

FOR SALE

FLEX WAREHOUSE BUILDING

42669 TRADE WEST DRIVE, STERLING, VIRGINIA 20166



Owner/User Investment Opportunity

FEATURES:

- 13,792 SF STAND ALONE BUILDING
- FULL BUILDING 13,792 SF WITH 8,160 SF OF WAREHOUSE, 5,632 SF OF OFFICE, 5 DRIVE-IN LOADING DOORS, AND 42,000 SF OF PAVED STORAGE
- ZONED: PD-GI
- LOT SIZE: 2.16 ACRES
- 2026 REAL ESTATE TAXES: \$40,651.14
- LEASE TERM EXPIRATION: JULY 31, 2028
- PURCHASE PRICE: \$8,300,000



Strategically located, this property has easy access to Route 28 and Route 50 · 3 miles from the Greenway 5 miles from Dulles International Airport

DAVID GUNTER
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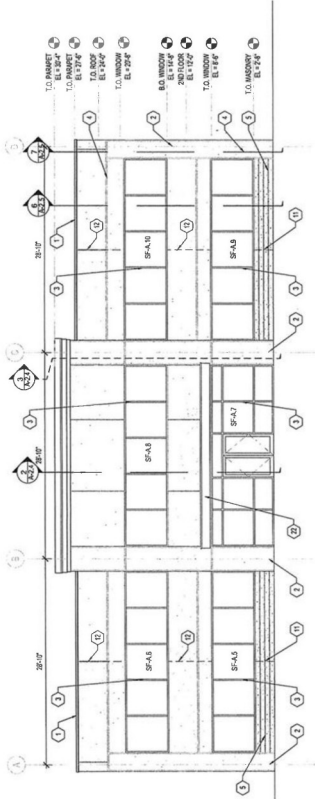
Exclusive Listing By:

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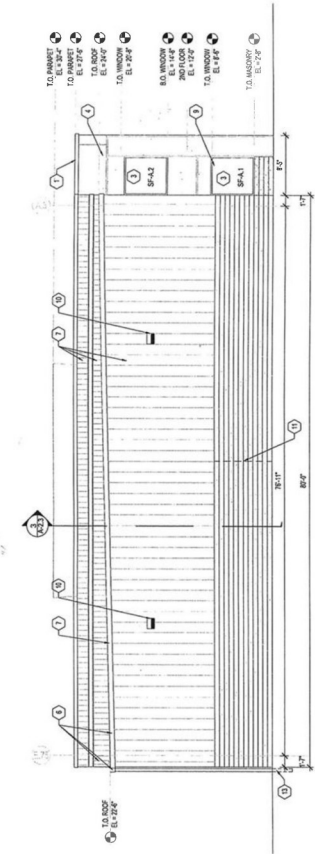
BUILDING ELEVATIONS

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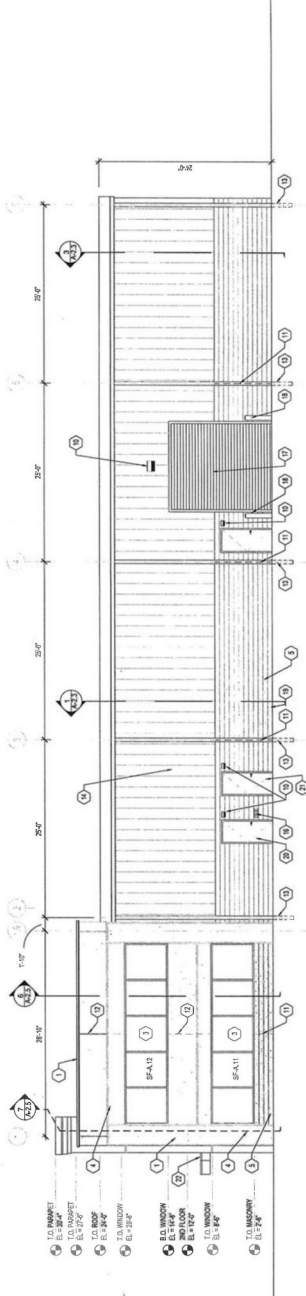
BUILDING ELEVATIONS: SCALE 1/8" = 1'-0"



