



FOR LEASE

Freestanding Warehouse with IOS

21530 BLACKWOOD COURT, STERLING, VA

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Accelerating success.

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STERLING, VA

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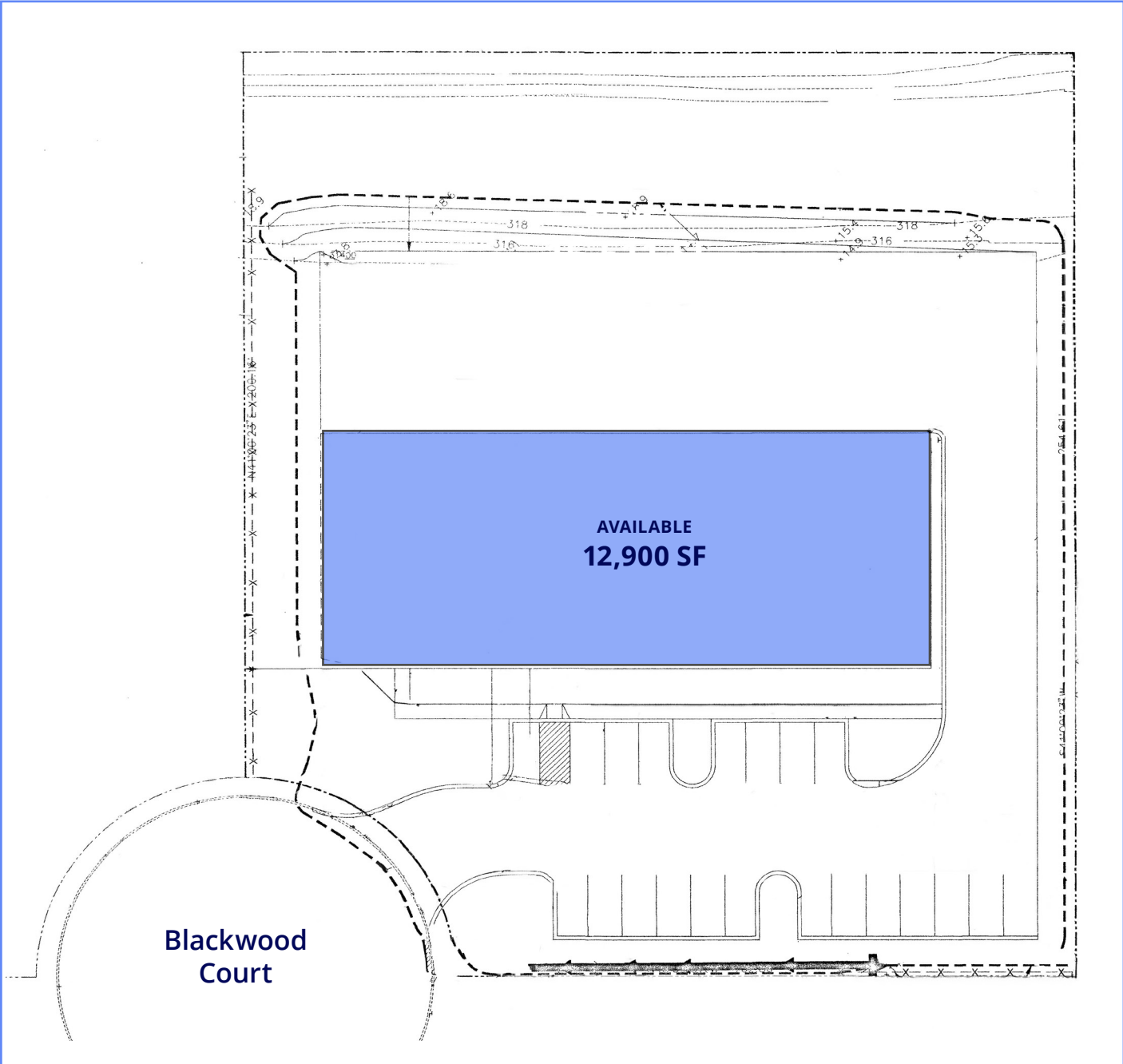
12,900 SF

Property Details

Gross SF	12,900
Warehouse SF	7,900
Ground Floor Office SF	2,500
Mezzanine Office SF	2,500
Yard	1.0 usable acre of paved, fenced yard
Total Acreage	1.22
Ceiling Height	23'
Drive In Doors	Two (2); (14'x14')
Sprinkler	Yes (wet)
HVAC	In office; heated warehouse
Parking Space	Approximately 47 spaces
Zoning	PD-GI
Built	1998



