

FLEX UNIT FOR LEASE

43766 TRADE CENTER PLACE, UNIT 130, STERLING, VA 20166



FEATURES

- 6,081 SF CONSISTING OF 5,331 SF OFFICE AND 750 SF WAREHOUSE
- * **LANDLORD WILL CONSIDER DOING DEMO TO UNIT TO CREATE ADDITIONAL WAREHOUSE SPACE AS SHOWN ON FLOOR PLAN**
- LEASE RATE: \$16.00 NNN (NOT INCLUDING DEMO WORK)
- NNN: CURRENTLY \$3.16 PSF
- ONE (1) REAR 4' LOADING DOCK
- CEILING HEIGHT 20'
- OFFICES AND KITCHENETTE ON 1ST & 2ND FLOOR
- ZONING: LOUDOUN COUNTY PD-GI WITH PROFFERS & COVENANTS THAT EXCLUDE CERTAIN USES INCLUDING SPORTS TRAINING, CHURCH/SANCTUARY & AUTO REPAIR
- MINUTES FROM RT 606 METRO STOP AND DULLES AIRPORT



**Centrally located in Dulles Trade Center I
Midway between Route 28 and Route 50
2 miles from the Greenway
5 miles from Dulles International Airport
20 miles to the Washington Beltway**

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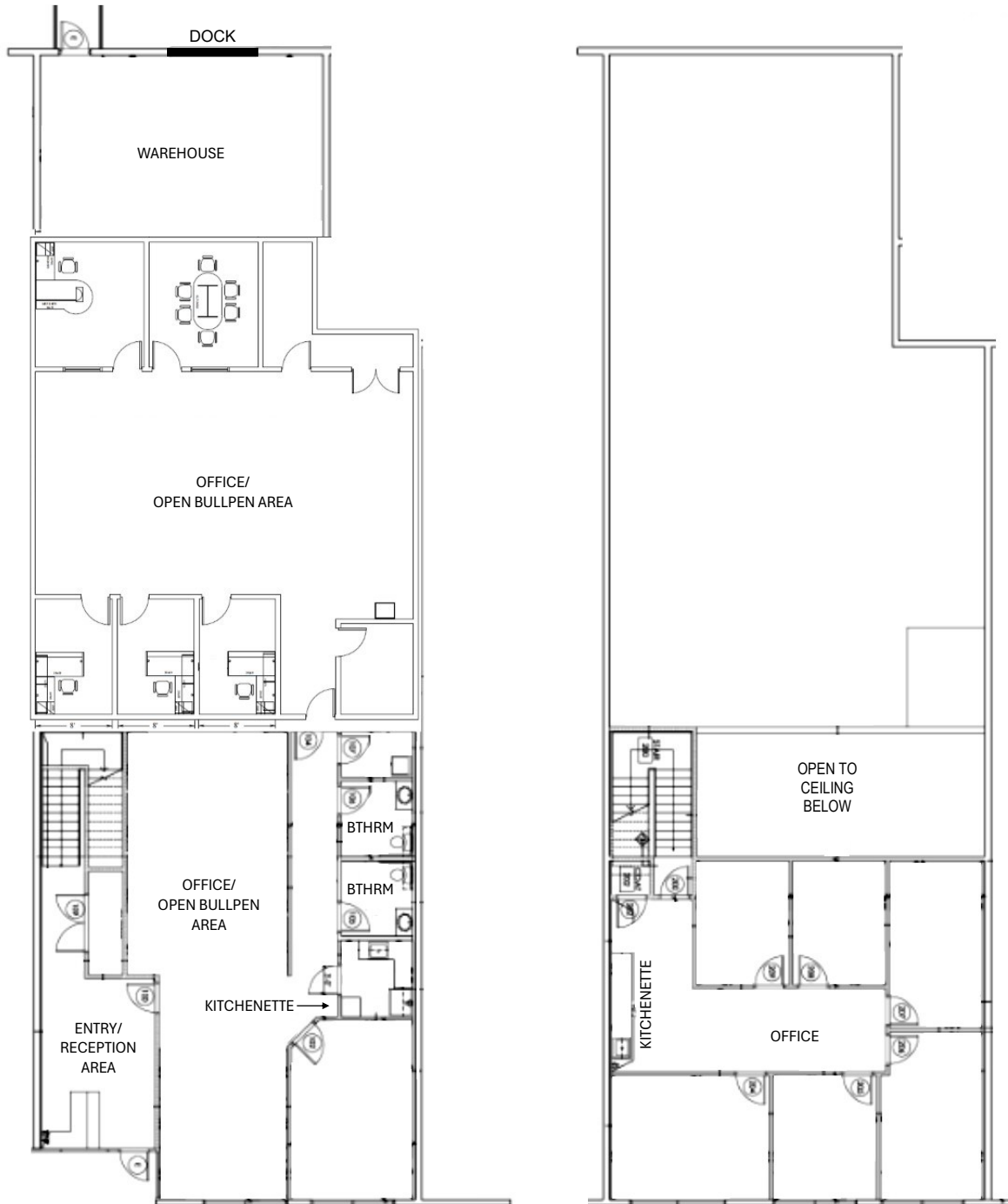
Exclusive Listing By:

