



45449 East Severn Way Sterling, VA

FOR LEASE | FLEX WAREHOUSE SPACE

Prime Dulles Corridor Access in Loudoun County

**AVISON
YOUNG**

Property overview

A premier industrial opportunity near Dulles

45449 East Severn Way offers functional, high-quality industrial space in one of Northern Virginia's most sought-after markets along Route 28 in the Dulles Corridor.

Availabilities range from 4,105 sf to 25,130 sf with various flex warehouse and office buildout options.

Current Availability	4,105 - 49,638 SF
Total Building Square Footage	107,065 SF
Area Lot	9.35 AC
Class	B
Columns	30'w x 30'd
Clear Height	24'
Loading Features	Dock High and 12'x14' Drive In Doors



Location overview

Prime Dulles Corridor + Regional Access

45449 East Severn Way offers exceptional connectivity throughout Northern Virginia and the greater Washington, DC region.

With immediate access to Route 28, the Dulles Toll Road, and Dulles International Airport, the property provides an efficient location for distribution, logistics, and industrial users seeking strong local, regional, and national reach.



28 < 1 mile from
Route 28



~ 20 mins
from I-495



~ 40 mins
from DC

Ample Nearby Amenities

Just minutes away, Dulles Town Center adds convenient access to a variety of restaurants, retail, hotels, and everyday services that support both employees and daily operations, plus additional amenities in the surrounding neighborhood.

