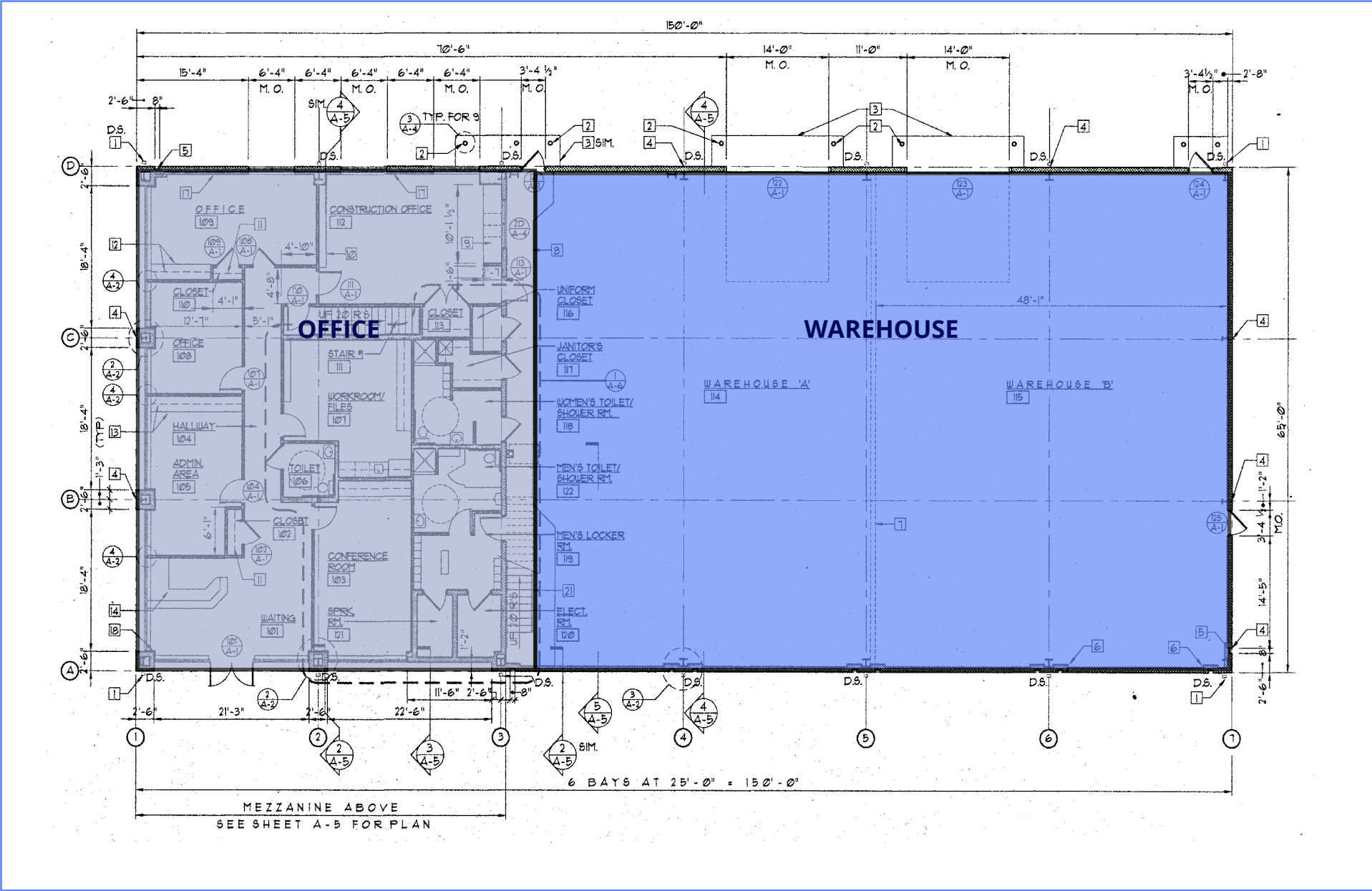
Site Plan



±12,900

square feet
available

Floor Plan - Warehouse + Office

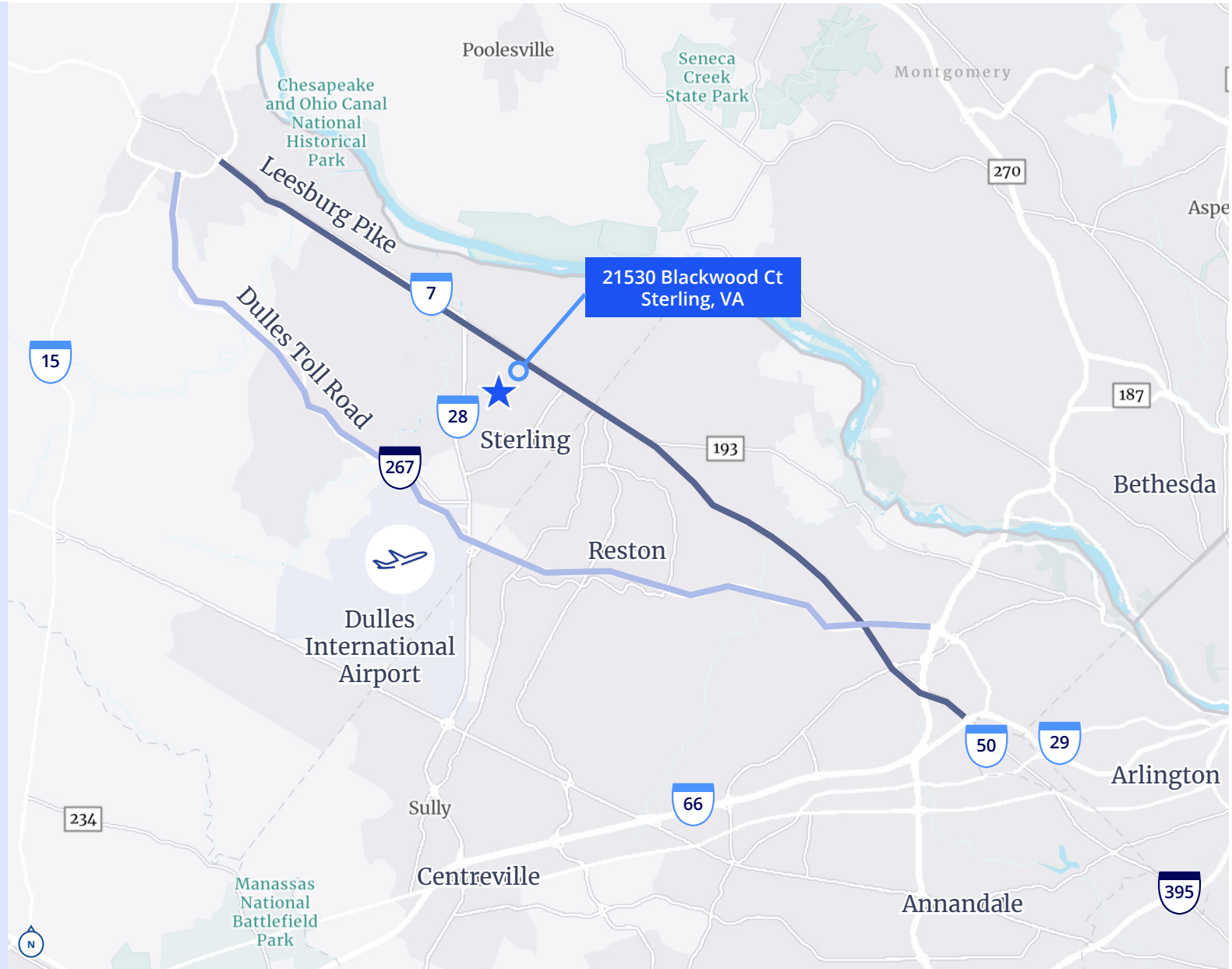


Photos



Area Map

- Situated in the heart of Loudoun County's industrial corridor, near Dulles Town Center
- Just 5.8 miles (approx. 11 minutes drive) to Dulles International Airport, via VA-28 S and Atlantic Blvd
- Quick access to VA Route 28 & minutes from VA Route 7 (Leesburg Pike) with easy connectivity to Interstate 267 (Dulles Toll Road) and Interstate 495 (Capital Beltway)
- Ideal for logistics and distribution, light manufacturing, flex industrial users and businesses seeking proximity to Dulles Airport and Northern Virginia's tech corridor



Neighbors & Accessibility



28

Darrell Green Blvd/Sully Rd

28

Nokes Blvd

Dulles Town Center

- macys
- JCPenney
- SKY ZONE TRAMPOLINE PARK
- CHUCK E. CHEESE
- DICK'S SPORTING GOODS
- BENIHANA THE JAPANESE STEAK HOUSE
- ARIA
- Geesecke Factory
- Red Robin
- RED LOBSTER

Atlantic Blvd

Nokes Blvd

HAVERTYS FURNITURE

Costco Northeast Regional Office
 Mase Training
 Mosaic Pharmacy Service
 DHL Same Day
 Disciple MMA Academy
 Kyrus Technology
 Cardinal Fencing Academy