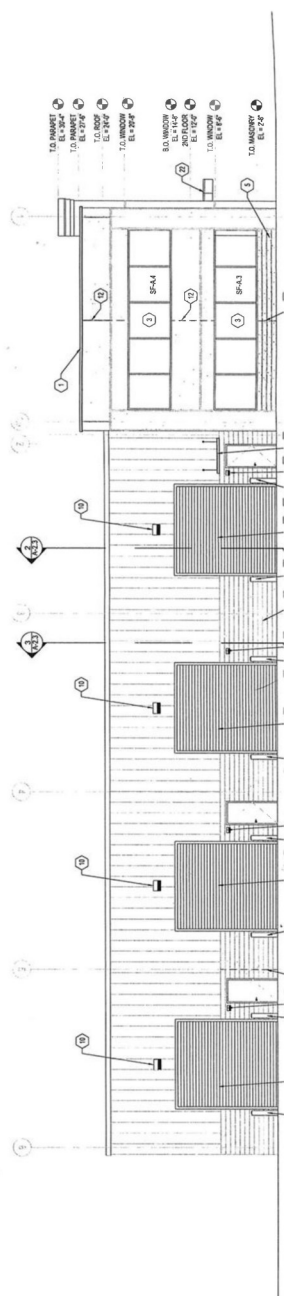
1 FRONT ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



3 SIDE ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



KEYED NOTES

1. METAL COPING BY P.F.A.M.
2. APICAL P.F.A.M. STRUCTURE PROFILE AND LOCATION.
3. HANGAR FRAME CONSTRUCTION ASSEMBLY WITH 1" INSULATED GLASS. SEE SHEET G-1.2 FOR WINDOW SCHEDULE AND DETAILS.
4. EXTERIOR INSULATION FINISH SYSTEM.
5. SPURFACE CALL.
6. GUTTER AND DRAIN LEADER BY P.F.A.M.
7. P.F.A.M. PAINT TRIM.
8. P.F.A.M. PAINT. ALL COLORS AND FINISHES TO BE SELECTED BY OWNER OR OWNER'S REPRESENTATIVE FROM MANUFACTURER'S STANDARDS.
9. P.F.A.M. CANOPY.
10. SURFACE MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS FOR DETAILS.
11. MASONRY CONTROL JOINT.
12. E.F.S. CONTROL JOINT.
13. TIE ALL LAM LOADERS TO DOWN WATER SYSTEM. SEE PLUMBING DRAWINGS FOR DETAILS.
14. EXHAUST FAN WITH WEATHER HOOD. SEE MECHANICAL DRAWINGS FOR DETAILS.
15. EXHAUST FAN. SEE MECHANICAL DRAWINGS FOR DETAILS.
16. FIRE DEPARTMENT CONNECTION. SEE PLUMBING DRAWINGS FOR DETAILS.
17. 12" X 14" INSULATED SECTION DOOR.
18. 6" DIA. STEEL PIPE ROLLER. PAINT AS SCHEDULED.
19. HVAC UNIT LOCATION. SEE MECHANICAL DRAWINGS FOR DETAILS.
20. SPRINGER ROOM.

