

FLEX WAREHOUSE FOR LEASE

23430 ROCK HAVEN WAY, SUITE 160, STERLING, VA 20166



FEATURES:

- SIZE: 16,223 SF CONSISTS OF 3,227 SF OF SECOND FLOOR OFFICE, 3,227 SF OF WAREHOUSE UNDER THE MEZZANINE AND 9,769 SF OF HIGH BAY WAREHOUSE
- LEASE RATE: \$15 NNN
- ESTIMATED NNN: \$3.85 PSF
- LOADING: FOUR (4) DOCK DOORS
- CEILING HEIGHT: 24' CLEAR WITH HIGH BAY STORAGE SPRINKLER SYSTEM
- ZONING: LOUDOUN COUNTY PD-GI ZONING WITH PROFFERS AND COVENANTS THAT EXCLUDE CERTAIN USES INCLUDING VEHICLE REPAIR
- EXISTING COOLERS AND RACKING MAY BE PURCHASED
- AVAILABLE: MAY 2025



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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FLEX WAREHOUSE FOR LEASE

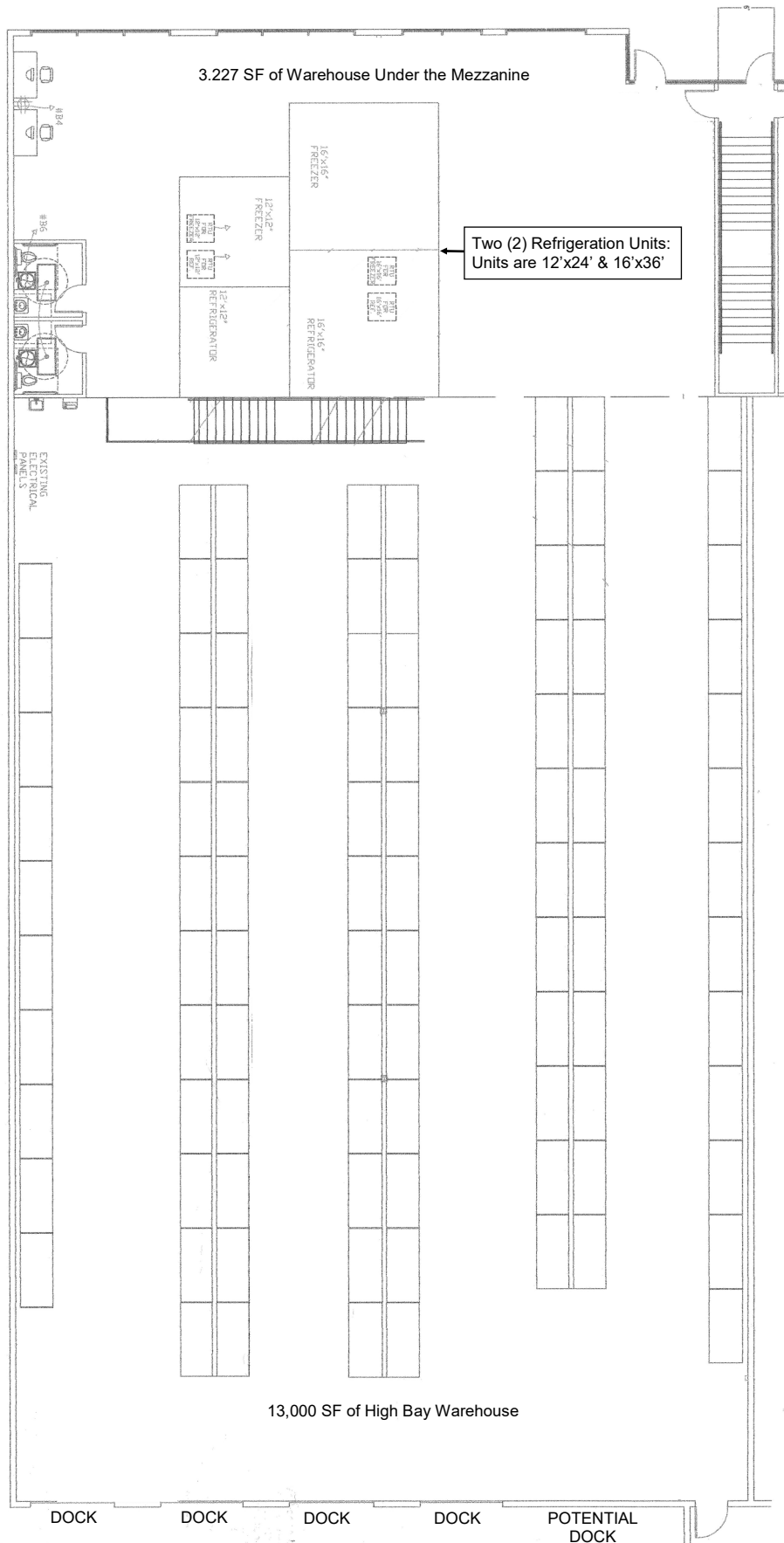
23430 ROCK HAVEN WAY, SUITE 160, STERLING, VA 20166

