

FOR SALE

FLEX WAREHOUSE BUILDING

42669 TRADE WEST DRIVE, STERLING, VIRGINIA 20166



Owner/User Investment Opportunity

FEATURES:

- 13,792 SF STAND ALONE BUILDING
- FULL BUILDING 13,792 SF WITH 8,160 SF OF WAREHOUSE, 5,632 SF OF OFFICE, 5 DRIVE-IN LOADING DOORS, AND 42,000 SF OF PAVED STORAGE
- ZONED: PD-GI
- LOT SIZE: 2.16 ACRES
- 2026 REAL ESTATE TAXES: \$40,651.14
- LEASE TERM EXPIRATION: FEB 28, 2027
- PURCHASE PRICE: \$8,300,000



Strategically located, this property has easy access to Route 28 and Route 50 · 3 miles from the Greenway 5 miles from Dulles International Airport

DAVID GUNTER
DEG@CGR-INC.COM
703-544-1013 · EXT 111



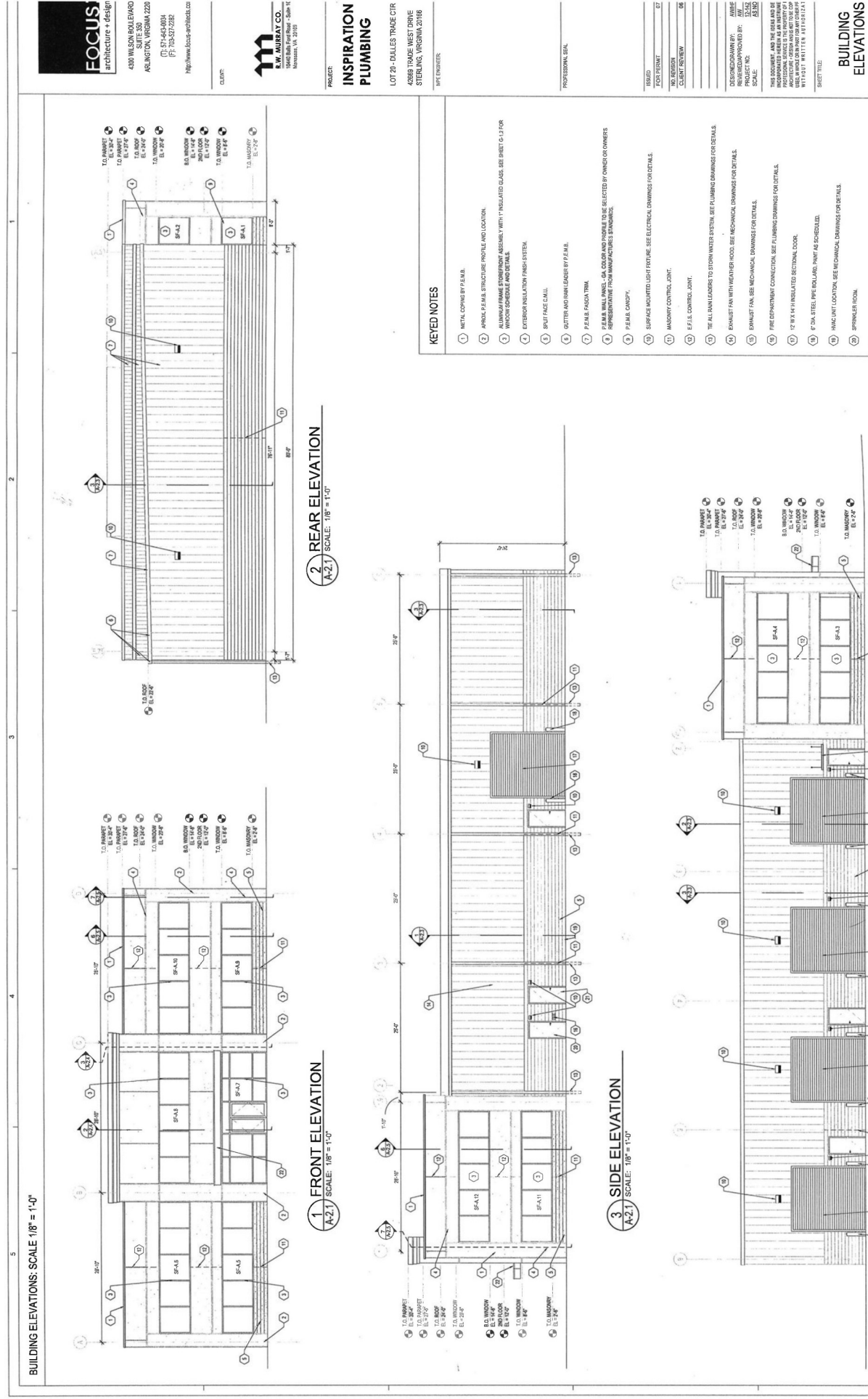
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Exclusive Listing By:

