

FLEX UNIT FOR SALE

43676 TRADE CENTER PLACE, SUITE 100, STERLING, VA 20166



FEATURES

- SIZE: 8,155 SF FLEX UNIT WITH A SMALL WAREHOUSE
- UNIT INCLUDES A RECEPTION AREA, CONFERENCE ROOM(S), KITCHEN, SIX (6) OFFICES, WORK STATION AREA, AND ASSEMBLY AREA WITH A SMALL WAREHOUSE
- LOADING: ONE (1) 10'x12' DRIVE-IN
- ZONING: PD-GI
- SIGNAGE OPPORTUNITY
- MONTHLY CONDO FEE: \$958.42
- 2026 REAL ESTATE TAXES: \$23,215.00
- PRICE: \$2,569,000



**Centrally located in Dulles Trade Center I
Midway between Route 28 and Route 50
2 miles from the Greenway
5 miles from Dulles International Airport
20 miles to the Washington Beltway**

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Exclusive Listing By:

CGR
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FLOOR PLAN

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