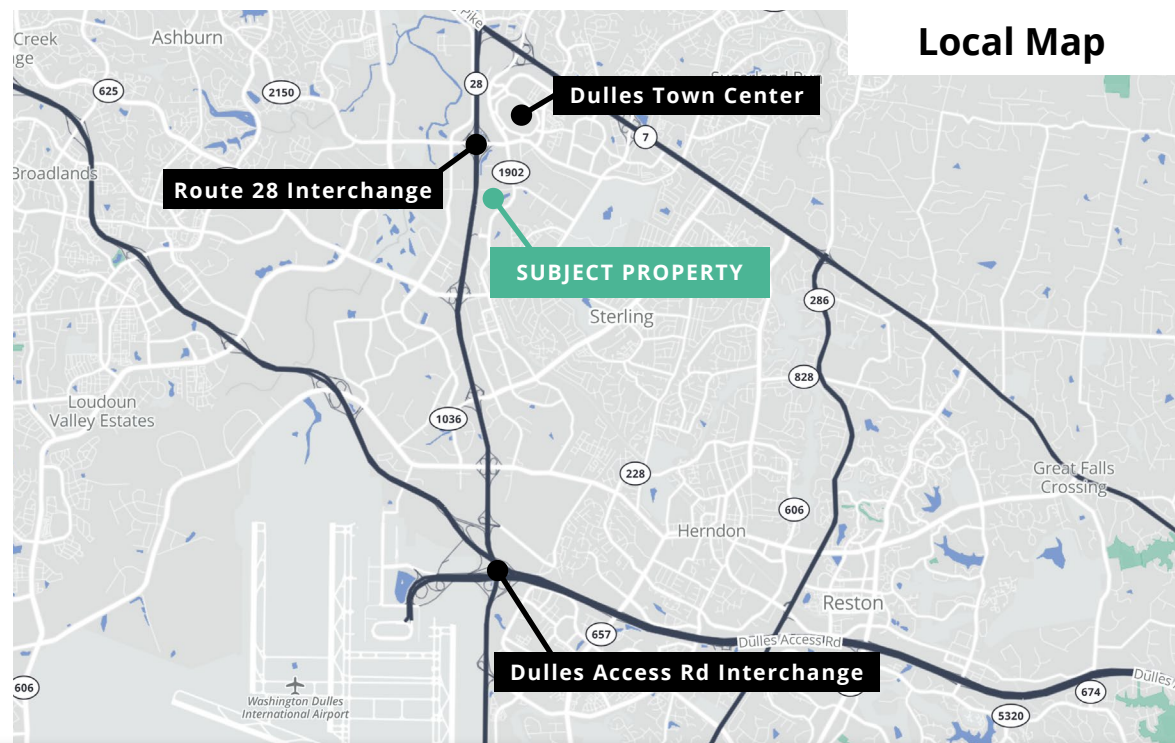
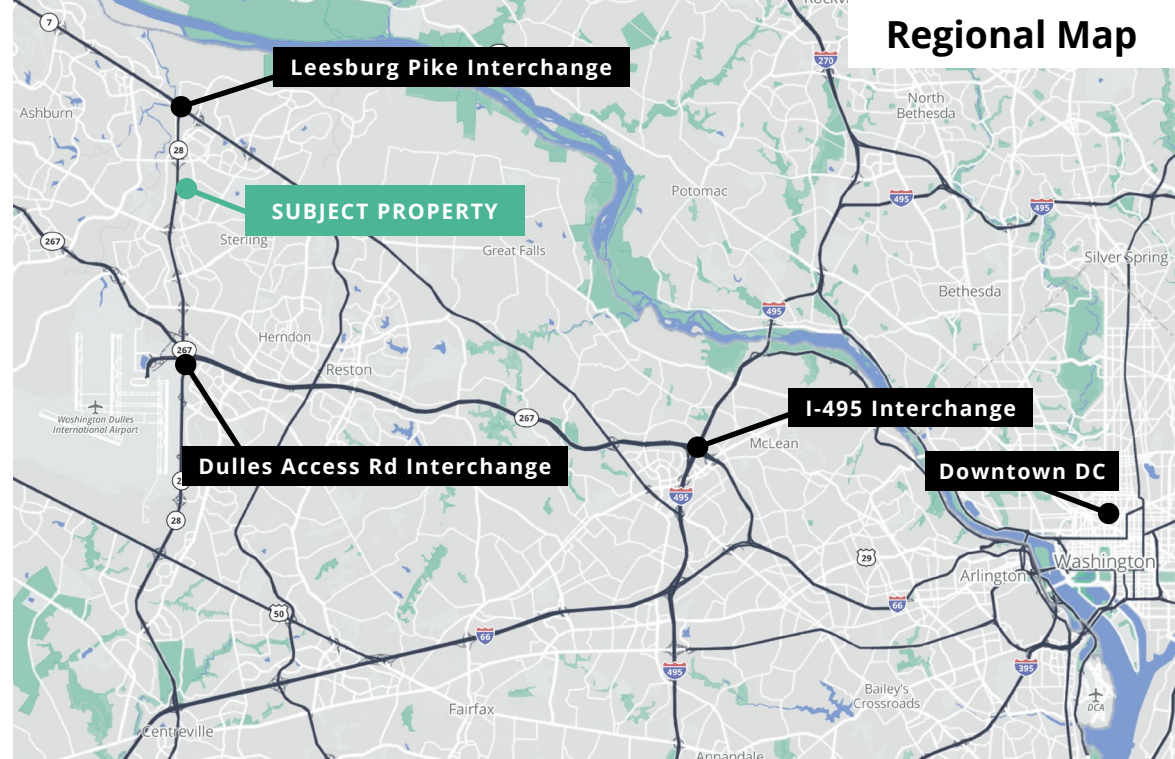


