

INDIAN CREEK CENTER

44964 - 45064 Underwood Lane, Sterling, VA 20166



WASHINGTON-DULLES INTERNATIONAL AIRPORT
 (Approx. 12,000 Acres)
 135 Airline Gates
 22.8M Annual Passengers (2017)
 79 Nonstop US Destinations
 47 Nonstop International Destinations

OFFICE / WAREHOUSE FOR LEASE

KEVIN GOELLER, CCIM, SIOR
 kgoeller@klnb.com
 703-268-2730

RYAN GOELLER, CCIM
 rgoeller@klnb.com
 703-268-2731

CHASE STEWART
 cstewart@klnb.com
 703-268-2732

44964 UNDERWOOD LANE



45000 UNDERWOOD LANE



45064 UNDERWOOD LANE



VACANCIES

44964 Underwood Lane

- Unit C - 6,000 sqft - \$9.00/sqft NNN
- Unit D - 3,000 sqft - \$9.00/sqft NNN

45000 Underwood Lane

- Unit L - 5,000 sqft - \$9.00/sqft NNN

45064 Underwood Lane

- 2nd Floor Office - 2,390 sqft - \$10.00/sqft NNN

HIGHLIGHTS

- PD-GI zoning
- Small industrial bays with dock-high loading (not suitable for 53' trailers)
- 24' ft clear height
- Great visibility on Route 606

PROPERTY HIGHLIGHTS

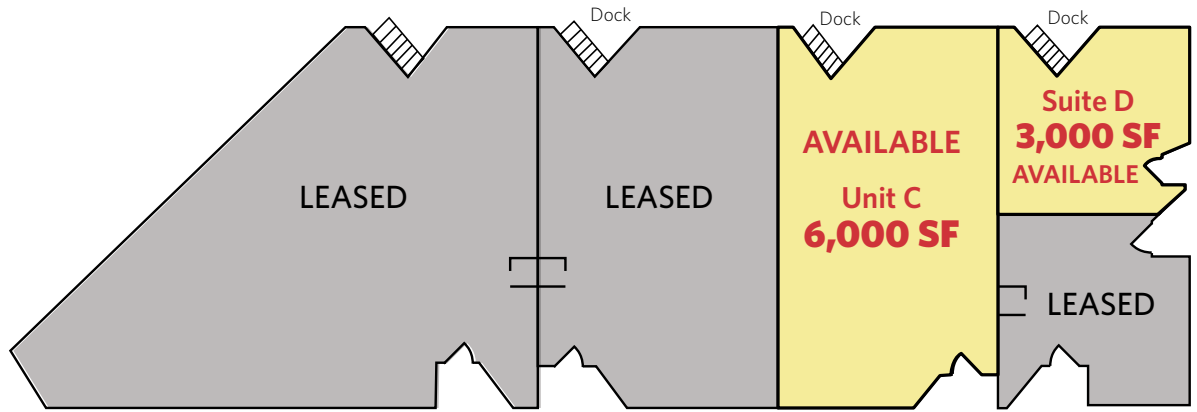
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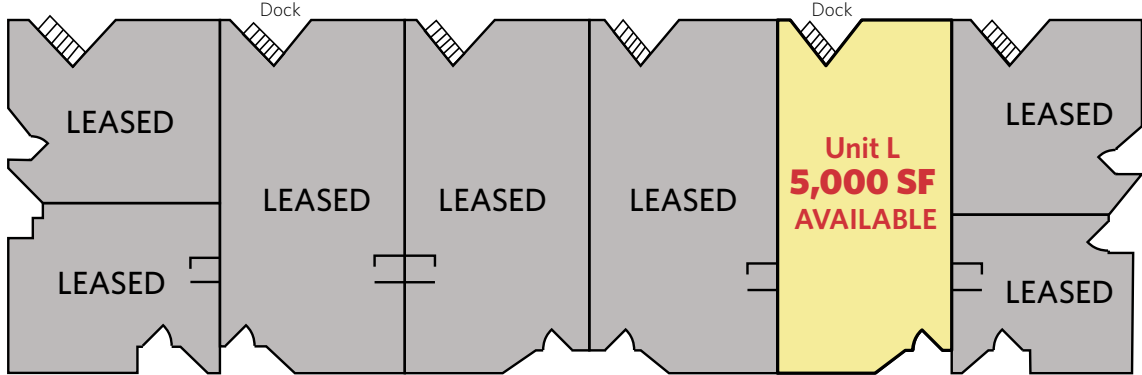
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44964 UNDERWOOD LANE
Warehouse Complex

