

45037

MORAN ROAD

STERLING, VIRGINIA



67,587 SF INDUSTRIAL WAREHOUSE

— FOR SALE & FOR LEASE —

Fiber at Property | Utilities to Site | Zoned PD-IP 72

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CBRE

THE PROPERTY

45037 Moran Road offers 67,587 SF of warehouse and office spaces with 10 loading docks and 3 drive-ins. The site has excellent accessibility to major roads, such as Route 28 (Sully Road) and Dulles Toll Road, and is only 2 miles from Dulles International Airport. Located in the center of the largest data center cluster in the United States, the property sits right on fiber-optic lines from multiple providers, which makes it an ideal opportunity for data center development, as well as a wide range of industrial developments.



Building RBA

Total SF: 67,587 SF
Parcel Size: 5 Acres



Loading

Ten (10) Loading Docks
Two (3) Drive-Ins



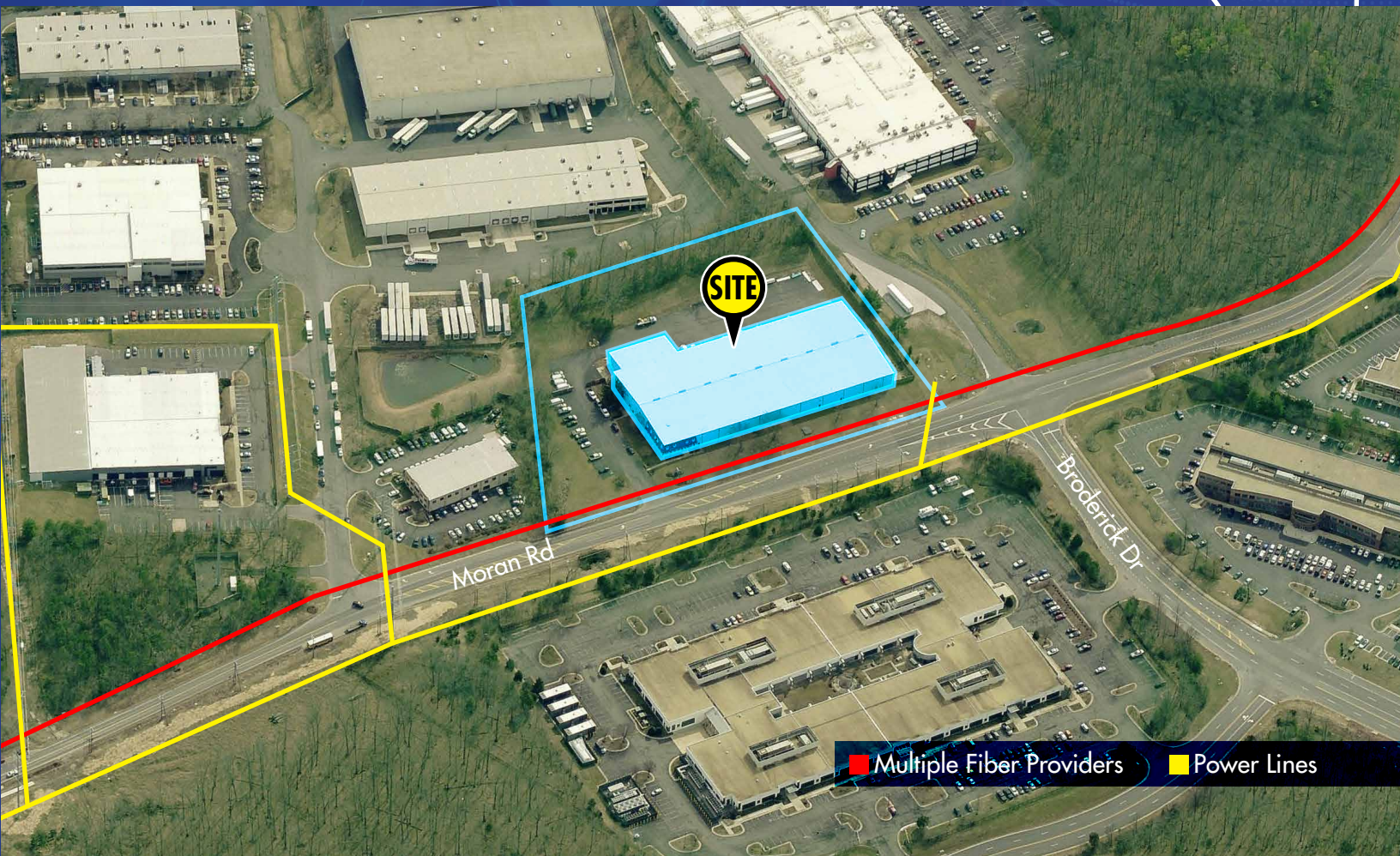
For Sale or Lease

For Sale: \$160.00 PSF
For Lease: \$9.75 NNN



Zoning

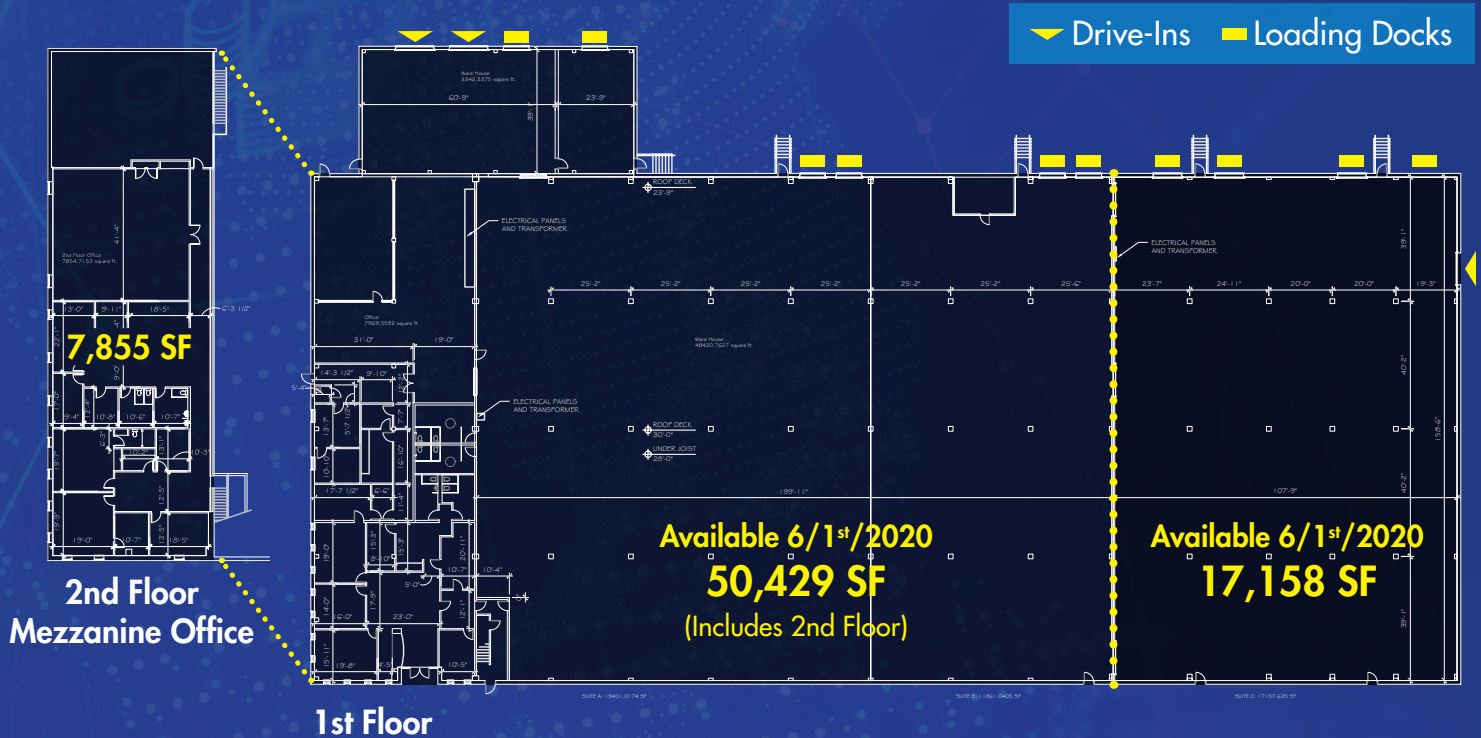
Zoned PD-IP 1972
(Loudoun County)