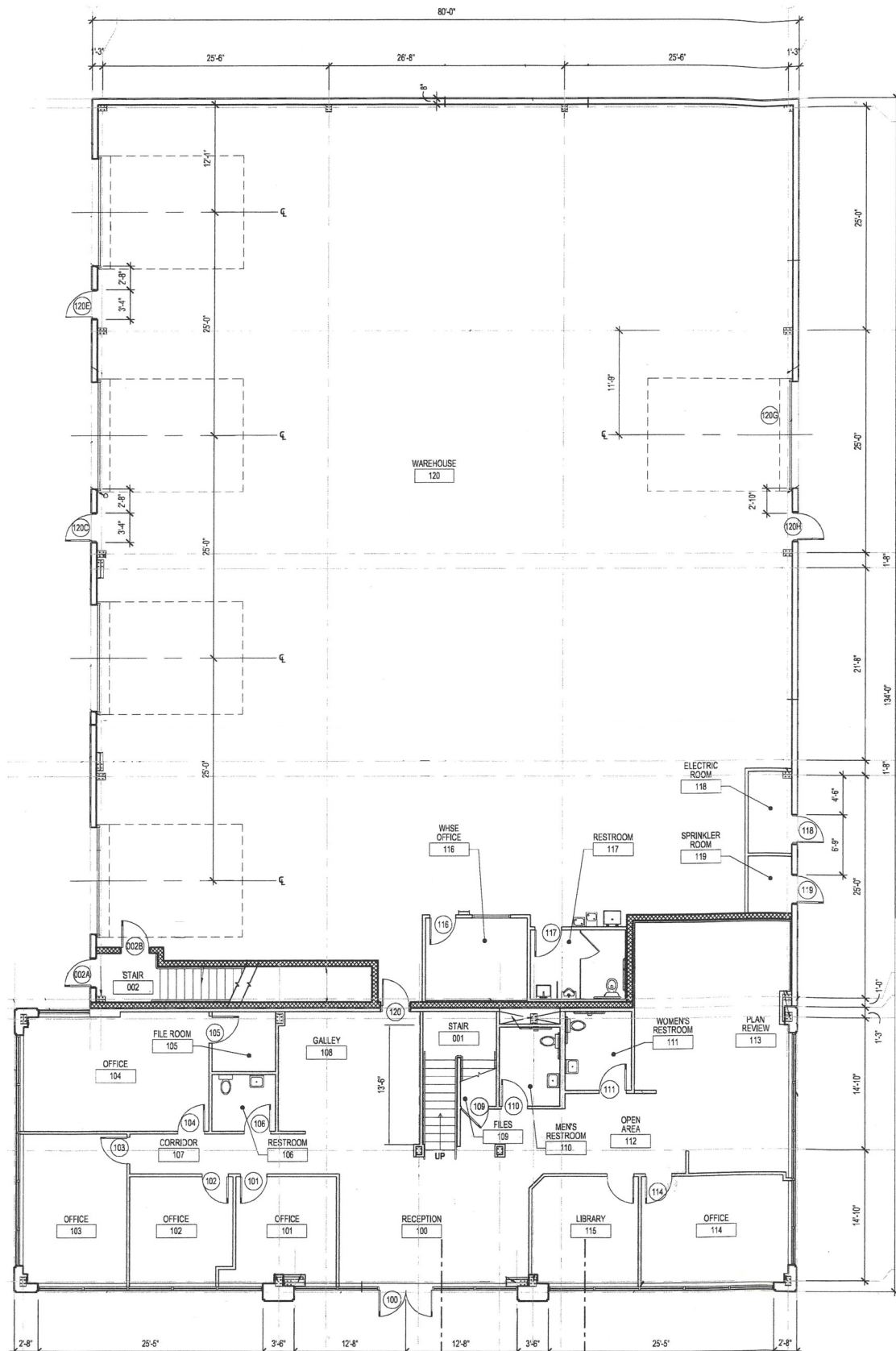
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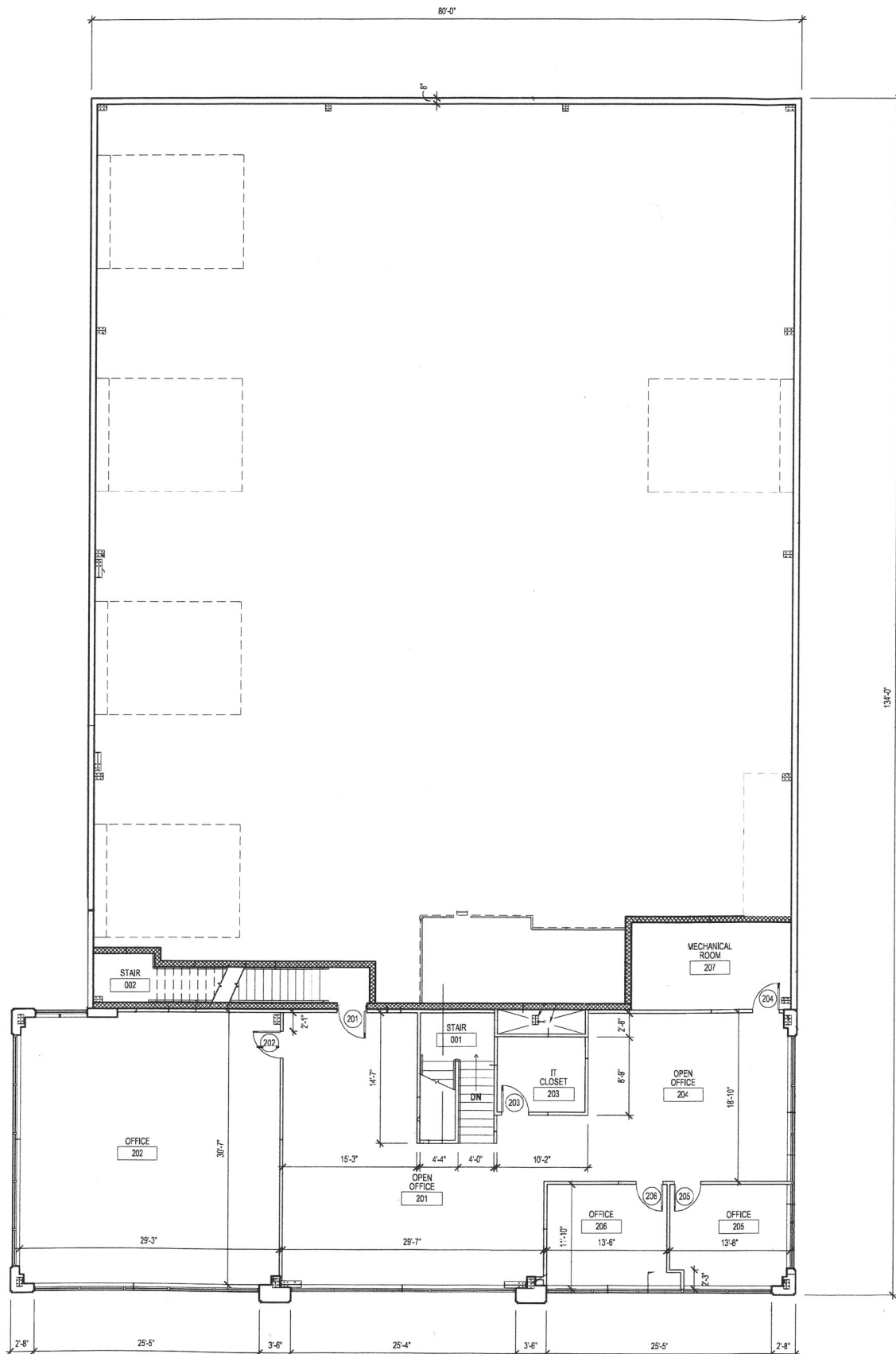
1ST FLOOR PLAN

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2ND FLOOR PLAN

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AERIAL SITE VIEW

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**Site area marked is approximate*

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