

# FOR LEASE HEAVY INDUSTRIAL FABRICATION FACILITY WITH CRANES

21544 BLACKWOOD COURT, STERLING VIRGINIA 20166



## FEATURES

- 20,634 SF FREE STANDING BUILDING ON 1.07 ACRES
- APPROXIMATELY 400 SF OF OFFICE, 2 RESTROOMS & OPEN WAREHOUSE
- FIVE (5) DRIVE-IN LOADING DOORS,  
3 BAY DOORS 18'H X 16'W  
2 BAY DOORS 14'H X 14'W
- HEAVY POWER CAPACITY
- TWO (2) 5 TON BRIDGE CRANES
- LOUDOUN COUNTY PDGI 1972 ZONING INCLUDES FABRICATION, AUTOMOTIVE & TRUCK REPAIR
- AVAILABLE 8/1/2025
- RATE: \$18 NNN



**Strategically located, this property has easy access to Rt 28, Rt 7 and the Toll Road and is in close proximity to Dulles International Airport, Restaurants & Amenities**

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