



## STANDALONE INDUSTRIAL WAREHOUSE FOR LEASE

### AVAILABILITY:

- Full Building Available 6/1/26
- 83,330 SF - Approx. 2,800 SF office
- Clear Height: 30'
- Loading Docks: 32, 10x12 with levelers
- Drive in: 1 - 12x14 (concrete ramp)
- Zoning: PDIP
- Parking ratio: .84/1000 - 70 spaces

### PERMITTED USES:

- Trade and Contractor Services
- Assembly and Production
- Research and Development Facilities
- Building and Construction Materials
- Warehouse
- Distribution

### PROPERTY HIGHLIGHTS:

- Prime Dulles Location
- 1 miles from 606
- 3 miles to Dulles International Airport
- 3 miles from 267
- 8 miles to Reston
- 11 miles from Rt. 66
- Signage available
- Column Spacing
- Big Ass Fans
- Quality construction

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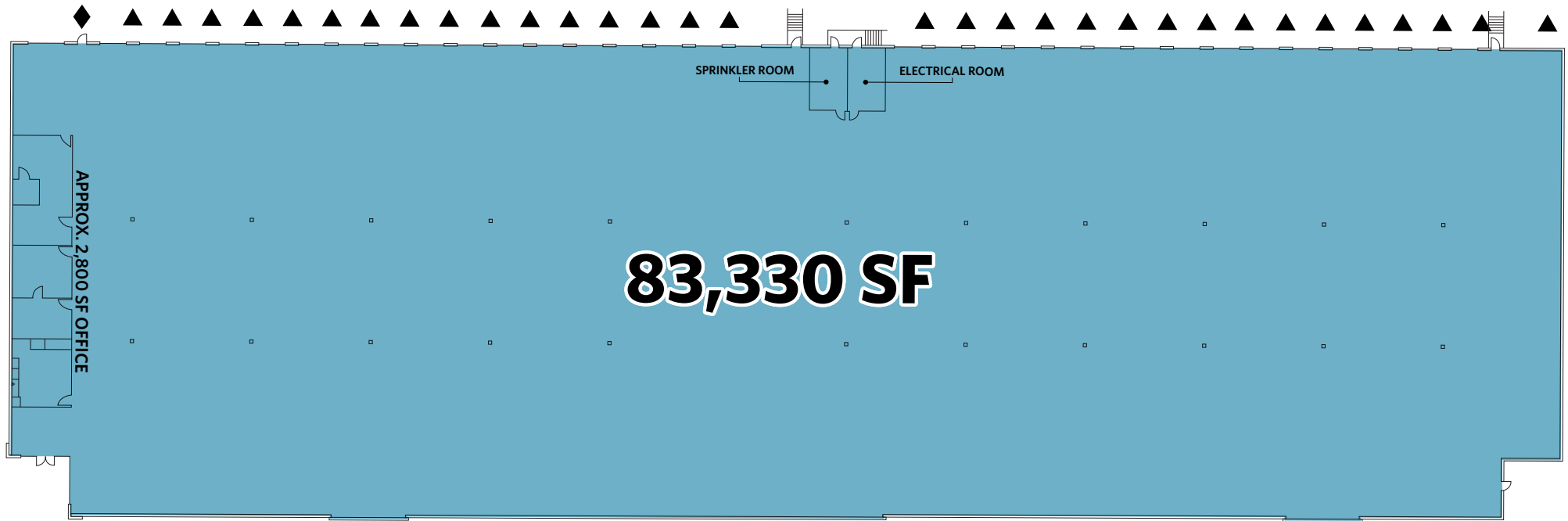
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## 45190 OCEAN COURT

