employment base across industrial, logistics, technology, and service industries
- » ~60% workforce holds a Bachelor's Degree or higher
- » \$145,000 median household income

PD-GI Zoning (Loudon County)

Permits a wide range of industrial and flex uses, including:

- » Light manufacturing and assembly
- » Warehousing and logistics
- » Research and development
- » Contractor and service-related operations

***NO BUYER BROKER COMMISSION**

44900 Falcon Place provides a **rare opportunity** to acquire a **well-positioned 100% leased industrial asset** with value-add potential. It offers functionality and accessibility for a range of industrial and flex users located within one of Northern Virginia's most dynamic submarkets.

THE MARKET

Located within Loudoun County's highly desirable Dulles Corridor, 44900 Falcon Place benefits from strong industrial demand driven by the area's rapid growth and proximity to Washington Dulles International Airport. With limited availability of industrial product and continued constraints on developable land, the submarket has historically maintained low vacancy rates. With convenient access to Route 28, Route 267, Route 7, and within minutes to I66 and I495, the appealing location positions the asset to capitalize on sustained demand from logistics, technology, and service-oriented users.

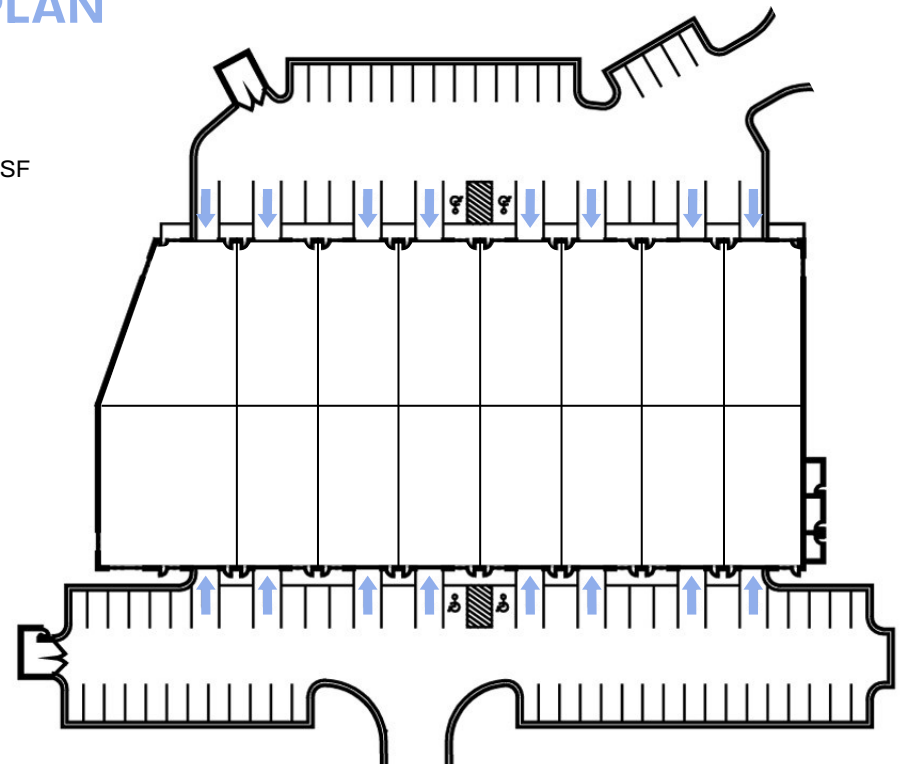
FLOOR PLAN

16 Units

- » Units ranging in 3,276 SF - 5,618 SF

LEGEND

↑ Drive-In



BUILDING SPECIFICATIONS

Property Address 44900 Falcon Place
Sterling, Virginia 20166

Year Built 2017

Parcel (SSL)# 046-26-0489

Land Area 139,828 SF (3.21 AC)

Number of Floors One (1) Floor

Rentable Building Area 42,806 SF

Drive-Ins 16 total / 12' w x 15' h

Clear Height 24'

Sprinklers ESFR

Parking Ratio 1.50/1,000 SF; 84 Surface Spaces

Zoning PD-GI

Column Spacing 35'w x 47'd

Cross Docks Yes



TENANT PROFILES



10,028 SF

Headquartered in Virginia, Altor Locks is an American manufacturer redefining physical lock security by designing a better product that addresses common lock vulnerabilities in the age of power tools. The trailer lock products are engineered to creatively use premium materials, technology and design that creates a level of security that conventional lock manufacturers simply cannot attain. We are a small, woman- and minority-owned company created by Karen Schaufeld and Dylan Cato through a product development program at Lehigh University. All Altor locks are designed, assembled, packed, and inspected by hand in Sterling, VA.



