

FLEX WITH STORAGE YARD FOR LEASE

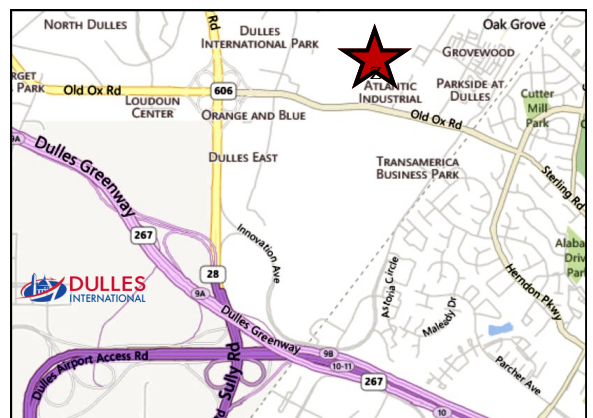
105 DOUGLAS COURT, STERLING VIRGINIA 20166

**Great Contractors
Headquarters**



FEATURES:

- RENTABLE AREA: 7,000 SF OF OFFICE/ WAREHOUSE WITH 20,000 SF STORAGE YARD
- PROPERTY CONSISTS OF 3,000 SF OF 2ND FLOOR OFFICE & 4,000 SF OF WAREHOUSE
- FOUR (4) DRIVE-IN BAYS
- TENANT WILL BE RESPONSIBLE FOR: TRASH, MAINTENANCE OF HVAC AND SYSTEMS SPECIFIC TO THE PREMISES, SEPARATELY METERED ELECTRIC AND CLEANING
- ZONING: PDGI
- STRATEGICALLY LOCATED, THIS PROPERTY HAS EASY ACCESS TO RT 28, RT 7 AND THE TOLL ROAD AND IN CLOSE TO DULLES AIRPORT
- AVAILABLE FEBRUARY 1, 2026
- RATE: \$17,000 PER MONTH/\$29.14 IG



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

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

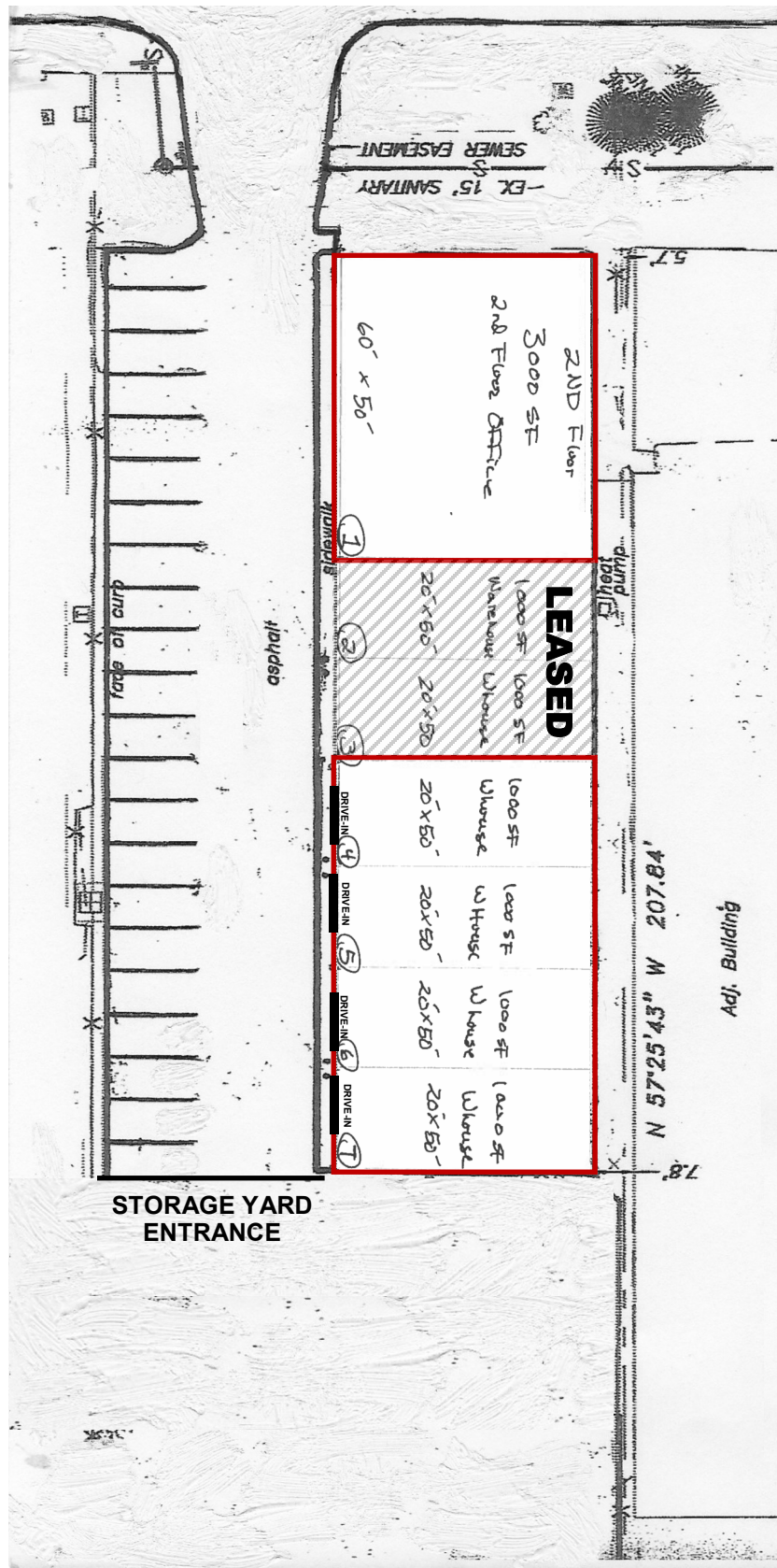
THOMAS HERTEL
THERTEL@CGR-INC.COM
703-544-1013 · EXT 118

