

OFFICE/INDUSTRIAL/FLEX SPACE FOR SALE or LEASE

6,180 square feet of office space

Up to 9,540 sf feet of adjacent warehouse space

23585 Overland Drive, Units 140/150 and 136/154

Sterling, VA 20166



FOR SALE OR LEASE OPTIONS

6,180 sf office & 3180 sf warehouse Buy for \$2.9 million or rent for \$20.50/sf

6,180 sf office & 6,360 sf warehouse Buy for \$3.9 million or rent for \$20.00/sf

6,180 sf office & 9,540 sf warehouse Buy for \$4.9 million or lease for \$19.50/sf

***LEASES ARE NNN. Estimate for 2026 is \$3/sf for additional NNN charges**

Zoning: PDGI — Uses

- Motor vehicle service and repair
- Motor vehicle sales
- Fabrication
- Distribution
- Manufacturing

Details

SUITES 140 and 150 (9,360 sf - 6,180 sf of office and 3180 sf of warehouse)

- Office space fully conditioned
- 14 private offices
- Reception area and large conference room
- 2 kitchen areas
- Open areas for work stations
- Printing/copy space
- 21 reserved parking spaces
- 200 AMP 120/208V 3-phase electrical in each unit
- Gas-fired unit heater in warehouse areas
- Wet sprinkler system
- 18'-22' ceiling clearance in warehouse
- 10' × 12' drive-in door
- 5 ADA restrooms
- Warehouse also has an office

SUITE 136 (3180 sf)

Warehouse space with 2 offices and bathroom and drive in bay

SUITE 154 (3180 sf)

Warehouse space with drive in bay





*******Additional Mezzanine allocation may also be available if needed.**

CONTACT STEVE ANDERSON @ (703) 926-5927 or slareacs@msn.com

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