Photo gallery



Aerial overview



↓↑ 4x points of entry for property

☰ 7x drive-ins

🚛 17x loading docks

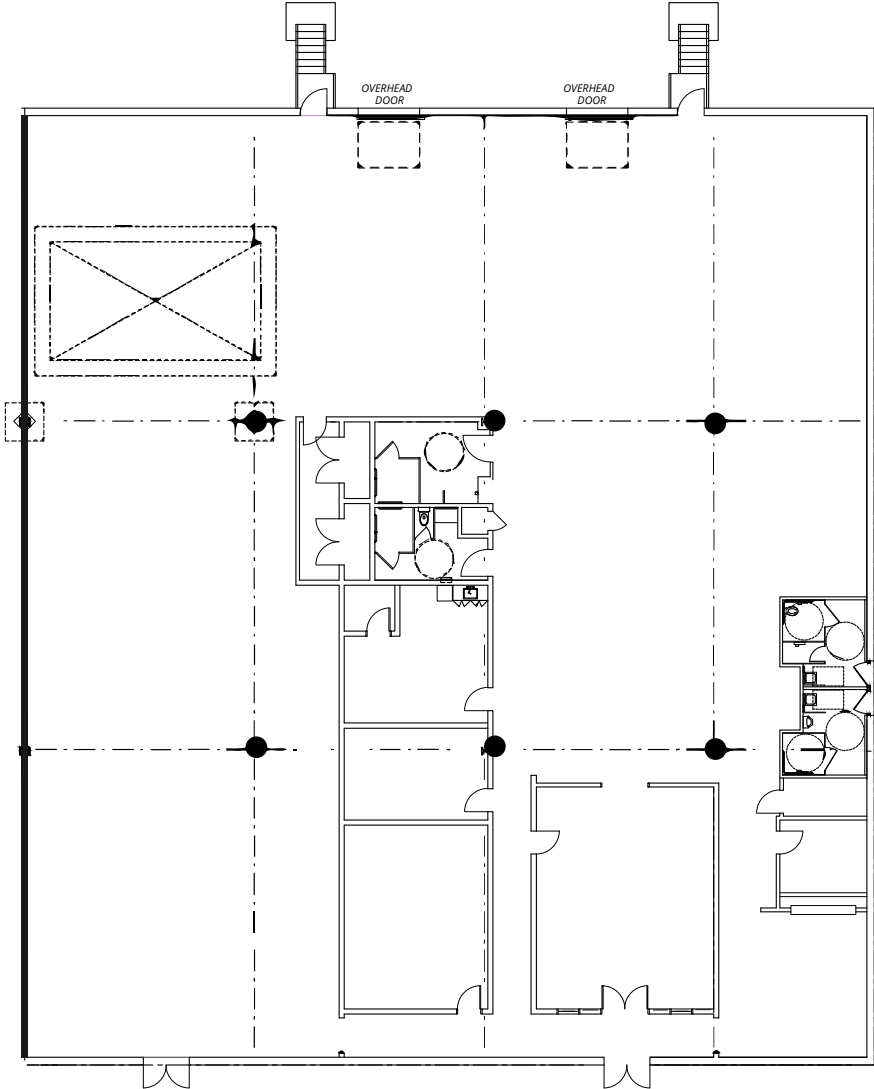
Ⓟ 120 surface spots (2.3/1,000 sf)

Current availabilities

[CLICK BELOW TO VIEW SUITE](#)