 Multiple Fiber Providers

 Power Lines

FLOOR PLAN

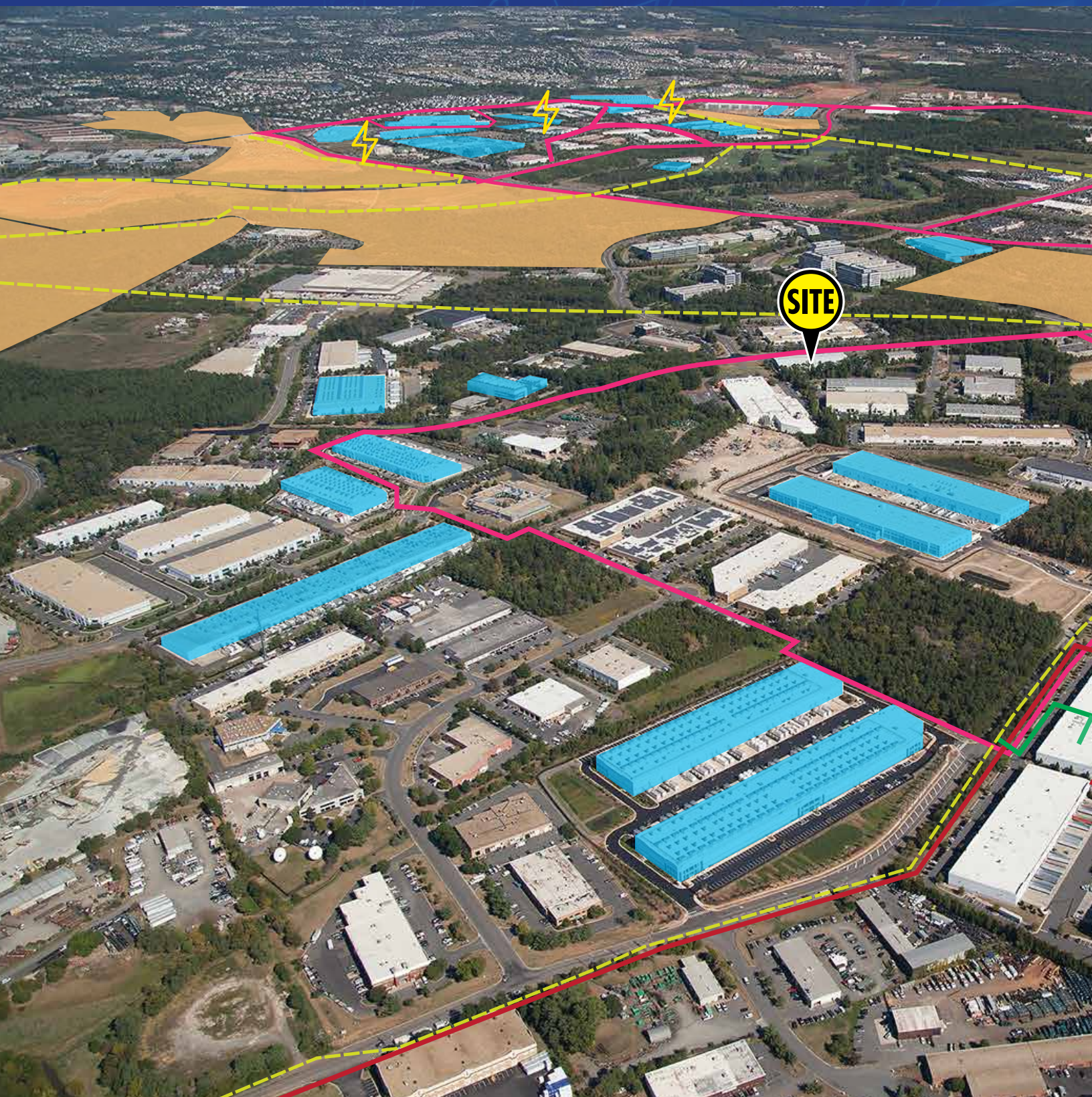


BUILDING OVERVIEW

- Building Total SF: 67,587 SF
- Available: 17,158 SF - 67,587 SF
- Parcel Size: 5.0 Acres
- Zoning: PD-IP 1972 (Loudoun County)
- Ceiling Height: 23' - 28'
- Ten (10) Loading Docks
- Three (3) Drive-Ins
- Mezzanine Office
- Year Built: 1974



PART OF THE LARGEST DATA CENTER



CLUSTER IN THE UNITED STATES



DATA CENTER

In the past few years we have seen a steady increase in data center demand in the US. The Northern Virginia area is home to one of the world's largest clusters of data centers, and an estimated 70% of internet traffic passes through this area. With excellent connectivity and located in the data center hub region, 45037 Moran Road presents an ideal opportunity for data center development.

