



Summary

Available SF: 8,250 SF

Lease Rate: \$19/SF

NNN: \$3/SF

Property Highlights

- Rare Small-Bay Industrial Opportunity in Loudoun County
- 8,250 SF Industrial Space Available
- One (1) 12' x 14' Drive-In Door
- 24' to 30' Clear Heights
- PD-IP (Planned Development Industrial Park) Zoning
- 6" Concrete Slab Construction
- Wet Sprinkler System
- Located in Established Sterling Industrial Park
- Convenient Access to Route 28, Route 7, Dulles Toll Road, and Dulles International Airport

Demographics

2 Mile

5 Miles

10 Miles

Total Households: 4,043 4,927 218,597

Total Population: 12,136 88,330 636,104

Average HH Income: \$145,837 \$179,318 189,723

The information above was furnished to us by sources we believe to be reliable, but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

Oyku Hanna

703.435.4007 x 109 (o)

202-257-2456 ©

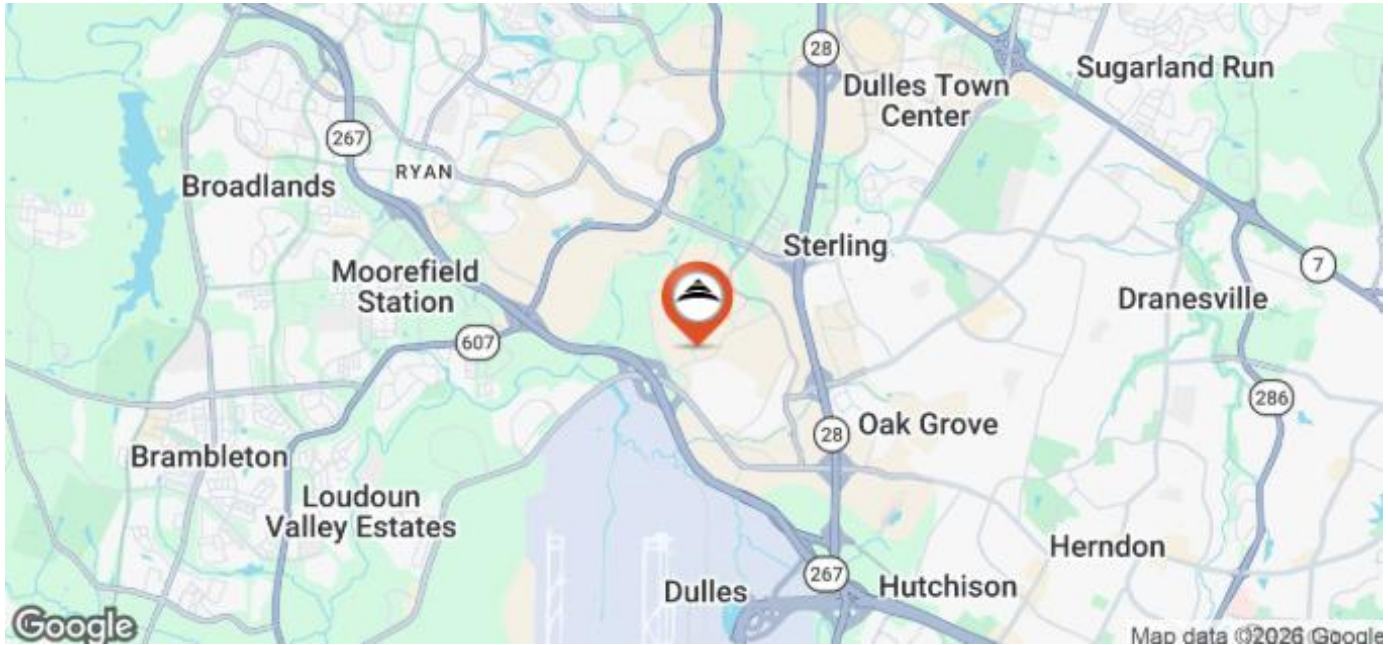
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Photos



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