PROPERTY FEATURES:

Property:	23430 Rock Haven Way Unit 160 Sterling, VA 22066 is located in Building H1 of the Buildings H1 and H2 Condominium Association within the Dulles Trade Center I Park Association located on the Rt. 606 Corridor.
Sq. Ft.:	16,223 sq. ft. consists of 3,227 sq. ft. of second floor office, 3227 sq. ft. of warehouse under the mezzanine and 9,769 sq. ft. of high bay warehouse.
Improvements:	3227 sq. ft. of second floor office constructed on original steel and concrete mezzanine with full second floor glass line as well as full warehouse.
Loading:	Four dock doors with a knock out panel giving the ability to add a fifth.
Ceiling Height:	24' clear with high bay storage sprinkler system.
Zoning:	Loudoun County PD-GI zoning with proffers, and covenants that exclude certain uses including vehicle repair.
Unit Description:	Bldg. H1 in Dulles Trade Center I Park delivered in 2006 and was designed specifically for the storage distribution user with plenty of docks and room in the truck court to maneuver. The 24' clear ceiling is improved with skylights supplying natural light to the warehouse. Full height, block demising walls provide the owner the additional security and durability not afforded by drywall demising walls.
Refrigeration Units:	Two (2) units. Units are 12'x24' and 16'x36'. May be purchased or removed.
Park Description:	At over 50 acres and 745,000 sq. ft., in 10 buildings delivered over a 5-year period, Dulles Trade Center I Park developed by Buchanan Partners is arguably the finest flex, warehouse condominium Park in Virginia. DTC 1 Park and the individual buildings are designed for either the warehouse, flex or office condominium owner.