-  Existing Data Center
-  Data Center *(Under Development)*

FIBER

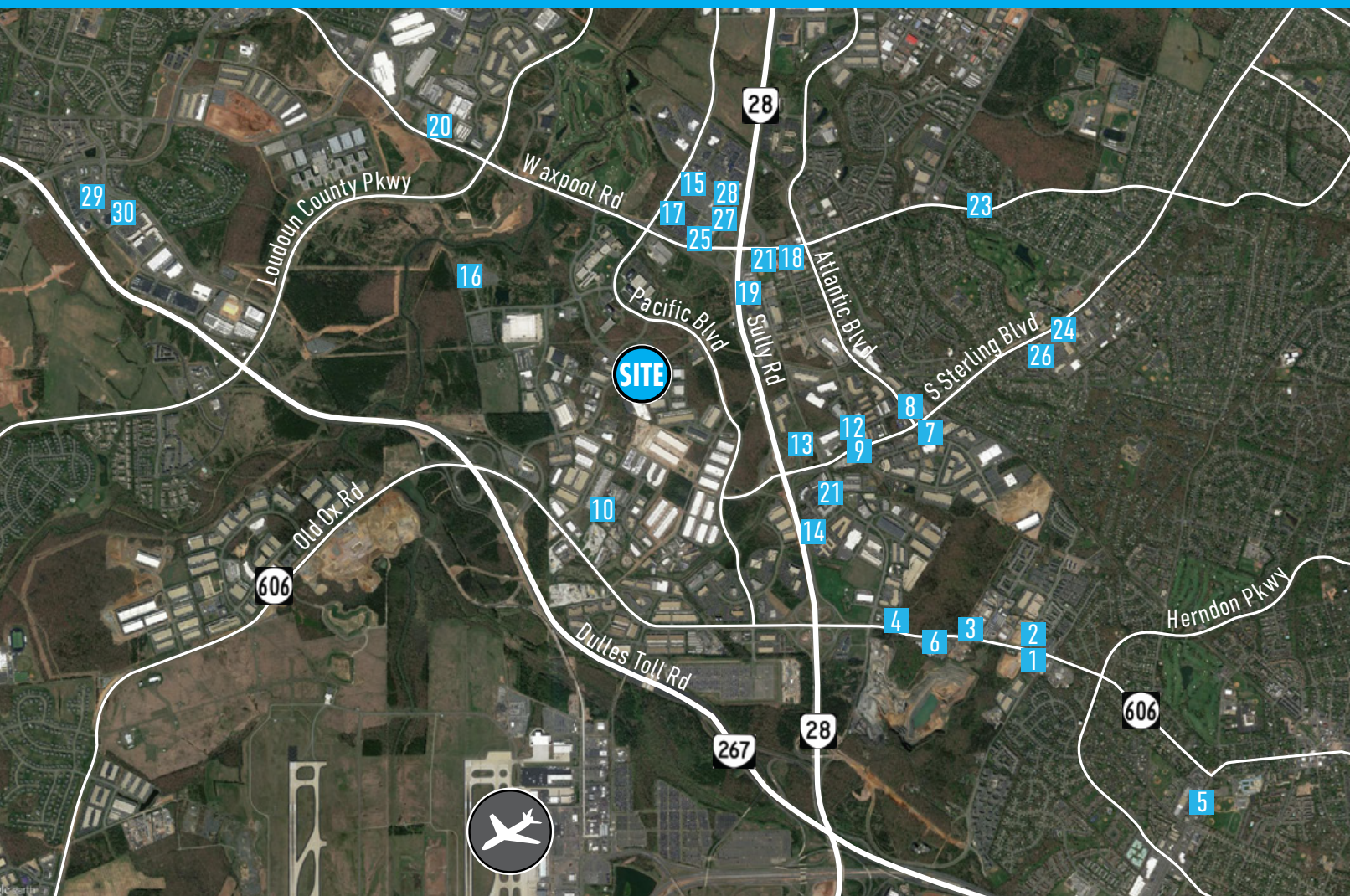
-  Summit IG
-  XO Communications
-  Zayo Metro

