

22675 GLENN DRIVE
STERLING, VIRGINIA

INDUSTRIAL LAND FOR SALE



HIGHLIGHTS

- Approximately 4.7 usable acres (6.87 acres gross)
- Site improvements in place including grading, base paving, storm water pond, curb and gutter and lighting
- Zoned PD-IP (1993 ordinance)
- Site plan approved for 9,800 SF auto maintenance facility with 288 parking spaces
- Permitted uses include warehouse, flex, auto service, fitness center and office
- Property PIN (Loudoun County): 033-26-8136
- Just off Sterling Boulevard and Route 28
- 3 miles to Dulles International Airport

For more information, please contact: **Land Services Group**

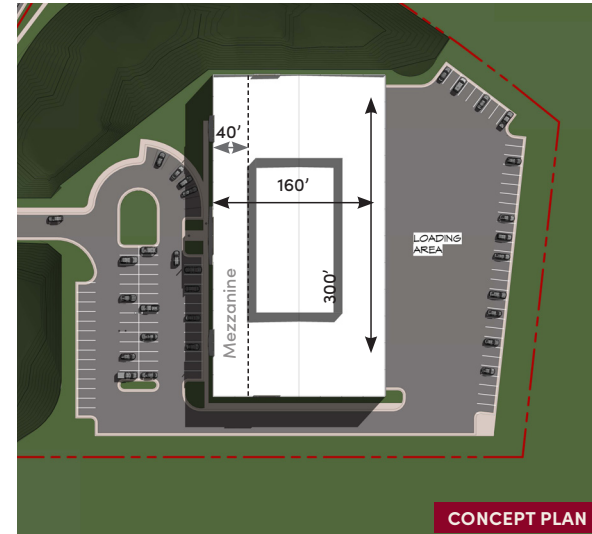
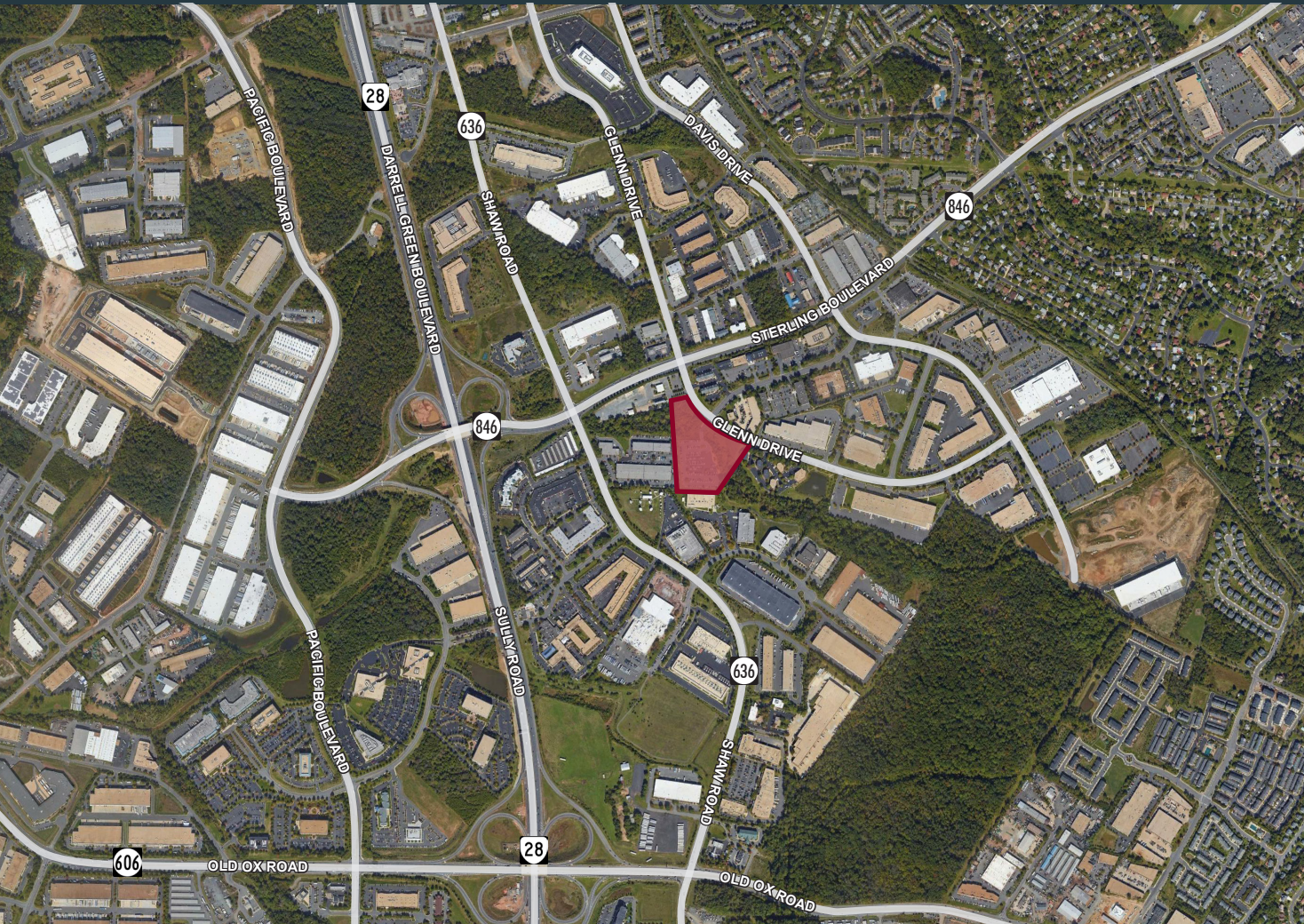
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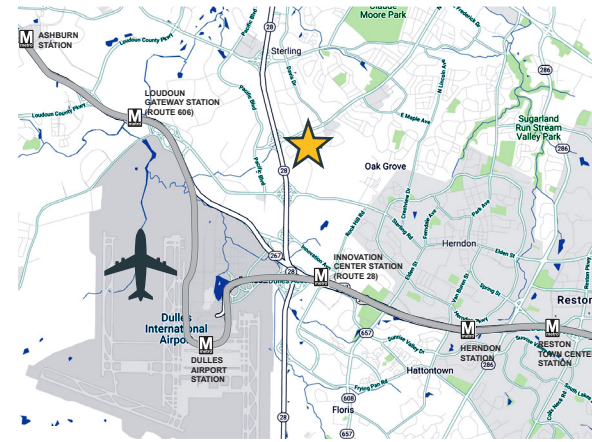
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CONCEPT PLAN



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