Exclusive Listing By:

CGR
COMMERCIAL GROUP REALTY
www.cgr-inc.com

SITE PLAN

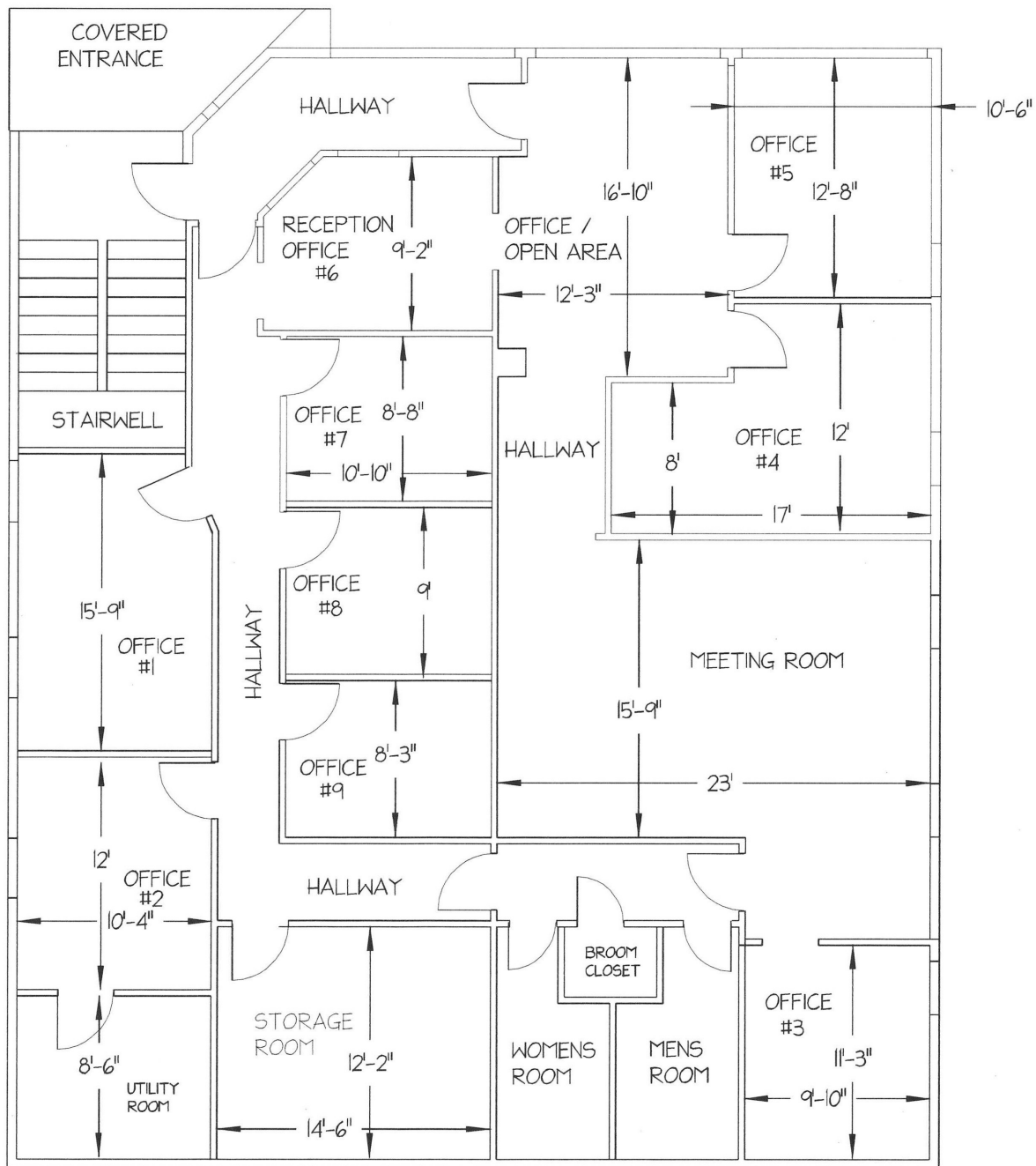
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FLOOR PLAN

3,000 SF OF 2ND FLOOR OFFICE

ALL MEASUREMENTS
ARE APPROXIMATE



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