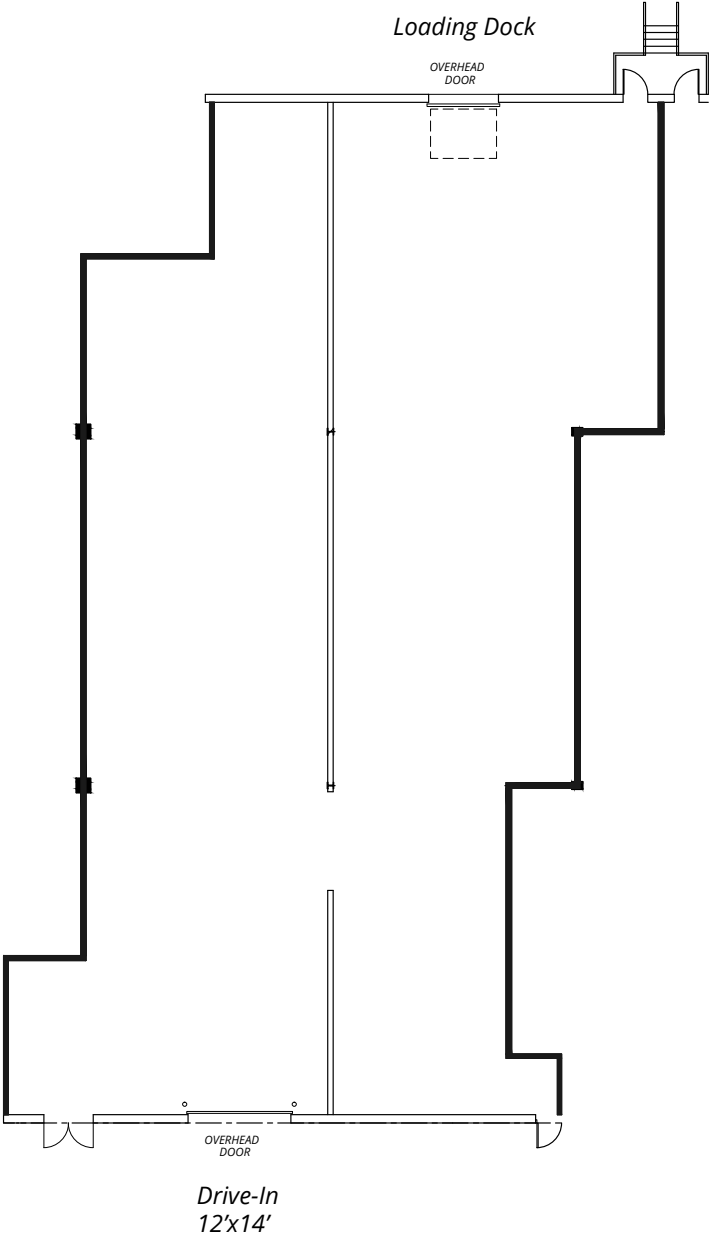
Suite 101 | 13,283 sf



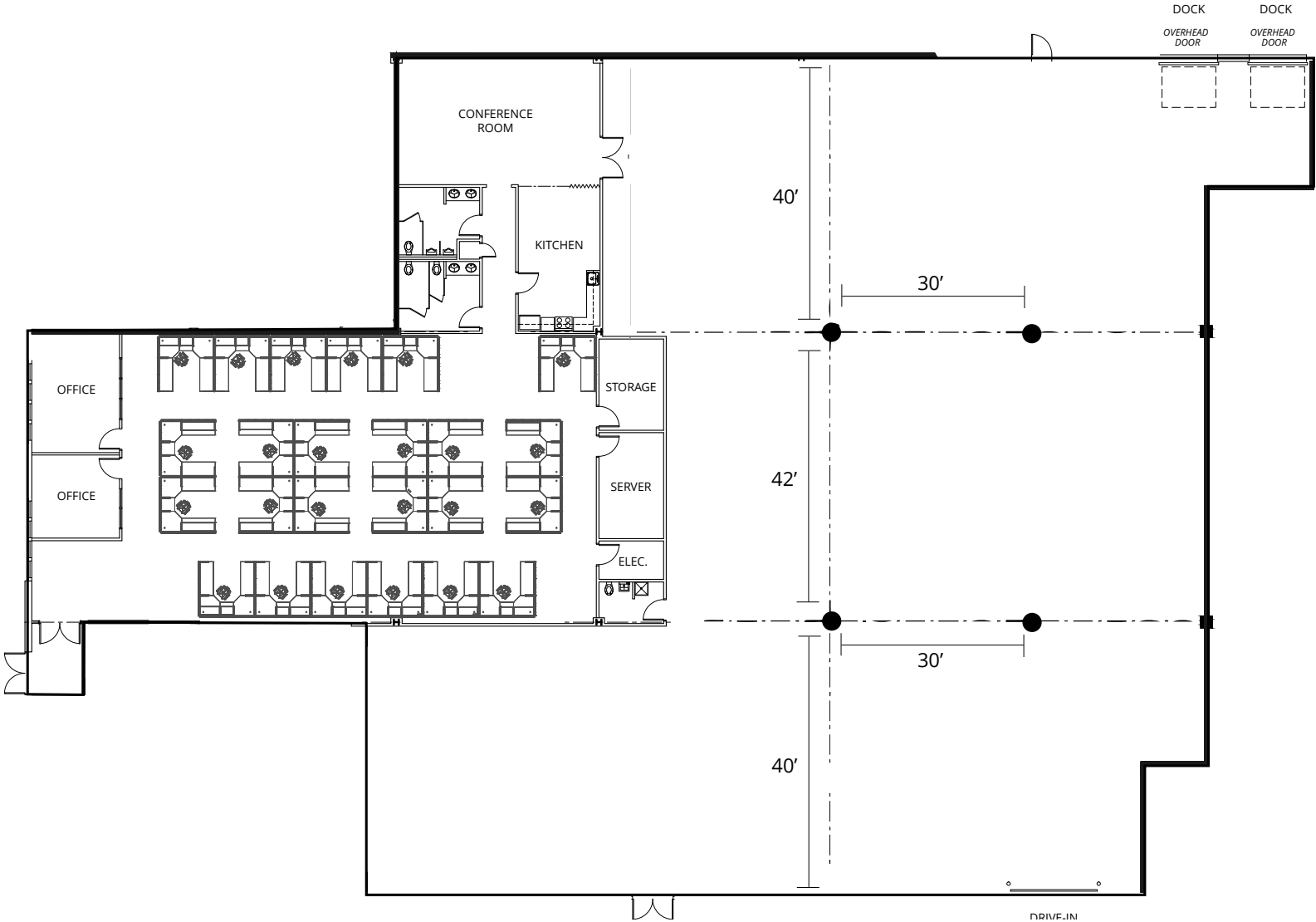
Suite 121 | 7,447 sf