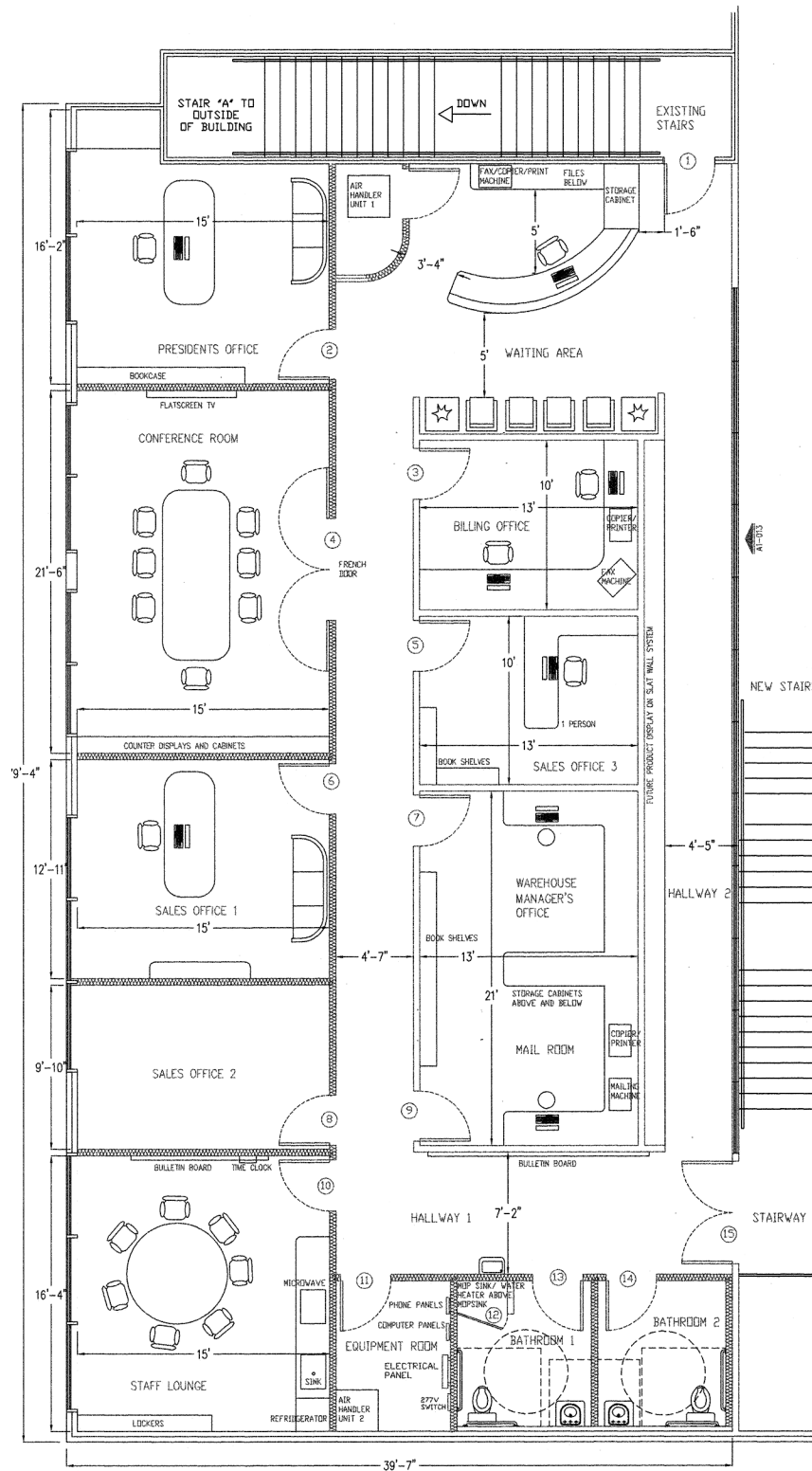
WAREHOUSE LAYOUT

3,227 SQ. FT. OF WAREHOUSE UNDER THE MEZZANINE AND
13,000 SQ. FT. OF HIGH BAY WAREHOUSE



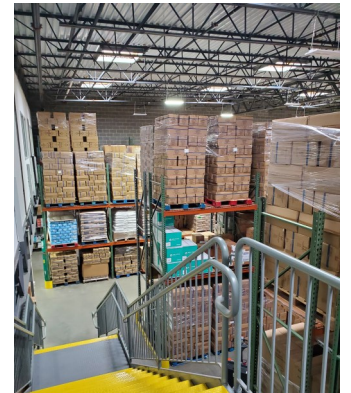
OFFICE LAYOUT

3,227 SQ. FT. OF SECOND FLOOR OFFICE



