



AVAILABILITY:

Warehouse (Building II)

Suite 210

- 10,000 SF (2,500 SF Mezzanine)
- \$18.50/NNN (\$4.03)
- 2 drive thrus/6 drive-ins

Outdoor Storage Available

- \$3.00/SF
- 52,860 SF Available

Warehouse (Building III)

Bay A-B

- 1,800 SF
- \$19.00/NNN
- Available June 1, 2024
- 1 drive-in

PROPERTY FEATURES:

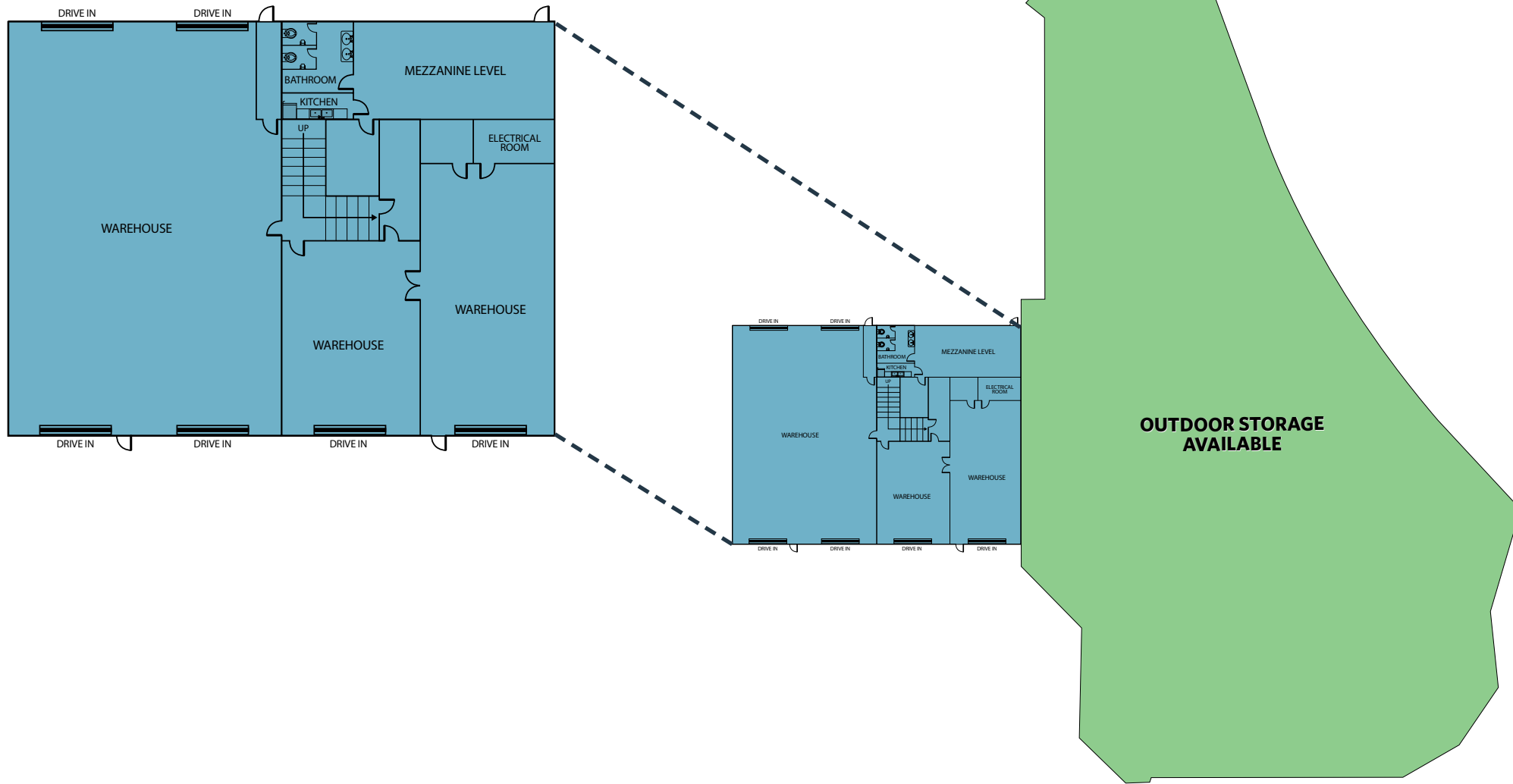
- Abundant parking
- Less than 1 mile to Dulles Airport
- Ready to move-in
- PD-GI zoning
- Outdoor storage available
- At grade drive-ins
- Monument signage available

