

# FLEX FOR LEASE

23590 OVERLAND DRIVE, UNIT 130, STERLING, VA 20166



**RATE: \$18.50 NNN**  
(NNN \$3.00)

## FEATURES:

- 3,416 SF OF FLEX WAREHOUSE
- 1/3 OFFICE, 2/3 WAREHOUSE
- FULLY CONDITIONED
- ONE (1) DRIVE-IN LOADING BAY DOOR
- ZONED PDGI
- ANNUAL ESCALATION: 4%



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

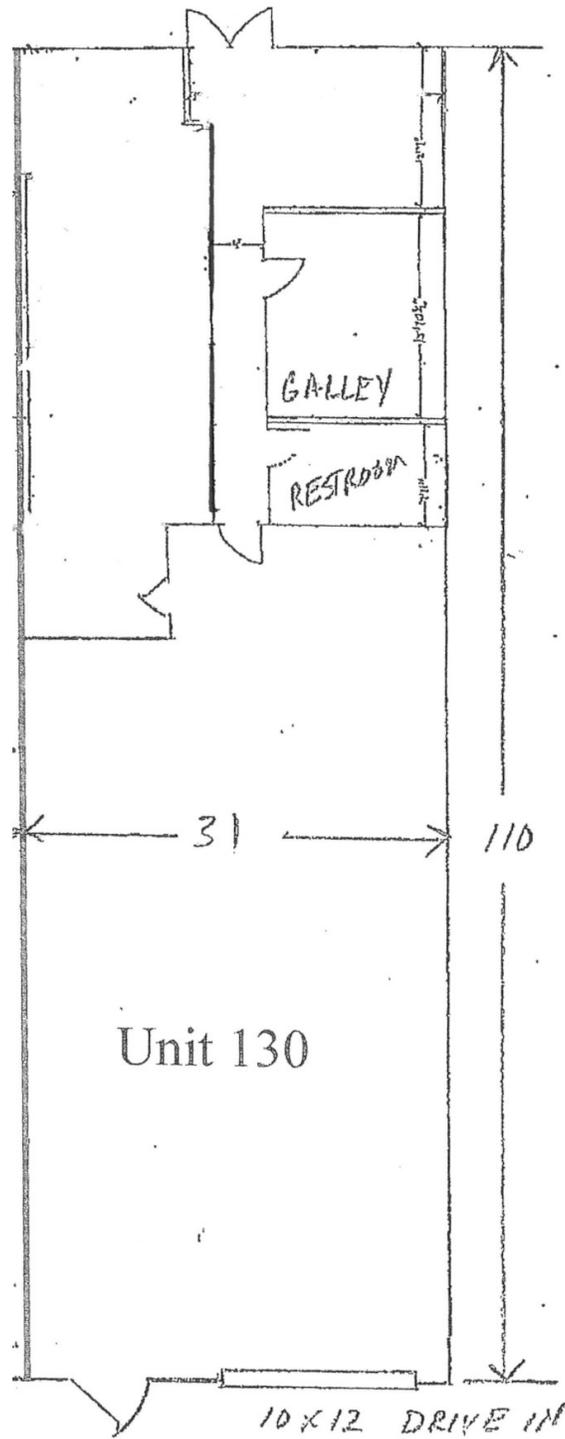
Exclusive Listing By:

