FOR LEASE
FLEX WAREHOUSE

LOT 3A DAVIS DRIVE, STERLING, VIRGINIA 20164

**Lot lines shown for illustrative purposes only*

FEATURES

Building Size: 38,874 sf flex warehouse

Lot Size: 3.47 Acres

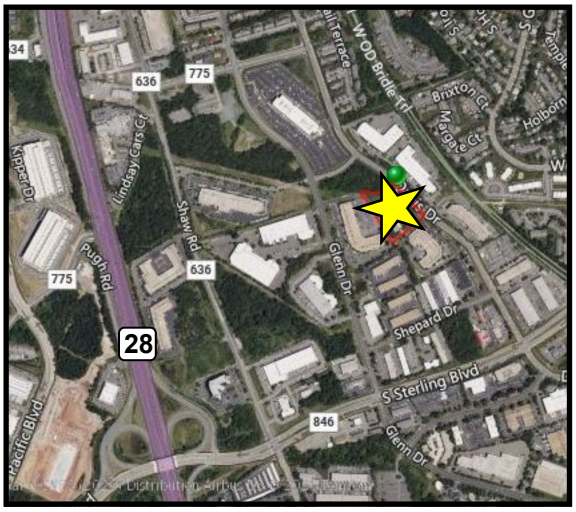
Shell Description: Demised, warm-lit shell with power

Ceiling Height: 24' Clear

Loading: Eight (8) docks, Two (2) drive-in

Zoning: Loudoun County PDIP

Estimated Delivery: 4th Quarter 2027



Strategically located, this property has easy access to Rt 28, Rt 7 and the Toll Road and is in close proximity to Dulles International Airport, restaurants & amenities

Exclusive Listing By:

DAVID GUNTER CCIM
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COMMERCIAL GROUP REALTY
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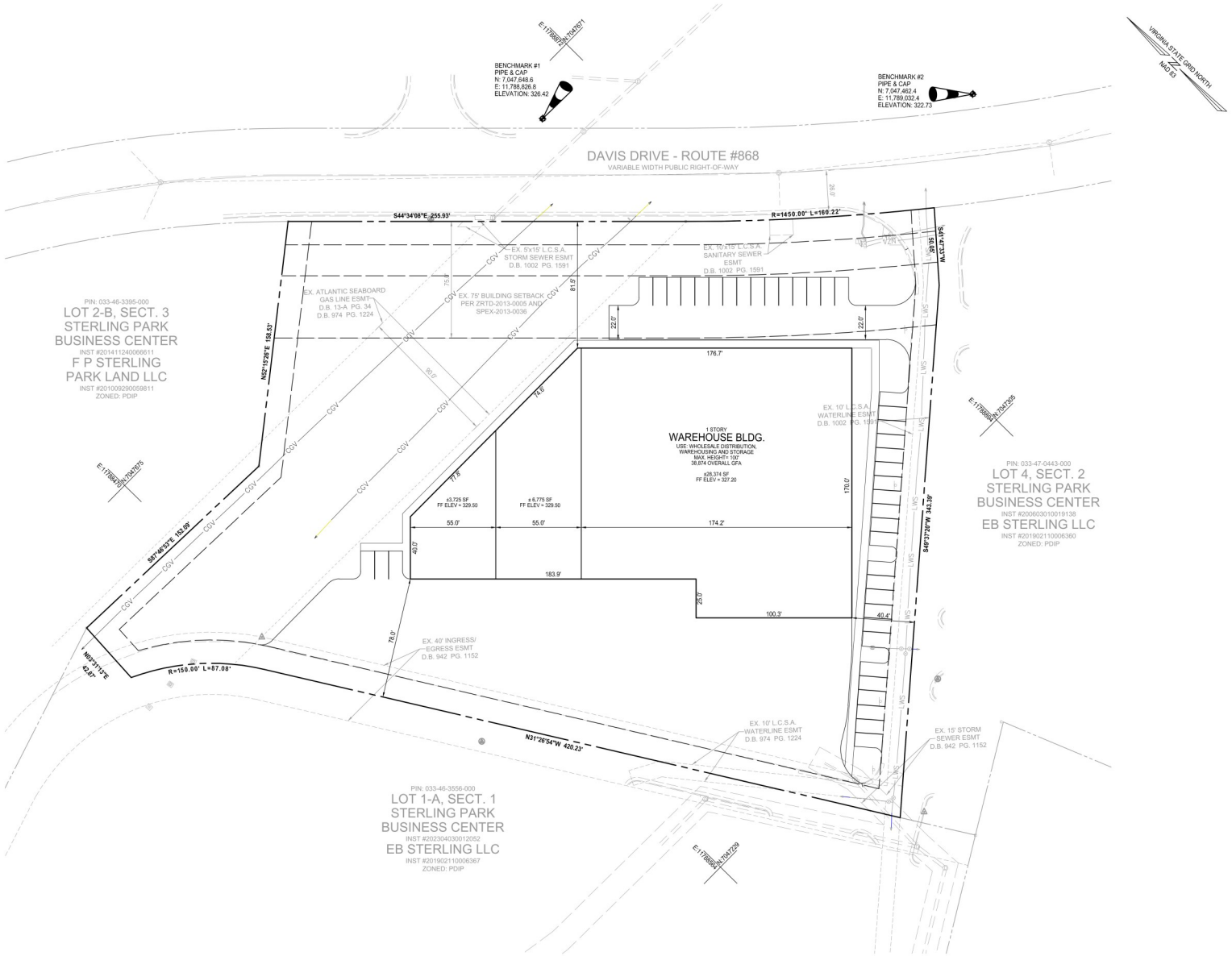
Information contained herein was obtained from sources deemed to be reliable but accuracy thereof is not warranted. Property is offered subject to prior sale or lease. Change of terms or withdrawals without notice.



30 15 0 30 60
GRAPHIC SCALE
1" = 30'

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT LOUDOUN COUNTY, LOUDOUN WATER AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

IMEG
19 Culpeper St. Suite #2
Warrenton, VA 20186 P 703.273.6820
engineering • surveying • land planning

DAVIS DRIVE
SITE PLAN

STERLING ELECTION DISTRICT, LOUDOUN COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 25005354.01
DRAWING No.: 114464
DATE: 2025-12-08
SCALE: 1" = 30'
DESIGN: AJA
DRAWN: AJA
CHECKED: TET

SHEET TITLE:
SITE PLAN

SHEET No.
C400