

# INDUSTRIAL SPACE FOR LEASE

**4,623 square feet of flex warehouse space with showroom**

**23585 Overland Drive, Unit 100, Sterling, VA 20166**

**\$18.50/sf NNN**



## Property Features

- One 200 AMP 120/208V 3-phase
- Gas-fired unit heater
- Wet sprinkler system
- 18'-22' ceiling clearance
- One 10' x 12' drive-in door
- Two ADA restrooms
- 8 reserved parking spaces

## Zoning: PDGI — Uses

Motor vehicle service and repair  
Fabricating  
Manufacturing  
Distribution  
Recreational  
Training – health and fitness

**CONTACT STEVE ANDERSON @ (703) 926-5927 or [slareacs@msn.com](mailto:slareacs@msn.com)**

**ANDERSON REAL ESTATE ASSOCIATES**