**CGR**  
COMMERCIAL GROUP REALTY  
[www.cgr-inc.com](http://www.cgr-inc.com)

# FLOOR PLAN

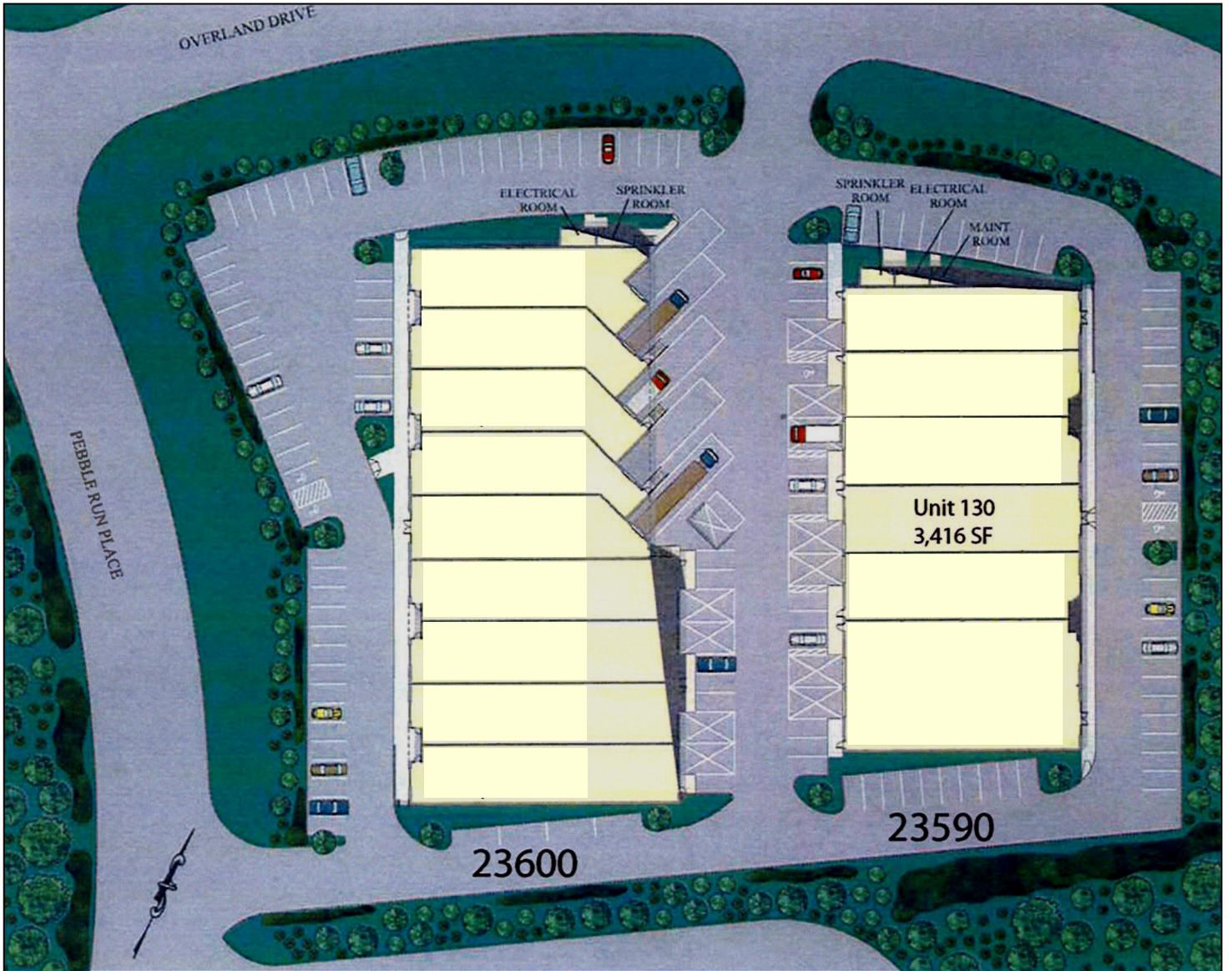
23590 OVERLAND DRIVE, UNIT 130, STERLING, VA 20166

---



# SITE PLAN

23590 OVERLAND DRIVE, UNIT 130, STERLING, VA 20166



# DULLES TRADE CENTER II

23590 OVERLAND DRIVE, UNIT 130, STERLING, VA 20166



**7,100**  
VEHICLES PER DAY

**31,100**  
VEHICLES PER DAY

*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.*

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](http://www.cgr-inc.com)