

FOR LEASE

FLEX WAREHOUSE BUILDING

42669 TRADE WEST DRIVE, STERLING, VIRGINIA 20166



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
- AVAILABLE: MARCH 1, 2027
- LEASE RATE: \$34.00 NNN



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

DAVID GUNTER
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703-544-1013 · EXT 111



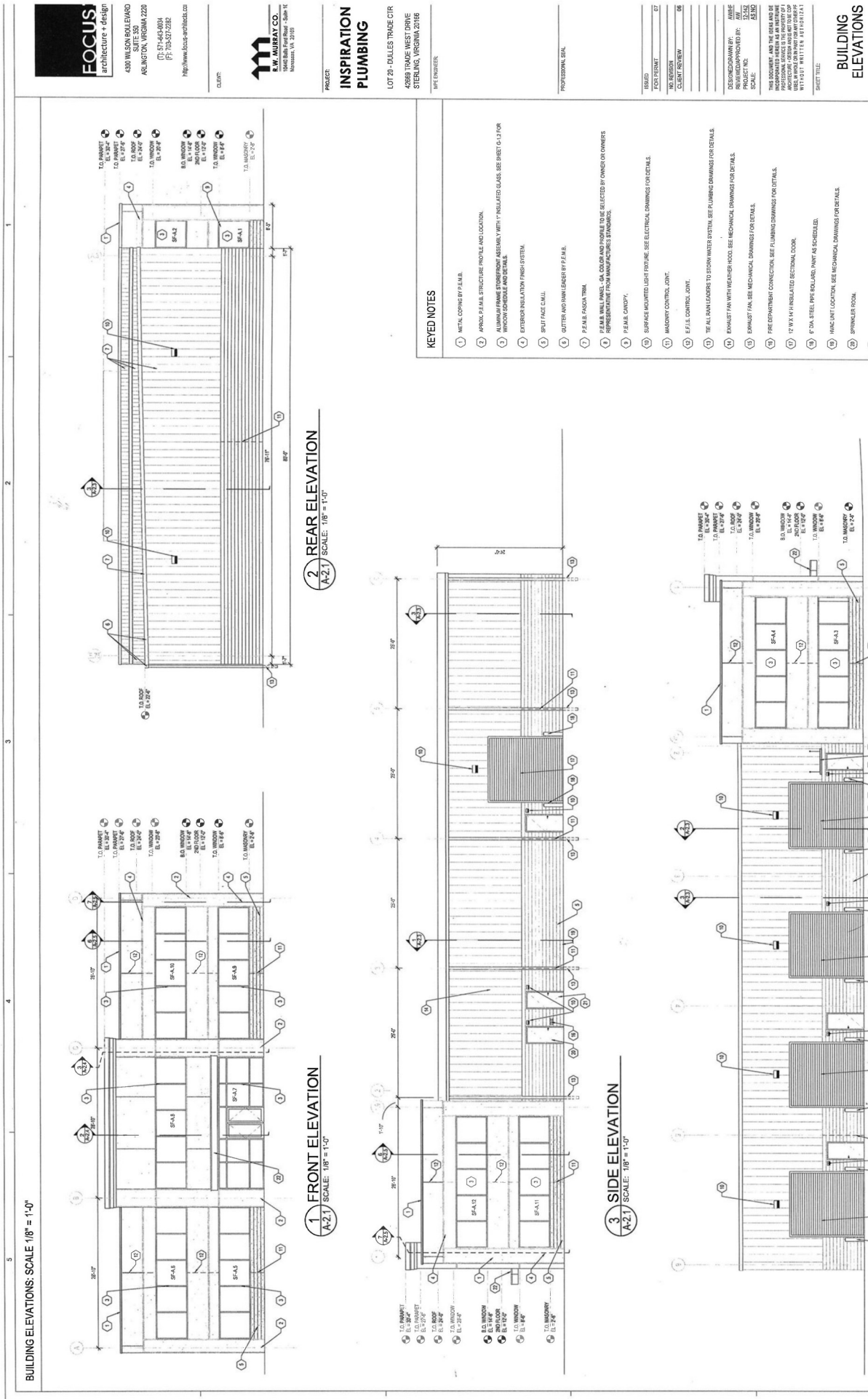
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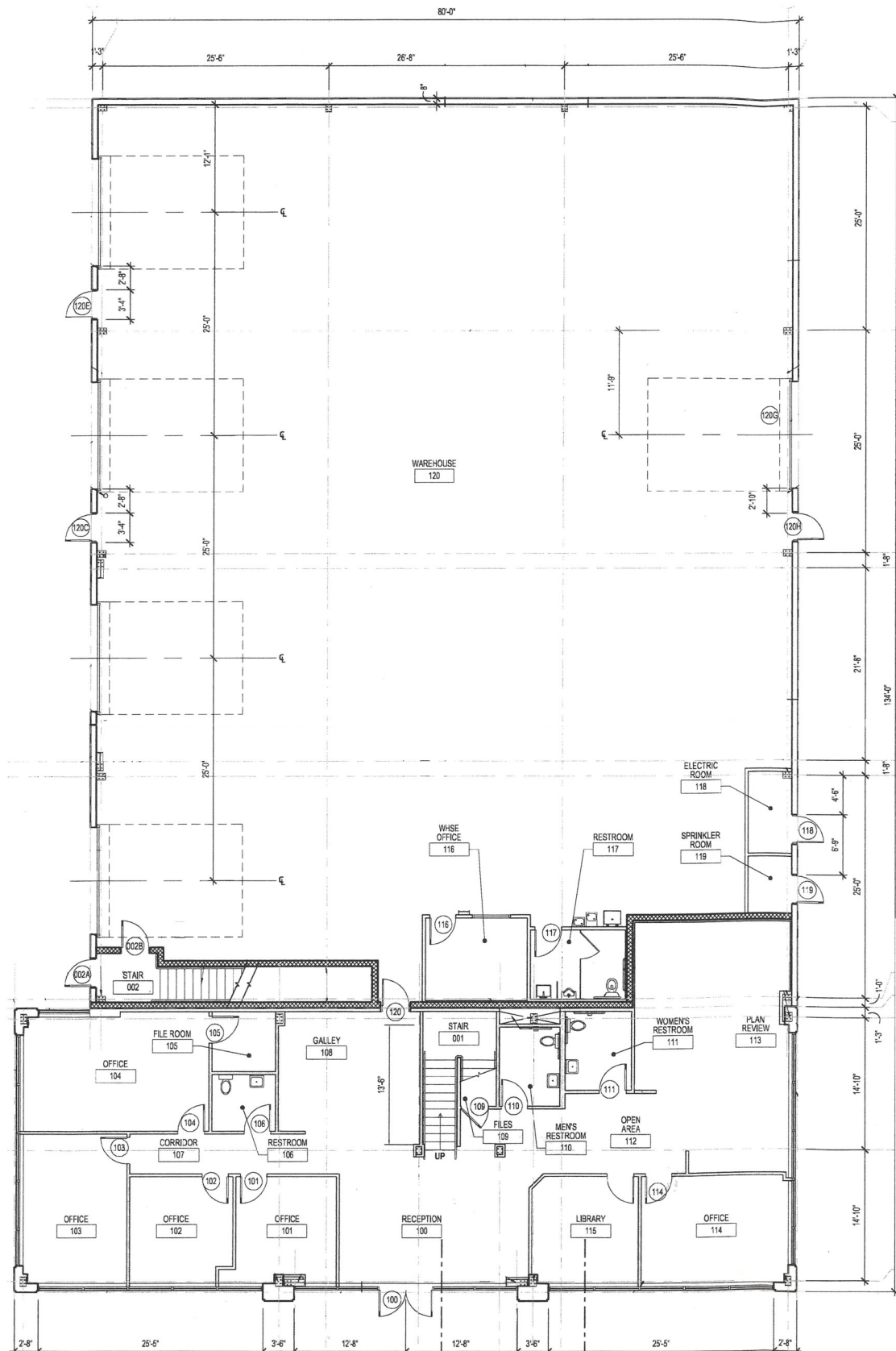