10,028 SF

York International was acquired by Johnson Controls in 2005 for approximately \$2.4 billion to expand its building efficiency and HVAC portfolio. Johnson Controls is a global leader in smart buildings, creating safe, healthy, and sustainable spaces. For more than 140 years, the company has improved buildings and continues to transform them through award-winning digital technologies and services. Using artificial intelligence and data-driven solutions, Johnson Controls provides deeper insight into building health, sustainability, and performance—reshaping how indoor environments are designed, operated, and maintained. Through OpenBlue, its comprehensive suite of connected solutions, the company supports industries including healthcare, education, data centers, airports, stadiums, hotels, and manufacturing. Johnson Controls offers one of the world’s largest portfolios of building technology, software, and services, helping customers achieve sustainability goals and advance their missions.



5,014 SF

Specializing in residential and commercial moving services in Virginia, DC, and Maryland.



5,014 SF

Diva, Inc. (Roche Bbois) stores and distributes furniture. Specializing in French editor and is an international leader in high end furniture.



5,014 SF

Argolawn, Inc. is a lawn and landscaping service.



5,104 SF

Millwork Products Imports (MPI) specializes in providing high quality Millwork products to customers in the residential home building industry. Since its founding in 2004 in the Washington, DC area, Millwork Products Imports has made our mission to place the customer as the highest priority, consistently providing top-of-line products paired with excellent customer service, integrity, and expertise from our knowledgeable staff.



4,300 SF

Mission Critical Interior Solutions has been in the access flooring systems and data center industry for many years. We have experience in data center configuration and know what solutions will work for our clients. We assess the needs, the space, and the budget to help our customers select the configuration and materials for their data centers. MCIS is also highly skilled in the installation process. We can handle everything including bridging, bracing, and other solutions to allow the raised access flooring to function properly. MCIS is an authorized dealer for ASM in North America.

LOCATION



44900 FALCON PLACE

Amenities Within a 2 Mile Radius:

- TARGET
- Wegmans
- BUFFALO WILD WINGS
- Cracker Barrel
- Wawa
- BURGER KING
- SHRETTZ
- CHIPOTLE MEXICAN GRILL
- DUNKIN'
- SUBWAY
- Chick-fil-A
- POTBELLY

- | | | | |
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| <p>1. ONE LOUDOUN</p> <ul style="list-style-type: none"> SPizza Big Buns Falafel Inc Nando's Peri Peri Starbucks Sweetgreen Trader Joe's Ted's Bulletin Tropical Smoothie Cafe | <p>2. SHOPPES AT RYAN PARK</p> <ul style="list-style-type: none"> 4 Sisters Asian Snack Bar Chipotle Giant Food Panera Sakura Grill Thaitan Thai Wayback Burgers | <p>3. LOUDOUN STATION</p> <ul style="list-style-type: none"> BBQ Chicken Burger 21 Curry Pizza House Famous Toastery Juleps Kentucky Tavern Senor Tequila's Starbucks | <p>4. RESTON TOWN CENTER</p> <ul style="list-style-type: none"> Chipotle CraftHouse JINYA Ramen Bar Kusshi Suhi North Italia PokeHub Shack Shack Tatte Ted's Bulletin |
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Prime Location for Connectivity and Accessibility

Strategically located, 44900 Falcon Place sits within the core of Loudoun County, offering immediate access to Route 28, Route 7, and the Dulles Toll Road (Route 267). This prime positioning provides seamless connectivity to Washington, DC, Northern Virginia, and Washington Dulles International Airport. The property's accessibility to major transportation corridors makes it an ideal location.

Direct Access to:



1 MI.

From Dulles International Airport (IAD)

29 MI.

From Reagan National Airport (DCA) & Washington, DC

120 MI.

From Richmond

250 MI.

From New York

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Transwestern has been engaged by ownership as the exclusive broker for the sale of this property. This offering memorandum does not constitute a representation that the business or affairs of the property or ownership since the date of preparation of this offering memorandum have remained the same. Analysis and verification of the information contained in this offering memorandum are the sole responsibility of the prospective purchaser. Broker has not made any investigation and makes no warranty or representation with respect to the income or expenses for the property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the property.

An opportunity to inspect the property will be made available upon written request of interested and qualified prospective purchasers at the broker's sole discretion. Ownership and broker each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the property, and/or to terminate discussions with any party at any time with or without notice. Ownership reserves the right to change the timing and procedures of the offering process at any time in ownership's sole discretion. Ownership shall have no legal commitment or obligations to any party reviewing this offering memorandum, unless and until a written agreement for the purchase of the property has been fully executed.

The information contained in this offering memorandum is proprietary to broker and ownership and shall be kept strictly confidential. This offering memorandum is intended to be reviewed only by the party receiving it from broker and ownership and it should not be made available to any other person or entity without the prior written consent of broker or ownership. By taking possession of and reviewing this offering memorandum the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that it will not photocopy or duplicate any part of this offering memorandum.