CGR
COMMERCIAL GROUP REALTY
www.cgr-inc.com

FLEX UNIT FOR LEASE

6,081 SF

Existing Floor Plan



First Floor

Second Floor

Proposed Approximate New Office/Warehouse Area Square Footage

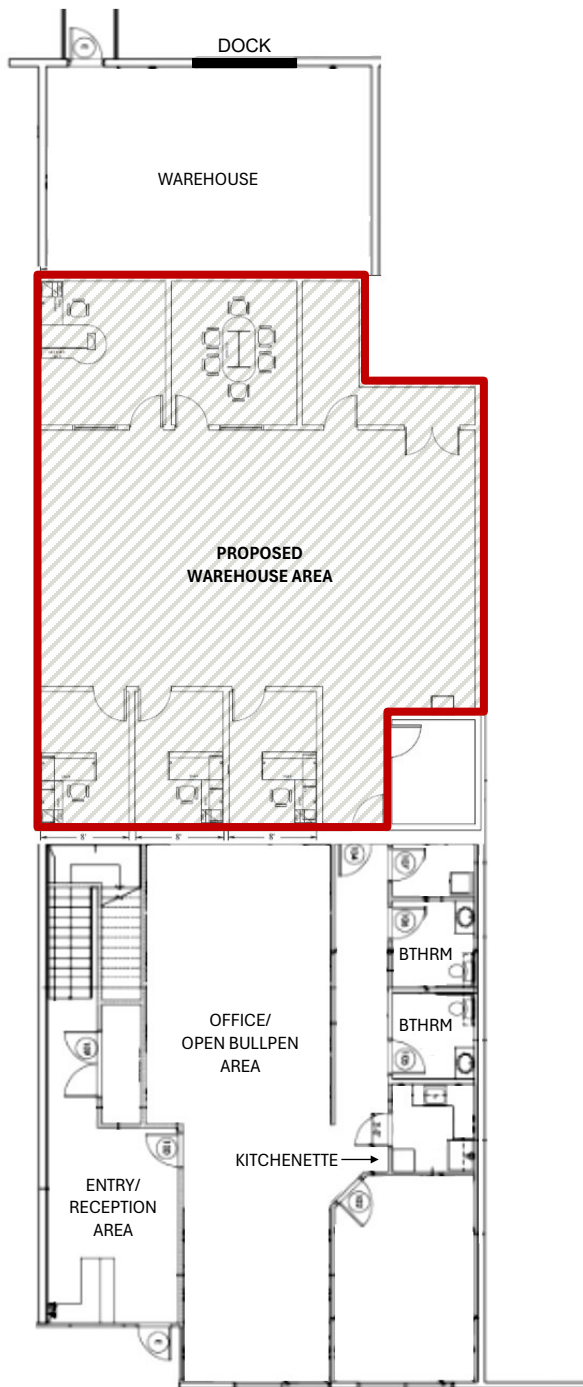
3,468 SF Office

2,613 SF Warehouse

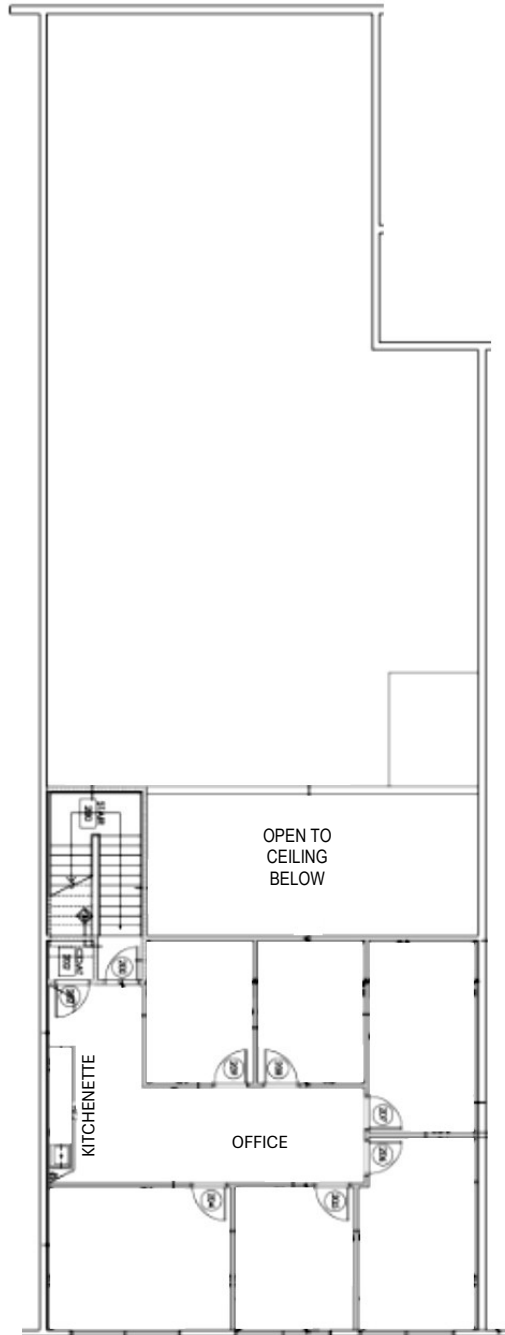
6,081 Total



Proposed approx. demo'd office area to warehouse: 1,863 SF



First Floor



Second Floor