FOCUS
architecture + design

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CLIENT

M. MURRAY CO.
10000 Main Street
Newman, VA 22066

PROJECT

**INSPIRATION
PLUMBING**

LOT 20 - DULLES TRADE CTR
42669 TRADE WEST DRIVE
STERLING, VIRGINIA 20166

DATE

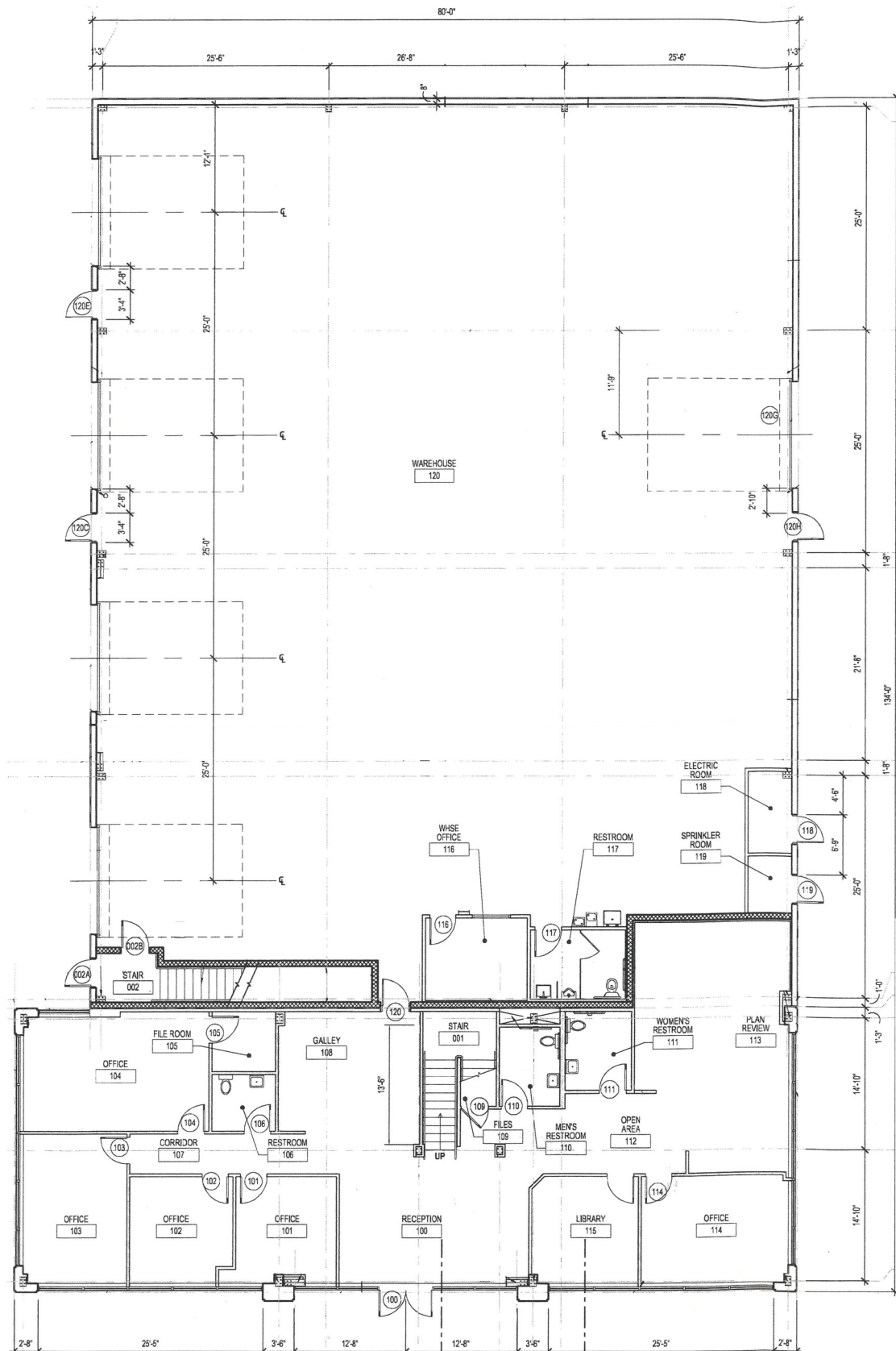
PROFESSIONAL SEAL

ISSUED	27
FOR PERMIT	27
NO. REVISION	08
CLIENT REVIEW	08
DESIGNED BY	AM
CHECKED BY	AM
PROJECT NO.	22-015
SHEET NO.	22-015.1