2nd FLOOR PLAN (Area = 2,943 sq. ft.)
SCALE: 1/4"=1'-0" VERIFY DIMENSIONS IN FIELD

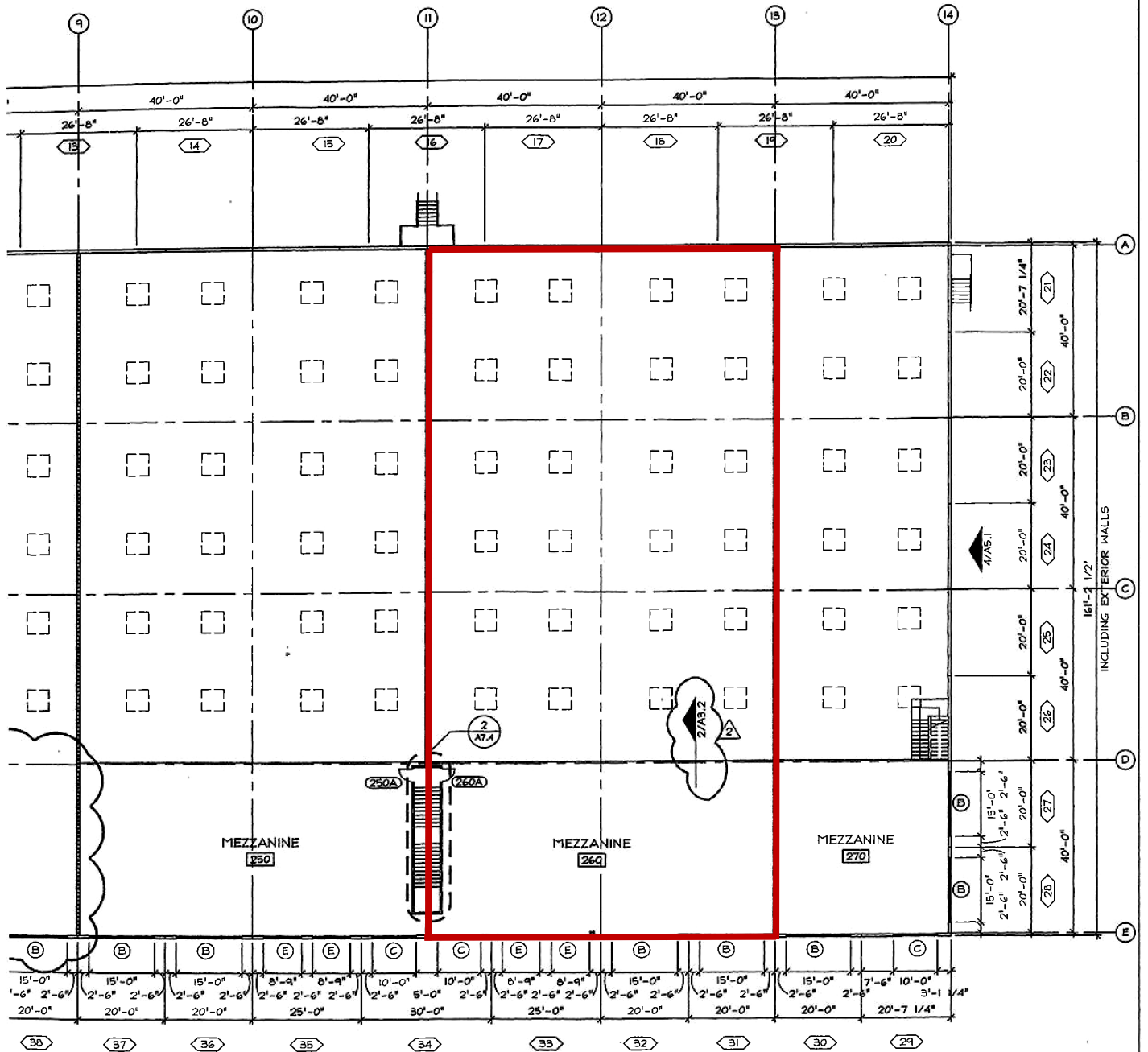
PICTURES



DULLES TRADE CENTER I PARK



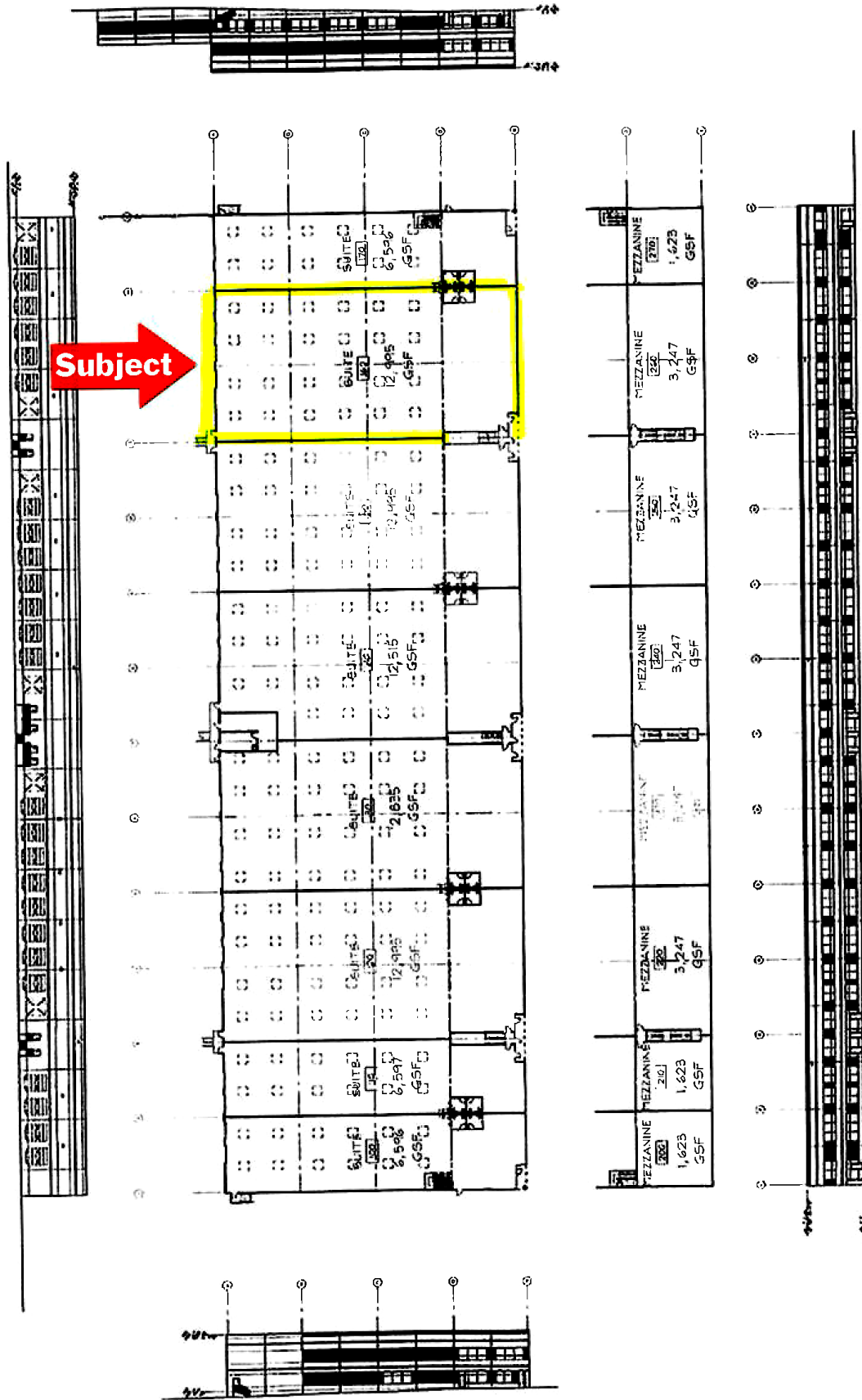
BASE BUILDING PLAN



1 MEZZANINE PLAN
1/16" = 1'-0"

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BASE BUILDING PLAN



BUCHANAN PARTNERS, LLC

MORGAN DICK McBEATH & ASSOCIATES
ARCHITECTURAL PARTNERS

DULLES TRADE CENTER 1 HI

PLAN AND ELEVATIONS

MARCH 15, 2005

1" = 20'-0"