

FLEX FOR LEASE

23600 OVERLAND DRIVE, UNIT 150, STERLING, VA 20166



RATE: \$20.00 NNN
(NNN \$3.00)

FEATURES:

- 3,579 SF FLEX WAREHOUSE
- WAREHOUSE WITH OPEN OFFICE AREA & THREE (3) OFFICES
- ONE (1) DRIVE-IN BAY DOOR
- ZONED PDGI
- AVAILABLE JULY 1, 2026



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



DAVID AUSTIN
AUSTIN@CGR-INC.COM
703-544-1013 · EXT 114



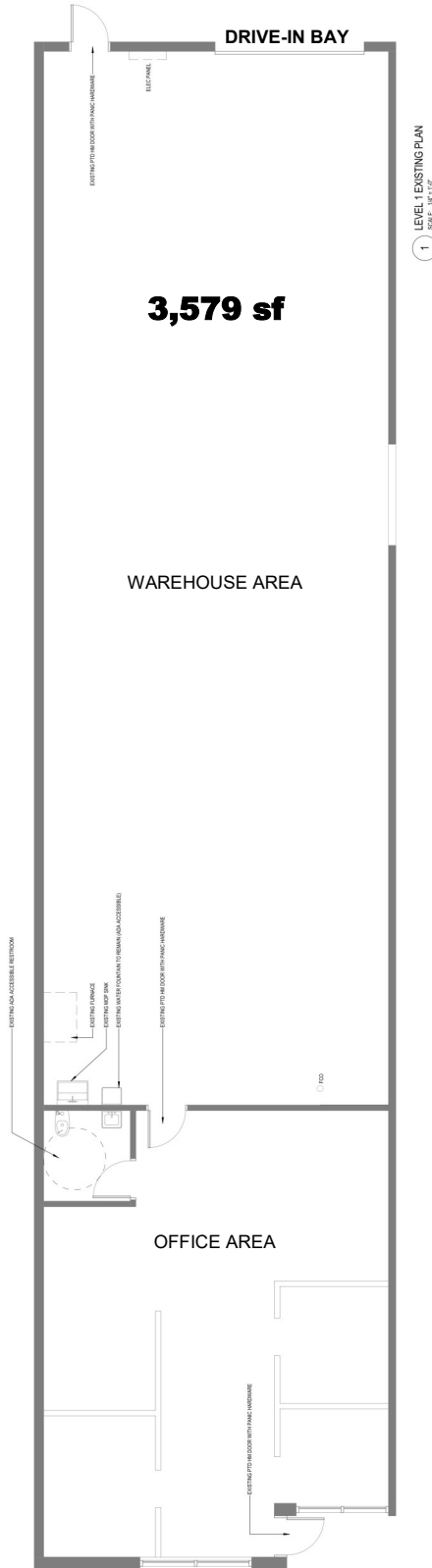
JACKSON NORTON
JNORTON@CGR-INC.COM
703-544-1013 · EXT 116

Exclusive Listing By:

CGR
COMMERCIAL GROUP REALTY
www.cgr-inc.com

FLOOR PLAN

23600 OVERLAND DRIVE, UNIT 150, STERLING, VA 20166



1 LEVEL EXISTING PLAN
SCALE 1/4" = 1'-0"

SITE PLAN

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DULLES TRADE CENTER II

23600 OVERLAND DRIVE, UNIT 150, STERLING, VA 20166



Dulles Trade Center II is conveniently located on Old Ox Road (Route 606) between Route 50 to the south and Route 28 to the north.

Minutes from Ashburn, Brambleton, South Riding, Stone Ridge, Sterling, Dulles International Airport and the Dulles Toll Road.

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