FLOOR PLAN

105 EXECUTIVE DRIVE

105 EXECUTIVE DRIVE, STERLING, VIRGINIA 20166

BUILDING II - SUITE 200 | 10,000 SF (2,500 SF MEZZANINE)
OUTDOOR STORAGE | 52,860 SF



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CHASE STEWART

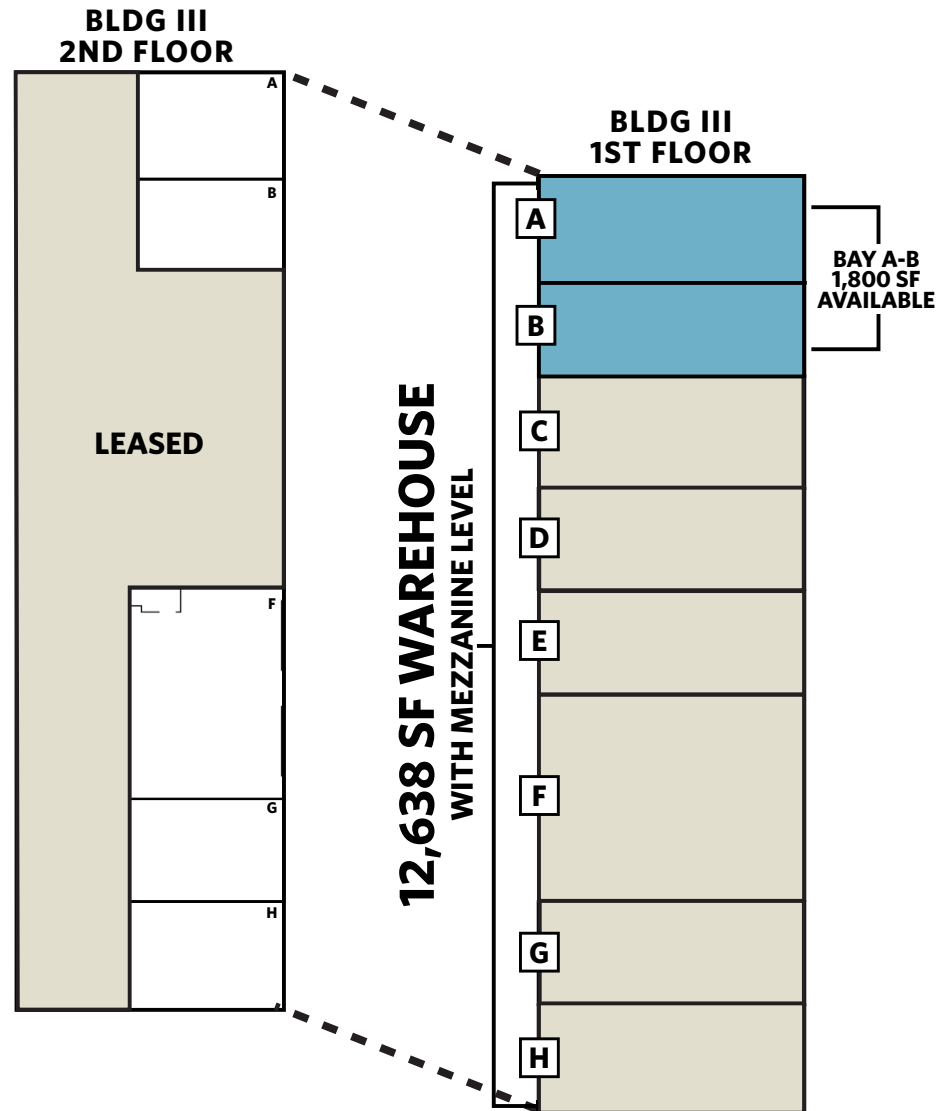
cstewart@klnb.com | 703-268-2732

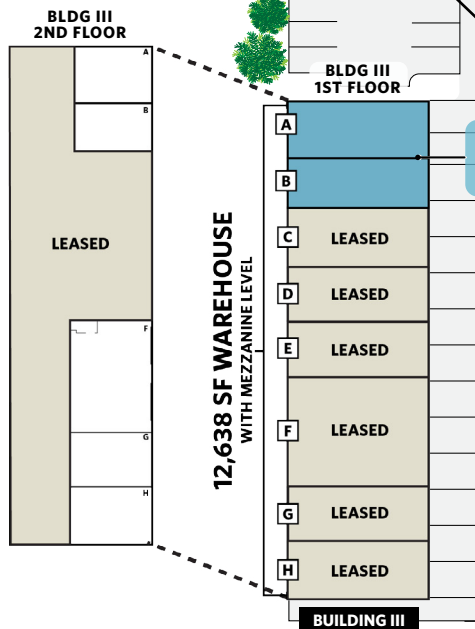
JEFF TARAE

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BUILDING III - BAY A & B | 1,800 SF





**SUITE 210
10,000 SF
AVAILABLE**

BUILDING II

EXECUTIVE DRIVE

**OUTDOOR STORAGE
AVAILABLE**

**52,860 SF
AVAILABLE**

TRUCK PARKING

LOADING

**OUTDOOR STORAGE
LEASED**

**OUTDOOR STORAGE
AVAILABLE**

**20,000 SF
AVAILABLE**

CLOSE UP

105 EXECUTIVE DRIVE

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105 EXECUTIVE DRIVE

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