

# FLEX FOR LEASE

23600 OVERLAND DRIVE, UNIT 150, STERLING, VA 20166



**RATE: \$ 18.50 NNN**  
(NNN \$3.00)

## FEATURES:

- 3,579 SF FLEX WAREHOUSE
- WAREHOUSE WITH OPEN OFFICE AREA & THREE (3) OFFICES
- ONE (1) DRIVE-IN BAY DOOR
- ZONED PDGI
- AVAILABLE JULY 1, 2026



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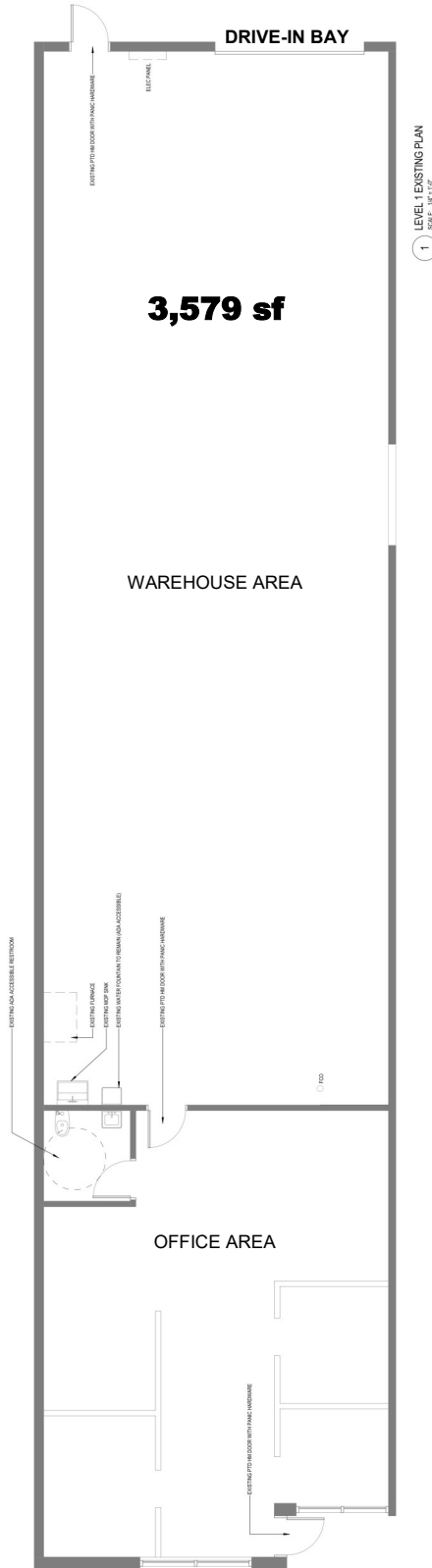
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Exclusive Listing By:

**CGR**  
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# FLOOR PLAN

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# SITE PLAN

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# DULLES TRADE CENTER II

23600 OVERLAND DRIVE, UNIT 150, STERLING, VA 20166



*Dulles Trade Center II is conveniently located on Old Ox Road (Route 606) between Route 50 to the south and Route 28 to the north.*

*Minutes from Ashburn, Brambleton, South Riding, Stone Ridge, Sterling, Dulles International Airport and the Dulles Toll Road.*

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