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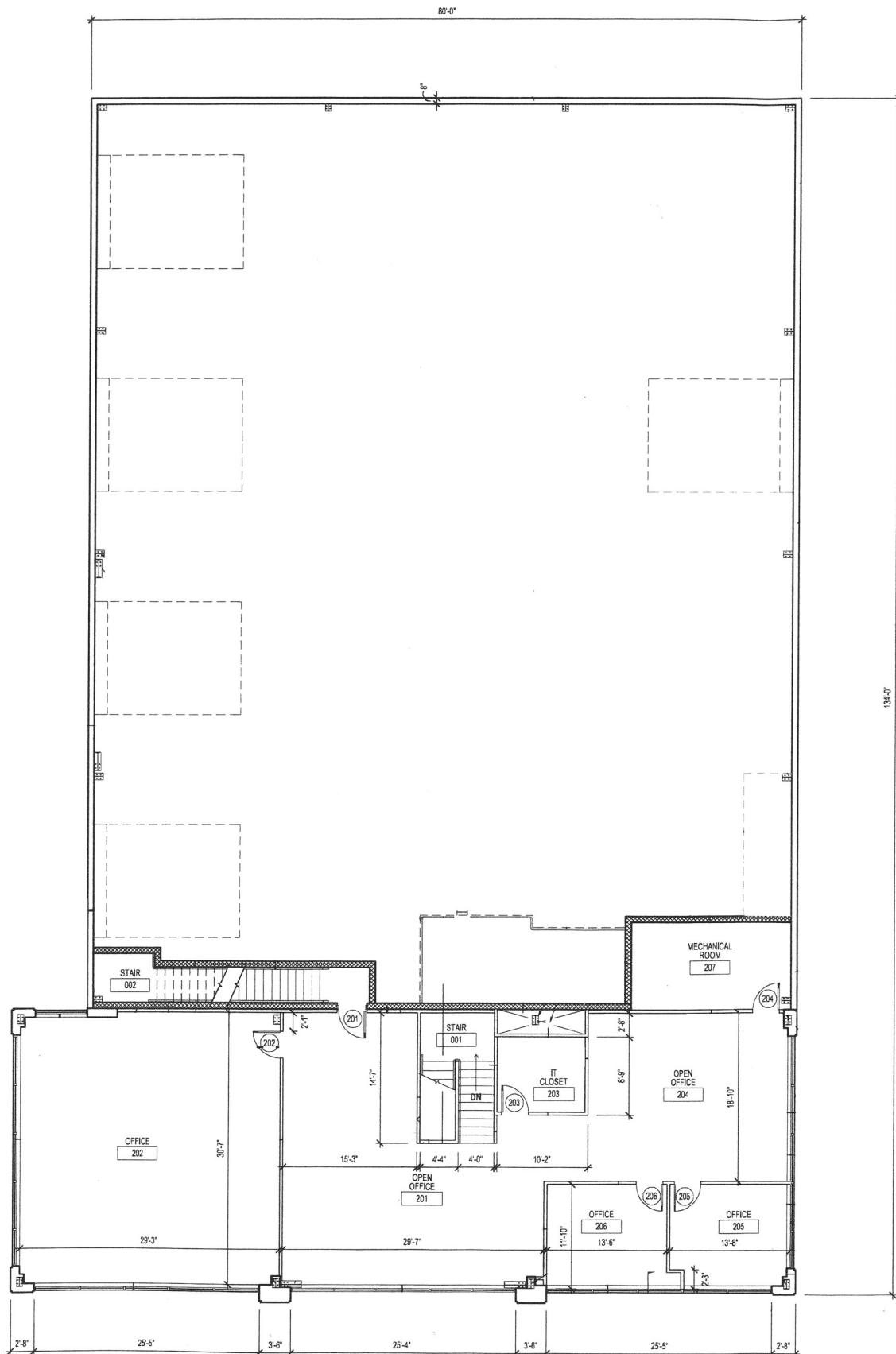
1ST FLOOR PLAN

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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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