45000 UNDERWOOD LANE
Warehouse Complex



D/I

LEASE PLAN

INDIAN CREEK CENTER

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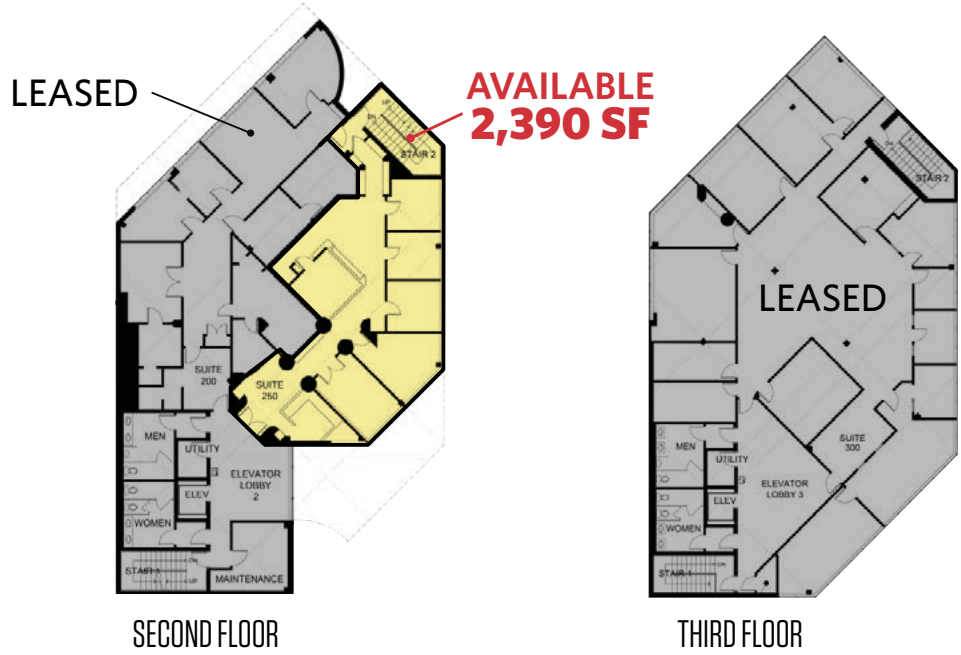
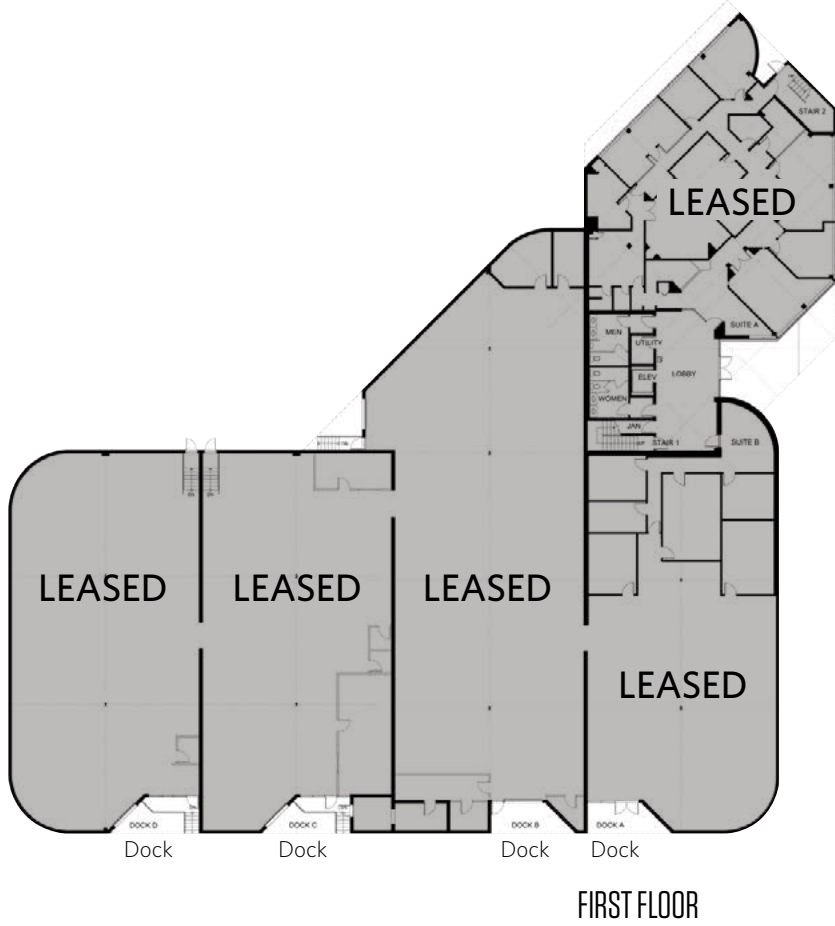
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45064 UNDERWOOD LANE

Office & Warehouse Complex



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VISIT PROPERTY WEBSITE



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