 Structural Design & Analysis

Defense Technology Equipment BELFOR Restoration

Dulles Eastern Plaza

- WORLD MARKET
- BEST BUY
- BOB'S Discount Furniture
- TJ-MAXX
- ASHLEY

Bassett HOME FURNISHINGS

CyrusOne Northern VA Data Center

Anthari Bio Giesecke & Devrient America

Dulles Crossing Plaza

- Walmart
- Sam's CLUB
- LOWE'S

PREMIUM FOOD SHEETZ MADE TO ORDER

aws

Inova

Cytxera IAD1-B
 Cytxera DC2
 Savvis Communications

21350 Blackwood Ct
 Sterling, VA

Reston Limousine
 MG Motorsports
 True Mover
 R & C Auto Repair
 Gemini Motorcycles
 Meineke
 Ace Party Rentals
 Pro Pave
 SavaTree Lawn Care
 Sterling Recycling
 Ashburn European Service Ctr

Virginia Ground Covers
 John Nugget & Sons
 Sportrock Climbing
 Extra Space Storage

TTM Technologies

CANDLEWOOD SUITES AN IHG HOTEL

Atlantic Blvd

5.8 miles to Dulles International Airport

Georgetown Cupcake Distribution Center
 Olympus Imported Auto Parts
 Perfect 10.0 Physical Therapy
 Blue Vigil

The One Kitchen & Bath
 Technoguard
 Evolve Athletics
 Royal Badminton

Blackwood Ct

U-Haul
 Augustine Roofing
 Devon Self Storage
 Fine Landscapes

Cascades Pkwy

For more information, contact:

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