

For Lease

42,000 SF

- Standalone Building Opportunity
- High-Throughput, Cross-Dock Facility
- Combination of Dock-High and Drive-In Loading



Cascades Pkwy (Route 1794)

21955 CASCADES PARKWAY, STERLING, VA

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Accelerating success.

21955 CASCADES PKWY | FOR LEASE

AVAILABLE: 42,000 SF

Building Specs

Building SF	42,000 SF
Site AC	5.7 AC
Year Built	1986
Roof Age	2025
Clear Height	16' - 18'
Dock Doors	11
Drive-In Doors	8
Column Spacing	70' x 30'
Auto Parking	60
Power	1600 AMPS (120/208 volts)
Sprinkler	Dry System

Building SF Breakdown

Warehouse SF	35,750 SF
Office SF	6,250 SF
Total SF	42,000 SF



Site Plan



building size
42,000 SF



warehouse
35,750 SF



office
6,250 SF



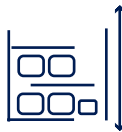
heavy
power



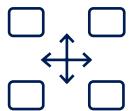
11
dock doors



8
drive-in doors



16'-18'
clear height



70' x 30'
column spacing

Location

Immediate access to regional transportation routes serving Dulles Airport and the broader Northern Virginia tech corridor.



21955 Cascades Parkway is strategically located in Sterling, Virginia, within the highly desirable Cascades business corridor—one of Northern Virginia's most established and well-connected employment hubs.

The property offers unparalleled access to Washington Dulles International Airport and the region's primary transportation arteries, making it an ideal location for corporate, technology, and service-oriented users.

Aerial Map





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