

FOR SALE

DULLES WAREHOUSE WITH FUTURE DEVELOPMENT LAND
45805 WOODLAND ROAD, LOT 5D, STERLING, VA 20166



FEATURES

Property Size: Total area 3.75 acres, Woodland Road Industrial Park

45805 Woodland Rd, Sterling Virginia

- 26,000 SF warehouse on 1.72 acres leased
- Lease expires Dec 2030 with three (3) one (1) year options
- Call agent for lease income and detail
- Zoning: PDIP 1993

Future Development Land

- Woodland Road Industrial Park Future development area 2.03 acres, development plan 35,600 SF warehouse
- Utilities: Water on site, sewer proposed lateral from Ashgrove Court
- Zoning: PDIP 1972

Sale Price: Undisclosed, call agent

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

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Exclusive Listing By:

CGR
COMMERCIAL GROUP REALTY
www.cgr-inc.com

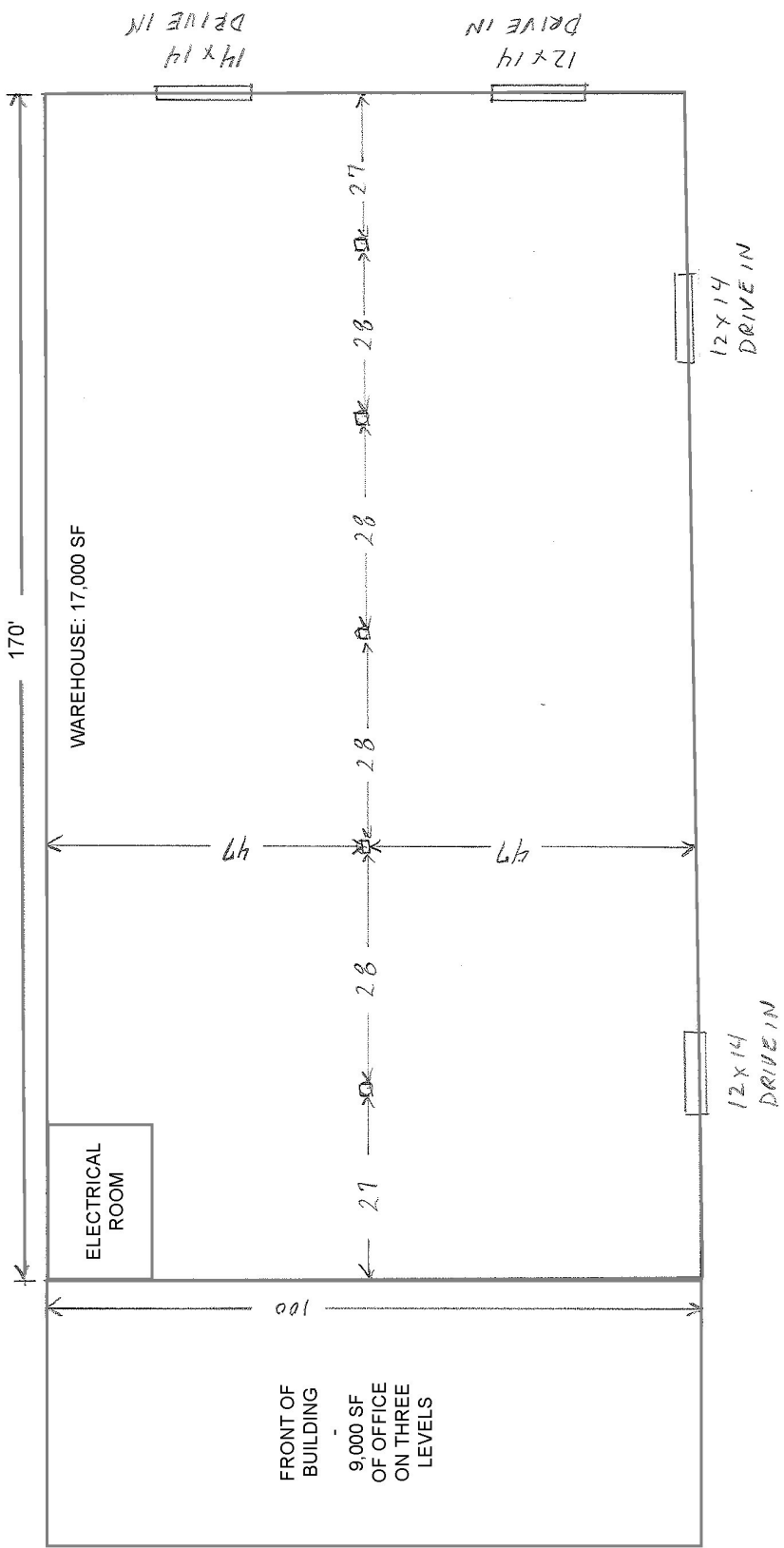
45805 WOODLAND ROAD

PHOTOS



45805 Woodland Rd, Sterling, VA 20166

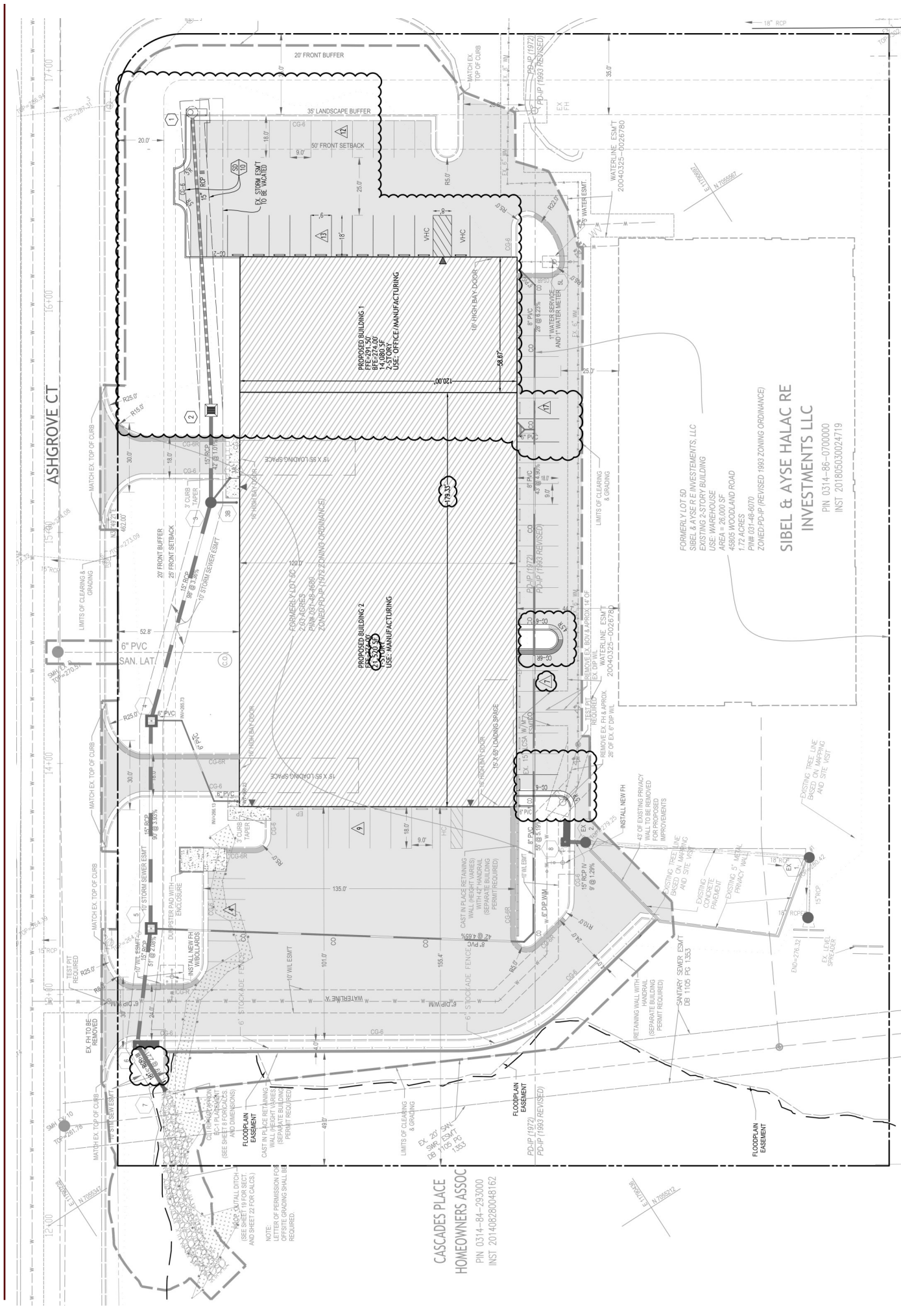
Warehouse Layout



Not to scale. For marketing purposes only.

