

FOR SALE

DULLES INDUSTRIAL GROUND

45825 WOODLAND ROAD, LOT 5E1, STERLING, VA 20166



FEATURES

Lot Size: 3.73 Acres, Woodland Rd Industrial Park

Zoning: PDIP 1972

Property Description: Proposed development plan for a 41,945 sq. ft. warehouse

Utilities: Water & Sanitary located in the Street

Sale Price Lot 5E1: \$5,686,000



Strategically located, this property has easy access to Rt 28, Rt 7 and the Toll Road and is in close proximity to

**Adjacent Parcel 45805 Woodland Rd may be purchased with 45825 Woodland Rd*

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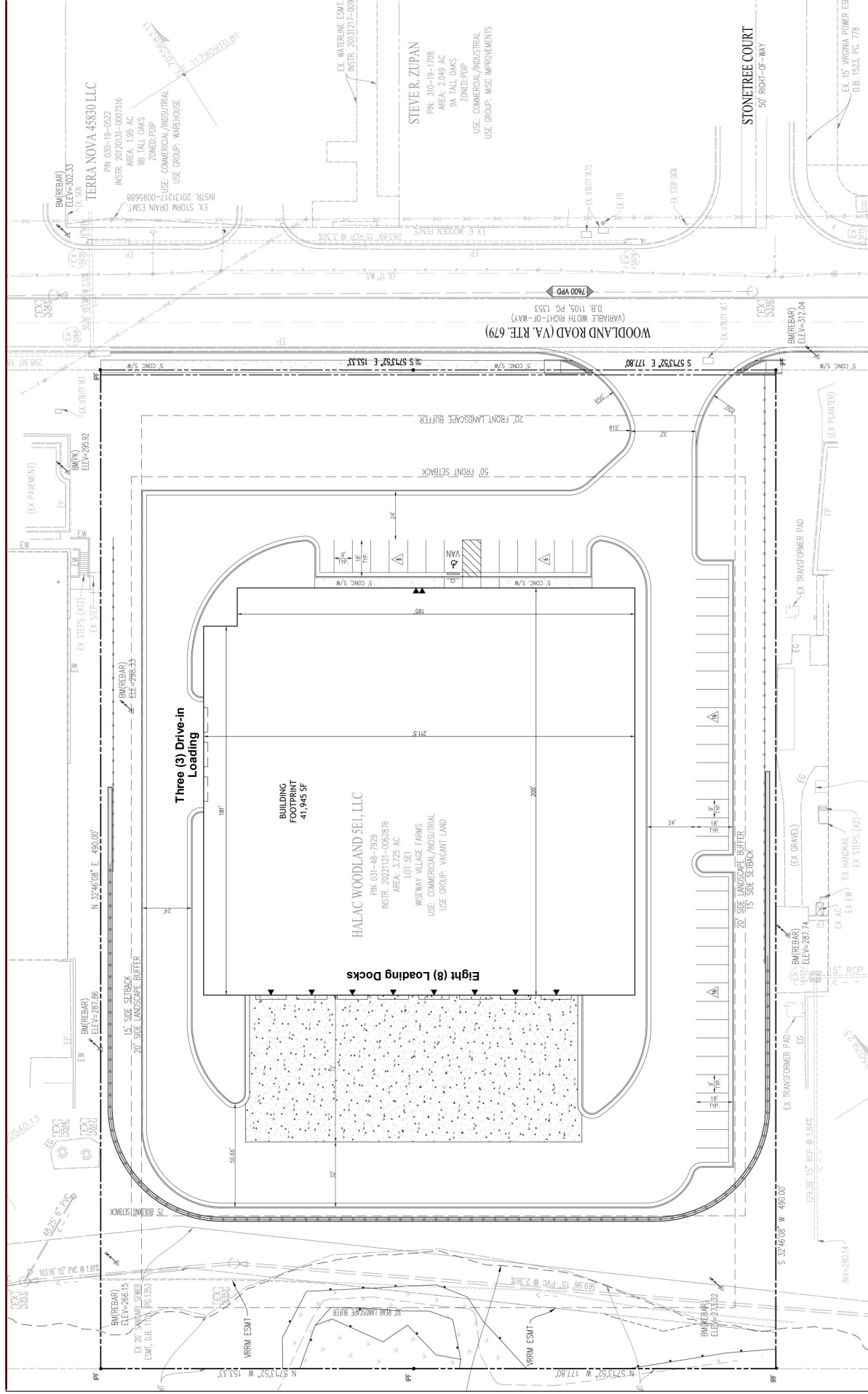


Exclusive Listing By:

CGR
COMMERCIAL GROUP REALTY
www.cgr-inc.com

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PROPOSED PLAN



WISEWAY VILLAGE FARMS LOT 5E1
LOUDOUN COUNTY, VA



REVISED LAYOUT EXHIBIT
PER 1972 ZONING ORDINANCE