**BUILDING
ELEVATIONS**

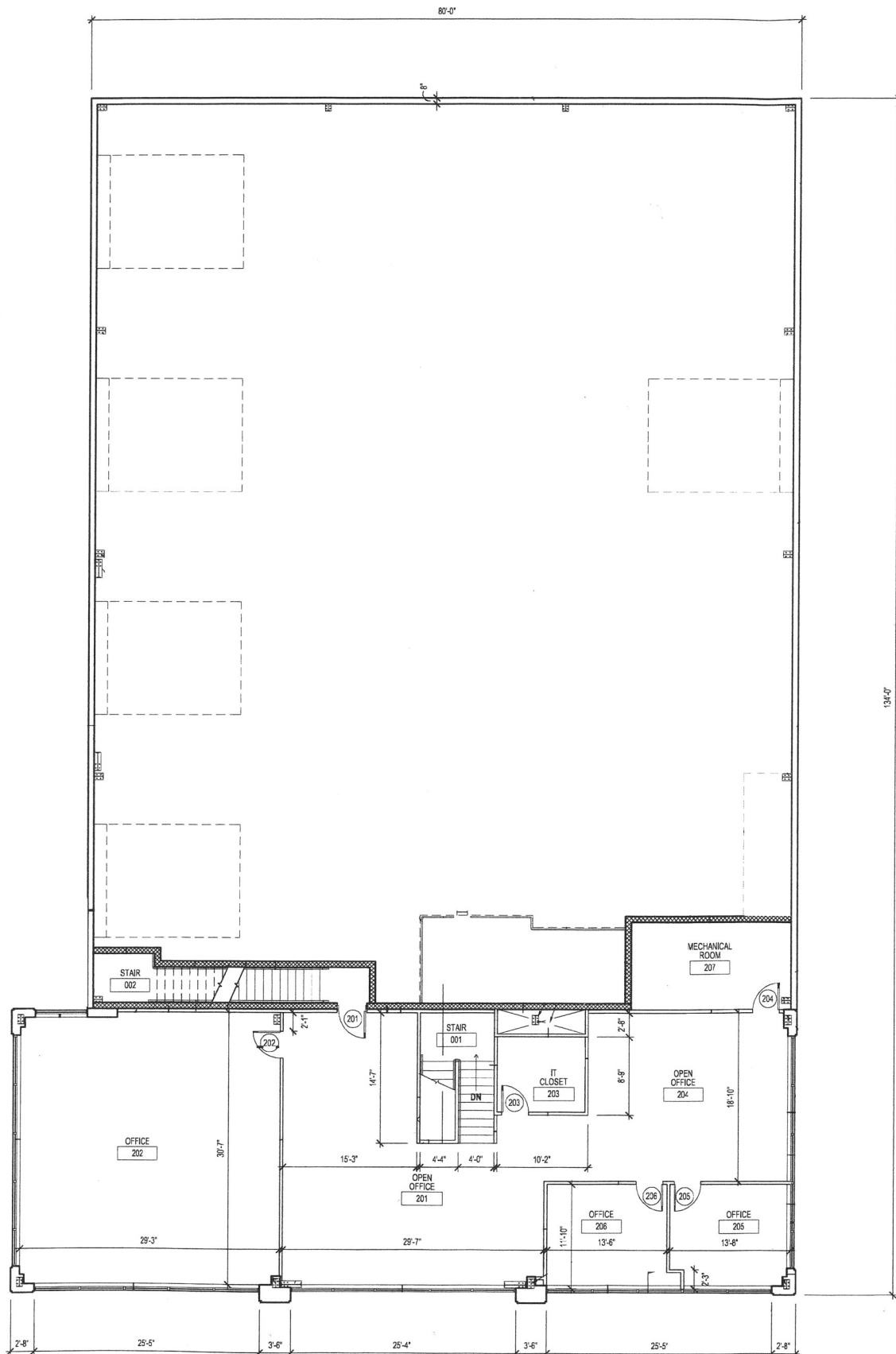
1ST FLOOR PLAN

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2ND FLOOR PLAN

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AERIAL SITE VIEW

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**Site area marked is approximate*

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