

45900

OLD OX ROAD

STERLING, VA | LOUDOUN COUNTY



SINGLE-TENANT INDUSTRIAL OFFERING



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INVESTMENT SUMMARY

PROPERTY TYPE:	Industrial Outdoor Storage
LOT SIZE	1.76 Acres
BUILDING SIZE	19,600 SF
CLEAR HEIGHT	14' - 17'
DRIVE-INS	3
ZONING	PDGI
TENANT	United Rentals
LEASE STRUCTURE	100% Net Leased
REMAINING TERM	3 Years with 1- Three Year Option
RENT ESCALATIONS	3% Annually

ASKING PRICE
**UPON
REQUEST**

KSR is exclusively retained to market 45900 Old Ox Road, a 19,600 SF single-tenant industrial outdoor storage (IOS) building on a 1.76-acre lot in Sterling, Loudoun County, Virginia. The property is strategically located within the supply-constrained Dulles industrial corridor, minutes from Washington Dulles International Airport.

The asset is 100% net-leased to United Rentals Realty, LLC, the world's largest equipment rental company and an S&P 500 constituent, under a lease originally dated July 13, 2017. The lease provides for 3% annual base rent escalations. United Rentals has recently exercised its second 3-year renewal option and would entertain exercising the final 3-year option, delivering up to six years of remaining contractual term.

This institutional-grade, credit-anchored property offers a stable and growing income stream backed by a premier tenant in a location with strong barriers to new supply.

HIGHLIGHTS



S&P 500 CREDIT TENANT

100% net-leased to United Rentals Realty, LLC (world's largest equipment rental company and S&P 500 constituent).



STRATEGIC DULLES INDUSTRIAL LOCATION

Located in Loudoun County's supply-constrained Dulles corridor, the property benefits from proximity to Washington Dulles International Airport and strong IOS demand.



UP TO 6 YEARS OF TERM

One additional 3-year renewal options provide up to six years of remaining term if exercised.



SUPPLY-CONSTRAINED IOS SITE

19,600 SF industrial outdoor storage building on 1.76 acres in Loudoun County, minutes from Washington Dulles International Airport.

SITE MAP



PROPERTY PHOTOS



PROPERTY PHOTOS



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ECONOMIC FOUNDATION

- A strong and diversified economy fueled by industrial, logistics, and technology sectors supports sustained demand for industrial assets in the Dulles corridor.



INDUSTRIAL & LOGISTICS ANCHOR

- Key industrial tenants and logistics operators benefit from direct access to Dulles International Airport, delivering stable occupancy and rental growth.