Features

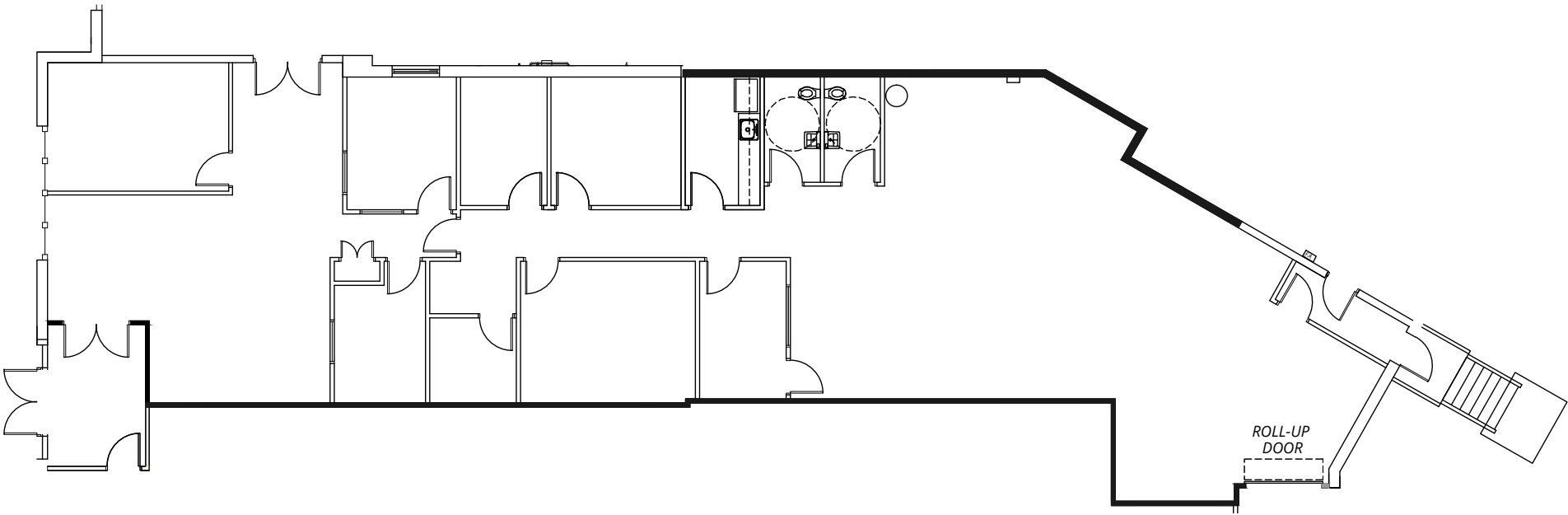
- Some office space in place with restrooms (not shown)



