

FLEX WAREHOUSE UNIT FOR SALE

43676 TRADE CENTER PLACE, SUITE 150, STERLING, VA 20166



FEATURES

- SIZE: 5,849 SF FLEX WAREHOUSE
- HALF OFFICE AND HALF WAREHOUSE UNIT CONSISTING OF 4,488 SF ON FIRST FLOOR AND 1,361 SF OF MEZZANINE
- LOADING: TWO (2) 10'x12' DRIVE-INS
- WAREHOUSE CEILING: 21' CLEAR
- QUARTERLY CONDO FEE: \$1,601.34
- 2026 REAL ESTATE TAXES: \$12,824.80
- PRICE: \$1,842,000



**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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