

FOR SALE

FLEX/WAREHOUSE BUILDING

45888 WOODLAND ROAD, STERLING, VA 20166



Owner/User Investment Opportunity

FEATURES:

- 12,038 SF STAND ALONE BUILDING
- FULL BUILDING 12,038 SF WITH 2,214 SF OF OFFICE & 3 DRIVE-IN LOADING DOORS
- LOADING: TWO (2) 12'x14' DRIVE-IN LOADING DOORS & ONE (1) 16'x14' DRIVE-IN LOADING DOOR
- ZONED PD-IP 1972
- LOT SIZE: 1.16 ACRES
- LEASE TERM EXPIRATION: OCTOBER 31, 2028



Strategically located, this property has easy access to Rt 28, Rt 7 and the Toll Road and is in close proximity to Dulles International Airport, Restaurants & Amenities

DAVID GUNTER

DEG@CGR-INC.COM

703-544-1013 · EXT 111



DAVID AUSTIN

AUSTIN@CGR-INC.COM

703-544-1013 · EXT 114



THOMAS HERTEL

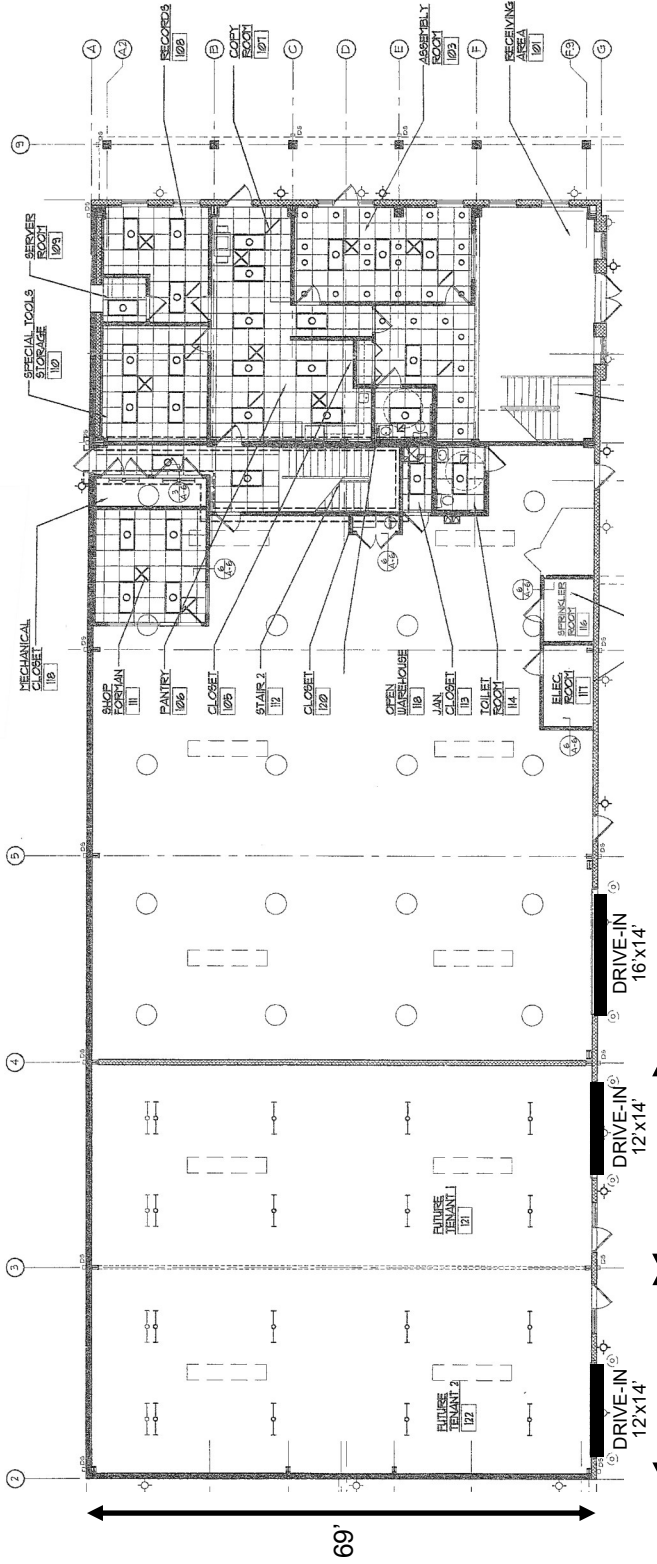
THERTEL@CGR-INC.COM

703-544-1013 · EXT 118

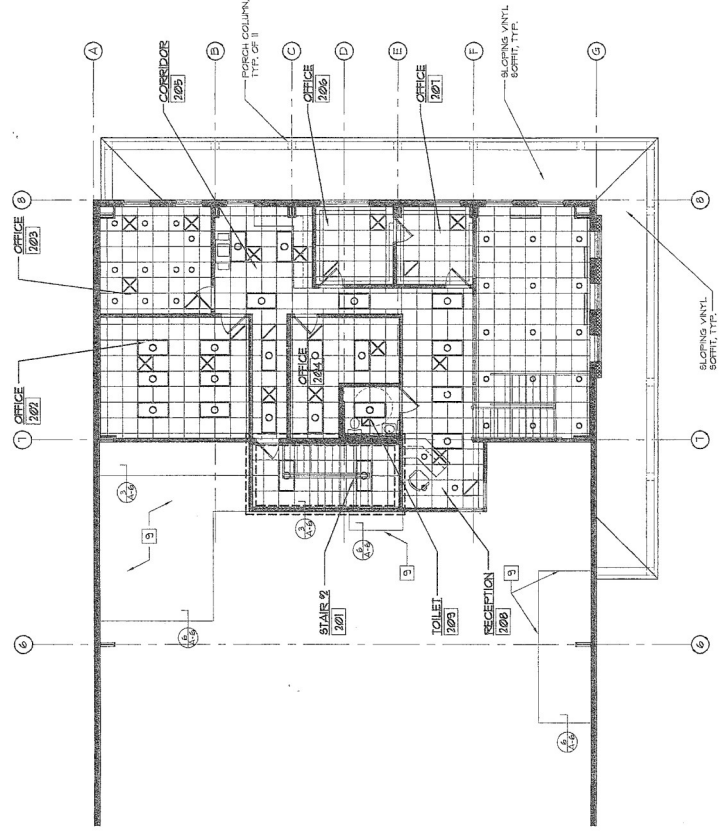
Exclusive Listing By:



FIRST FLOOR



SECOND FLOOR



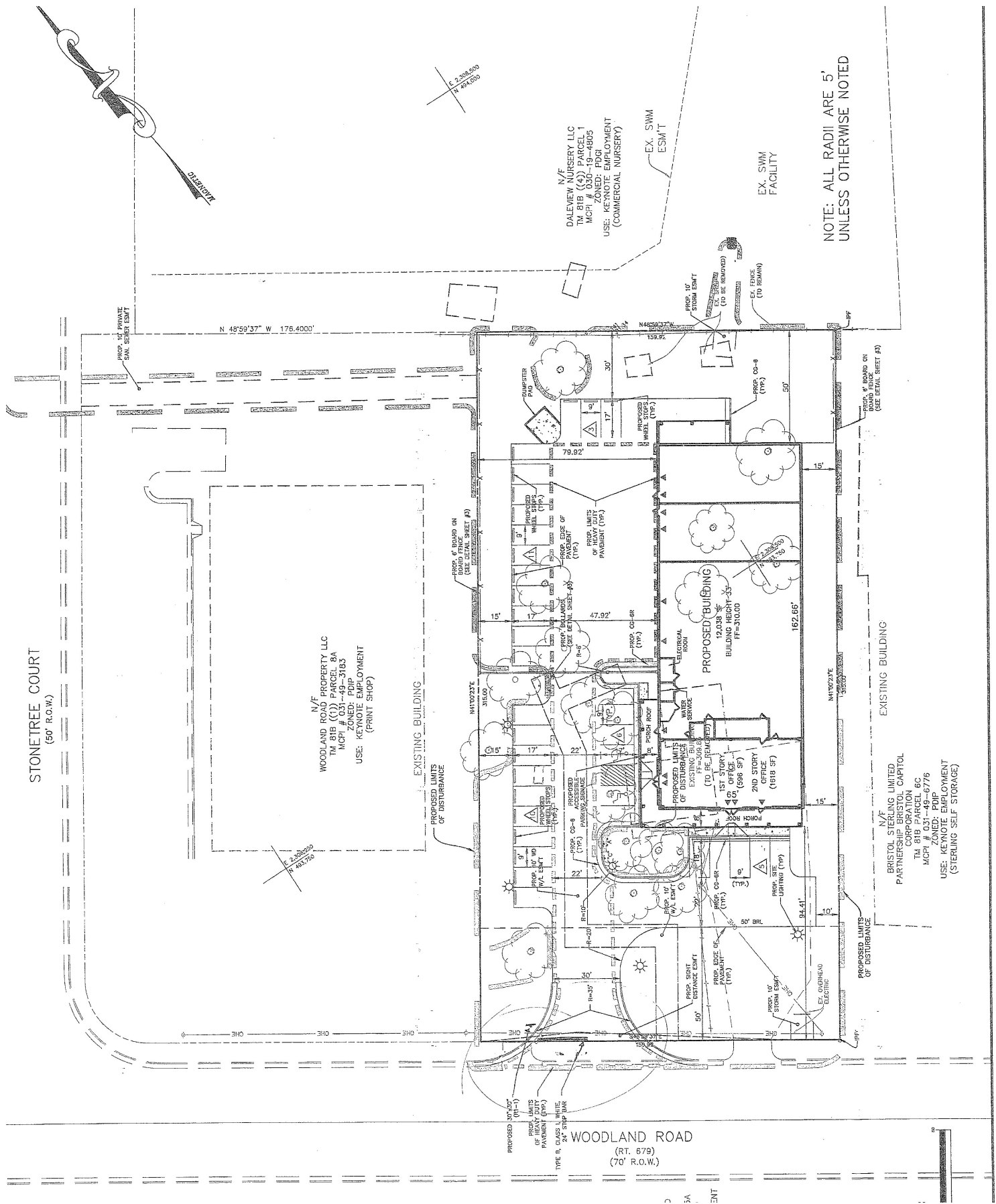
Ceiling Height 19' - 29'
 29' Clear at Peak of Pitched Roof

STONETREE COURT
(50' R.O.W.)

N/F
WOODLAND ROAD PROPERTY LLC
TM 818 PARCEL 8A
MCP # 031-49-3185
ZONED: POP
USE: KEYNOTE EMPLOYMENT
(PRINT SHOP)

N/F
DALEVIEW NURSERY LLC
TM 818 PARCEL 1
MCP # 031-49-3185
ZONED: PDG
USE: KEYNOTE EMPLOYMENT
(COMMERCIAL NURSERY)

NOTE: ALL RADII ARE 5'
UNLESS OTHERWISE NOTED



N 48°59'37" W 176.4000'

E 2°30'00"
N 94.0000'

E 2°30'00"
N 93.7500'

WOODLAND ROAD
(RT. 879)
(70' R.O.W.)

PROPOSED 10' BOARD ON
(SEE DETAIL SHEET #3)

EXISTING BUILDING

N/F
BRISTOL STAINING LIMITED
PARTNERSHIP BRISTOL CAPITOL
CORPORATION
TM 818 PARCEL 6C
MCP # 031-49-6776
ZONED: PDG
USE: KEYNOTE EMPLOYMENT
(STERLING SELF STORAGE)

PROPOSED LIMITS
OF DISTURBANCE

EXISTING BUILDING

PROPOSED LIMITS
OF DISTURBANCE

D
5A
ENT

1, 5, 10 MILE RADIUS

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