POWER

-  Power Line
-  Substation



LOCATION AMENITIES



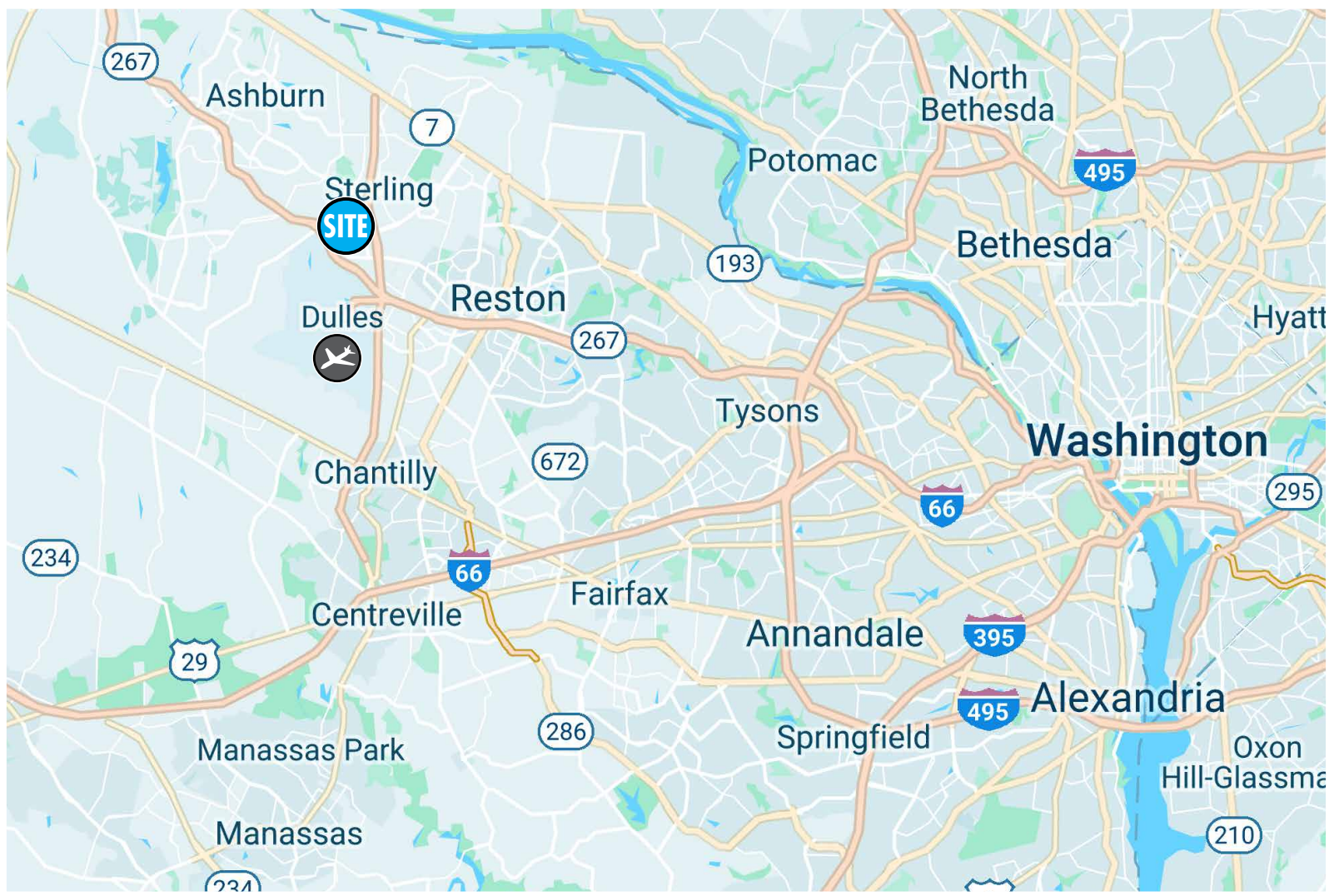
- 1 7-Eleven
- 2 Dunkin Donuts
- 3 Meineke
- 4 Burger King
- 5 McDonalds
- 6 U-Haul
- 7 BB&T Bank
- 8 Dominos
- 9 Exxon
- 10 Holiday Inn

- 11 Enterprise Rent-a-Car
- 12 Olympus Gym & Fitness
- 13 Spring Hill Suites by Marriott
- 14 Shell Gas Station
- 15 Target
- 16 Lifetime Athletic
- 17 Wegmans
- 18 Buffalo Wild Wings
- 19 Emilio's Brick Oven Pizza
- 20 Five Guys

- 21 Subway
- 22 Papa Johns Pizza
- 23 Sunoco Gas Station
- 24 KFC
- 25 Chick-fil-A
- 26 Safeway
- 27 PNC Bank
- 28 Petco
- 29 Giant
- 30 Home Depot



AREA MAPS



2020 DEMOGRAPHICS

DAYTIME EMPLOYEES

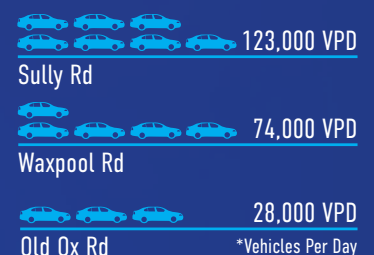


AVERAGE HOUSEHOLD INCOME



1 Mile:	\$126,334
3 Miles:	\$125,877
5 Miles:	\$157,188

TRAFFIC COUNT





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