Suite 145 | 17,683 sf



Suite 165 | 4,105 sf

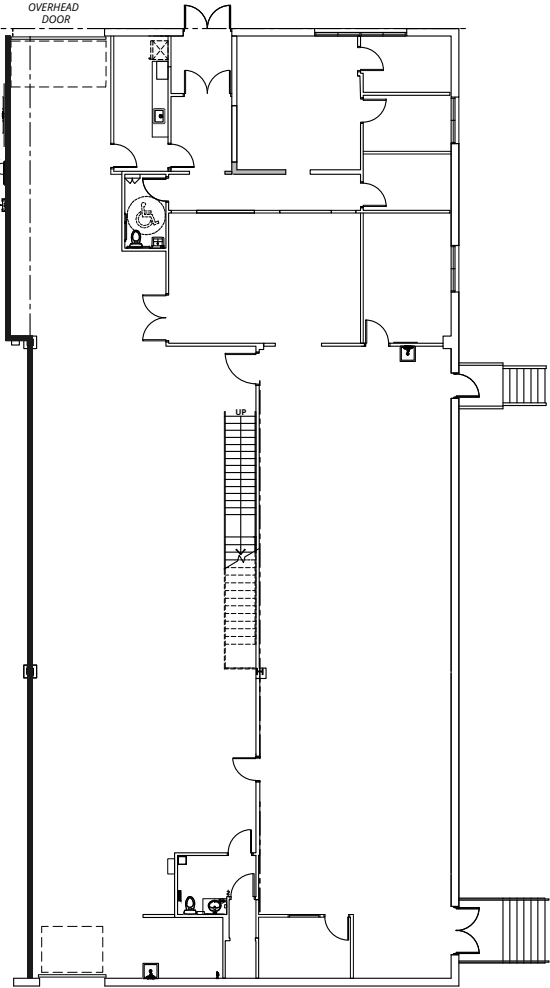


Suite 192 | 7,102 sf

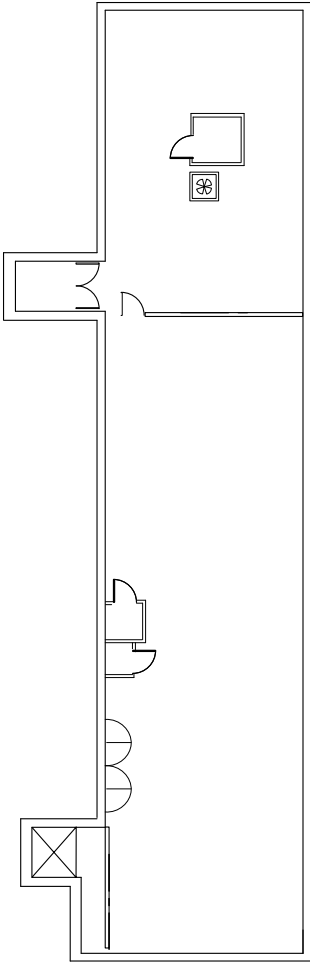
Features

- Heavy power
- Compressed air and electrical distribution throughout the space
- Mezzanine level
- Fully air-conditioned
- Move-in ready
- Great space for a fabricator or integration

Ground Floor



Upper Level





**Get in touch with
our leasing team**



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