

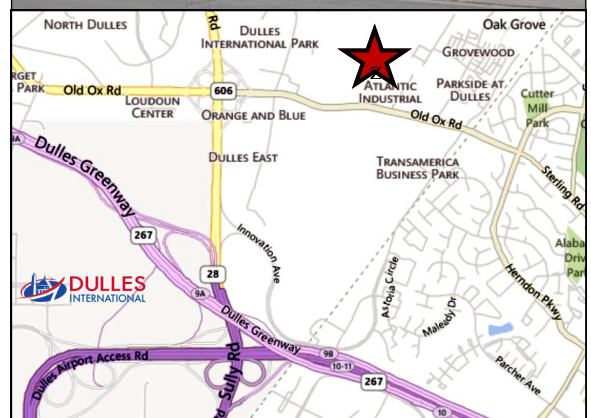
# STORAGE YARD WITH OFFICE FOR LEASE

105 DOUGLAS COURT, STERLING VIRGINIA 20166



## FEATURES:

- RENTABLE AREA: 20,000 SF STORAGE YARD WITH 3,000 SF OF 2ND FLOOR OFFICE  
\*4,000 SF OF WAREHOUSE ALSO AVAILABLE
- TENANT WILL BE RESPONSIBLE FOR: TRASH, MAINTENANCE OF HVAC AND SYSTEMS SPECIFIC TO THE PREMISES, SEPARATELY METERED ELECTRIC AND CLEANING
- ZONING: PDGI
- STRATEGICALLY LOCATED, THIS PROPERTY HAS EASY ACCESS TO RT 28, RT 7 AND THE TOLL ROAD & IN CLOSE PROXIMITY TO DULLES AIRPORT
- AVAILABLE FEBRUARY 1, 2026
- RATE: UNDISCLOSED, CALL AGENT



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# FLOOR PLAN

## 3,000 SF OF 2ND FLOOR OFFICE

ALL MEASUREMENTS  
ARE APPROXIMATE