CASCADES PLACE
HOMEOWNERS ASSOC
PIN 0314-84-293000
INST 201408260048162

45805 WOODLAND ROAD & FUTURE DEVELOPMENT LAND SITE PLAN



CASCADES PLACE
HOMEOWNERS ASSOC
PIN 0314-84-293000
INST 20108280048162

FORMERLY LOT 50
SIBEL & AYESE RE INVESTMENTS LLC
EXISTING 2-STORY BUILDING
USE: WAREHOUSE
AREA = 26,000 SF
1.72 ACRES
PIN# 031-48-6070
45805 WOODLAND ROAD
ZONED PD-P (REVISED 1993 ZONING ORDINANCE)
INST 201805030024719

PROPOSED BUILDING 1
21,500 SF
2-STORY
USE: OFFICE/MANUFACTURING

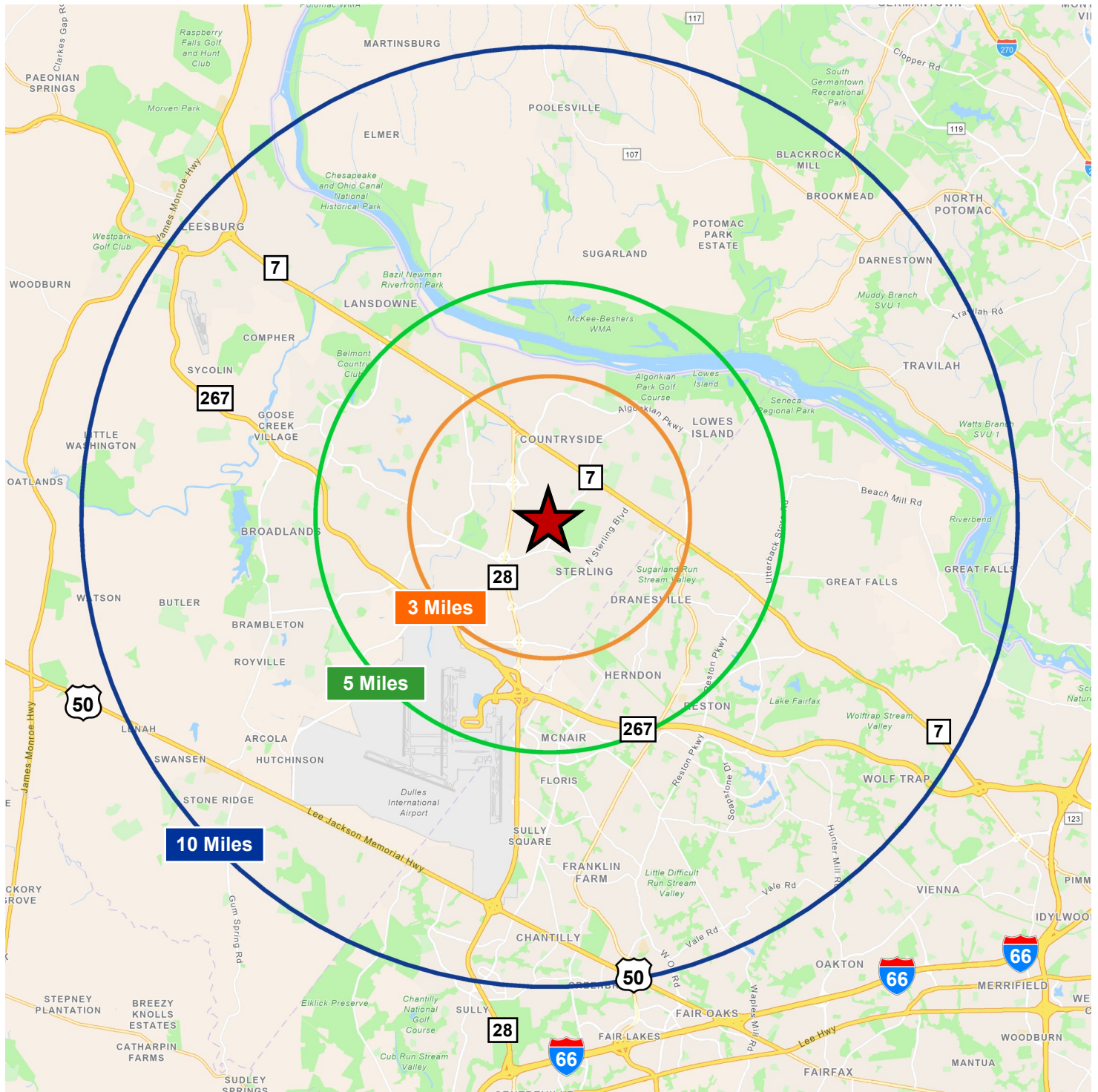
PROPOSED BUILDING 2
15,500 SF
2-STORY
USE: MANUFACTURING

FORMERLY LOT 50
230 ACRES
ZONED PD-P (1972 ZONING ORDINANCE)
PIN# 031-48-6080

FORMERLY LOT 51
230 ACRES
ZONED PD-P (1972 ZONING ORDINANCE)
PIN# 031-48-6070

3, 5, 10 MILE RADIUS

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