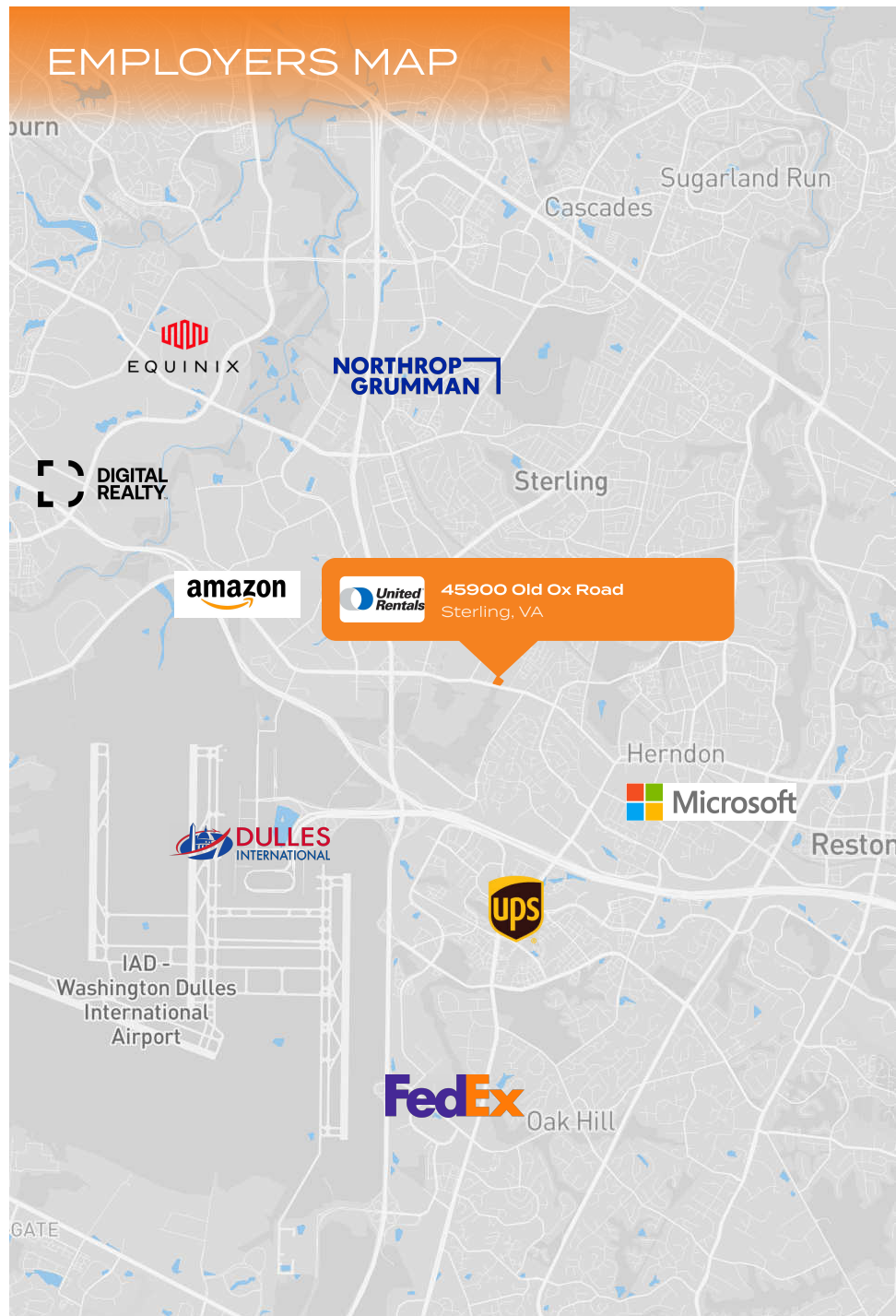
DATA CENTER & TECH GROWTH

- Rapid expansion of data centers and technology companies in Loudoun County continues to drive significant demand for supporting industrial properties.

Employer	Industry	Employees	Distance
Amazon	Data Centers & Logistics	5,000	1.5 mi
Dulles Airport Authority	Aviation & Logistics	3,500	2.4 mi
FedEx	Logistics & Distribution	1,800	3.5 mi
UPS	Logistics & Distribution	1,600	1.9 mi
Northrop Grumman	Aerospace & Defense	4,500	2.6 mi
Microsoft	Data Centers & Technology	4,000	3.3 mi
Equinix	Data Centers	2,500	3.6 mi
Digital Realty	Data Centers	1,800	3.9 mi

All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

EMPLOYERS MAP



459000

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STERLING, VA | LOUDOUN COUNT

ABOUT CLIFTON STERLING, VA

Sterling is one of Northern Virginia's most dynamic and sought-after industrial submarkets, located in Loudoun County within the heart of the Dulles Technology Corridor. Just minutes from Washington Dulles International Airport and strategically positioned along major transportation routes, Sterling combines excellent infrastructure with proximity to one of the strongest economies in the United States.

The area benefits from a deep labor pool, affluent demographics, and robust demand from e-commerce, third-party logistics, data centers, and industrial users. Limited new supply in the Dulles industrial corridor has created a highly favorable environment for well-located assets. The subject property sits in a supply-constrained pocket with immediate access to Route 28, the Dulles Greenway, and key regional highways, making it an ideal location for industrial outdoor storage and distribution operations serving the greater Washington D.C. metropolitan area.

DEMOGRAPHICS



450,000

POPULATION



160,000

HOUSEHOLDS



\$145,000

AVG INCOME

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FOR MORE INFORMATION,
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