

# WAREHOUSE • SHOWROOM

22900 Shaw Rd. | Suite 136-137 | Sterling, VA

**5,120 SF Available at Dulles 636 Center**



## SPACE FEATURES

- NNN Sublease
- Available 8.1.25 through 4.30.27
- Short-term sublease options
- Class C Flex/Industrial
- 2 Drive-ins with dock loading
- 20' Clear Height
- Open warehouse/showroom
- 2 offices

## LOCATION HIGHLIGHTS

- Just off Route 28
- 10 minutes to the Dulles Toll Road
- 4 minutes to Dulles International Airport

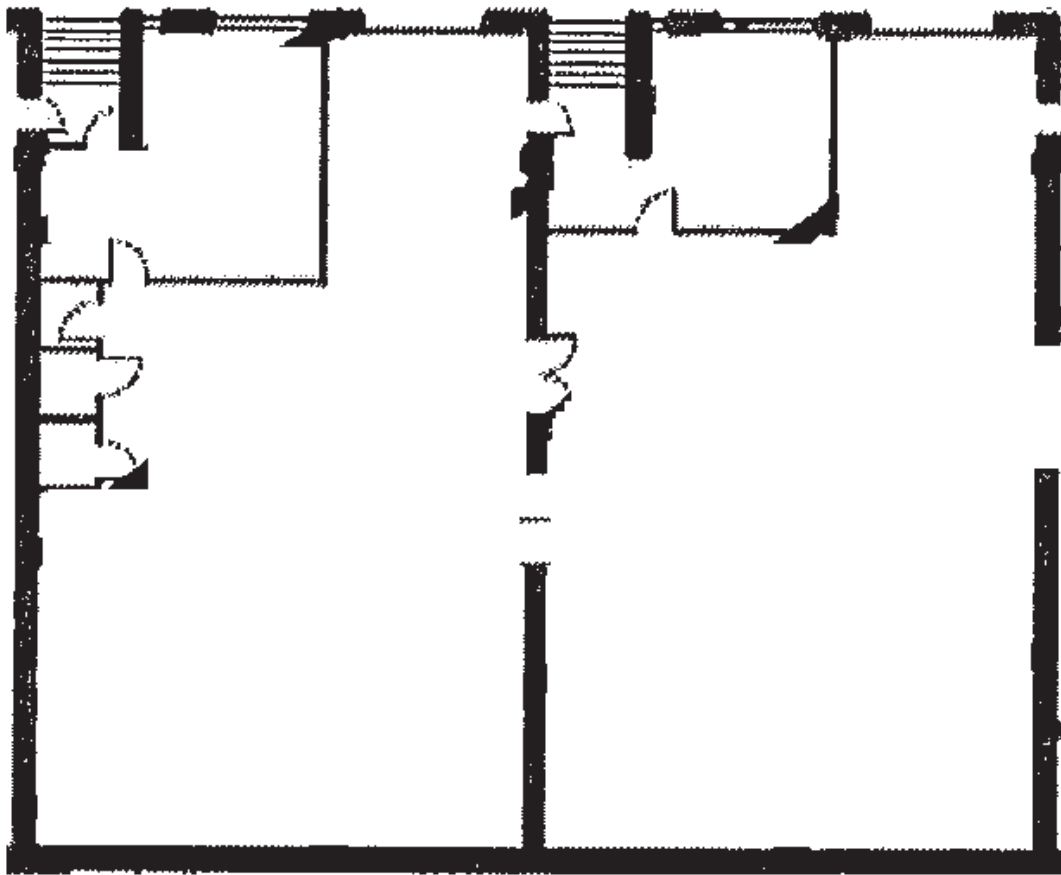


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## FLOOR PLAN



**For Leasing Inquiries, please contact:**

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