45190 OCEAN CT, STERLING, VA, 20166, LOUDOUN COUNTY



- ◆ = DRIVE-IN
- ▲ = LOADING DOCK

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# PHOTOS

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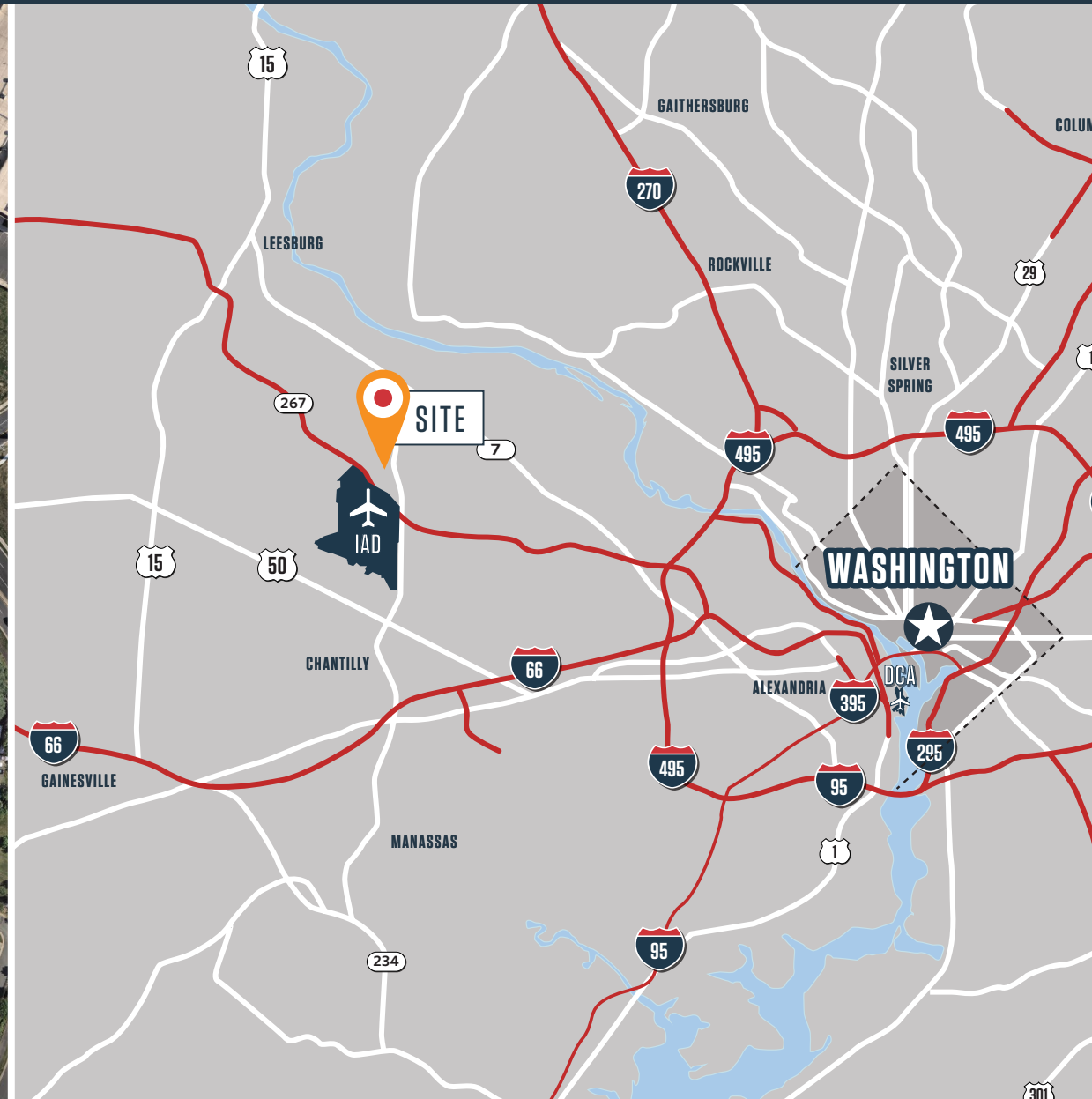
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# MAP

# 45190 OCEAN COURT

45190 OCEAN CT, STERLING, VA, 20166, LOUDOUN COUNTY



- 1 MILES FROM 606
- 3 MILES TO DULLES INTERNATIONAL AIRPORT
- 3 MILES FROM 267
- 8 MILES TO RESTON
- 11 MILES FROM RT. 66
- 14 MILES TO LEESBURG
- 16 MILES TO TYSONS
- 50 MILES TO WINCHESTER

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